

**CITY OF CLEVELAND HEIGHTS
SPECIAL PLANNING COMMISSION
March 17, 2021
MINUTES OF THE SPECIAL MEETING**

MEMBERS PRESENT:

Jessica Cohen	Chair
Michael Gaynier	Vice Chair
Leonard Horowitz	
Adam Howe	
Anthony Mattox, Jr.	
Jeffrey Rink	
Jessica Wobig	

STAFF PRESENT:

Eric Zamft	Planning Director
Karen Knittel	Assistant Planning Director
Alix Noureddine	Assistant Director of Law
BreAnna Kirk	Planning Technician
Christy Lee	Recording Secretary

CALL TO ORDER

Jessica Cohen called the meeting to order at 7:34 p.m. She welcomed the audience to the March 17, 2021, Special WebEx meeting of the Cleveland Heights Planning Commission.

Ms. Cohen reviewed a few procedural reminders explaining that there might be folks here from the public that we're not here for our last Regular Planning Commission Meeting that was held on March 10, 2021. She went on to explain how the Planning virtual meeting platform, as well as how the public can ask questions through the WebEx site.

Ms. Cohen: Planning Director, Eric Zamft will reiterate that our purpose here tonight is to evaluate Project Number 21-01 and to approve its move to the Board of Control. But I wanted to begin this conversation by saying this is not the final approval of the project. We are voting on and deciding whether we are moving this project onto consideration for the Board of Control, which is slated to meet tomorrow March 18, 2021. If that is what we so move and adopt. That's 1 point. The 2nd point is going to the order of agenda. We will now ask our Assistant Law Director Alix Noureddine, to provide us with a legal framework for this discussion. And then we also have the honor of Chief Annette Mecklenburg joining us this evening. She's submitted some comments to the Commission, and we've asked her to join us tonight to share that with everyone. So, with that, I will open our consideration of **Project No. 21-01** and I'll turn it over to Alix Noureddine for a comment.

Alix Noureddine: What is being discussed tonight pertains to an expansion of a medical facility. Although the facility pertains to patients seeking mental and behavioral health treatment. That is a protective classification, and it's protected on our state, federal and local laws and the usage of the facilities for persons with those behavioral mental health issues is not a valid consideration before this commission. So, the Commission legally

cannot take into account the purpose for the usage of the facilities. So, the Commission is expressly advised not to consider any comment, whether it be from the public, the applicant, or staff as to anyone's behavioral, or mental health, as it pertains to the expansion in the usage of those facilities. The Commission cannot apply any different standards conditions criteria etc. because of the usage of the facilities for such patients than it otherwise would in any other scenario. Now, I understand that members of the public may wish to speak upon this and I would respectfully request that anyone that is wanting to speak on this matter please be mindful and respectful of this limitation. And please refrain from speaking about the expansion, as it relates to the treatment of these persons both because that is not a valid consideration before the Commission.

Ms. Cohen asked for Chief Mecklenburg to take the oath or affirmation.

Mr. Noureddine: So, please raise your right hand. Do you swear or affirm that the testimony that your about to give is the truth, the whole truth, and nothing but the truth?

Chief Mecklenburg: Yes, I do. Since learning of the expansion she attended a meeting with members from Metro Health and had a couple of conversations with the MetroHealth Chief of Police. He's been very open and forthcoming about the project and provided information about their security plans. She said that it was her understanding that this would be a locked-down facility. There would be 2 floors, that would be locked down and the people that are there receiving treatment would not be permitted to leave until they received their treatment. She said that he made it clear, and I think this is a good point these are not going to be like prisoners from jail, they're not going to be Court ordered commitments, there are going to be more people who need treatment and their family members will bring them in, or they volunteer to come in. And they're the ones who are going to be there for the treatment. There will also be a courtyard area for them when the weather permits which will be secured by what he described as a non-climbable fence. So that will provide some security to that area for where they can come outside and get some fresh air. He will be providing police officers and security 24 hours a day to this wing. So there will always be there an officer present and, as I stated earlier they will remain until they are treated and released by a doctor and then they will either be released to a family member, or they will have transportation available that can transport them to their house or to somewhere where they need to go from there.

Chief Mecklenburg: This is a voluntary commitment it is not going to be court-ordered or prisoners who come from jail to receive treatment. Chief Mecklenburg stated that she has confidence in the Metro Health Police Chief. She said that she will be kept informed along the way, and if she has any concerns or questions, Metro will be more than willing to meet and discuss them. She said she agrees with some of the things discussed. She said that based on her experience of being a police officer here for 30 years, there's a lot of people out there who could benefit from this treatment, and we always don't have some place for them to go. This is another opportunity for the people that need this help in this treatment to get it. So, this is a good thing. We've got people walking around who need help and this is just another avenue for them to find it. I'm excited for Metro Health and I think it's a benefit for the City of Cleveland Heights. At this time, I don't have any concerns.

Ms. Cohen thanked Chief Mecklenburg and placed her submitted comments into the record.

Ms. Cohen reminded all that everybody who speaks today will be sworn in individually in our Assistant Law Director, Alix Noureddine. She added that due to the necessity of maintaining

and preserving the public record of this open public meeting, she asked that nobody use the chat or the Q&A if you do use it, please know that it will not be acknowledged by the Chair nor recognized as part of the public record.

Ms. Cohen: Eric Zamft, Planning Director for the City of Cleveland Heights, please give your staff presentation.

Mr. Noureddine: Do you swear from the testimonial, be giving us the whole truth and nothing, but the truth.

Mr. Zamft: Yes, I affirm. The applicant will talk about some of their efforts and then the staff report will be given.

Mr. Noureddine: Do you swear from the testimonial, be giving us the whole truth and nothing, but the truth.

Joseph Frolik: "I do." All listened patiently last week while the behavioral health and addiction services addition was described and why this should be built on their Cleveland Height's campus and why this important care is needed here was explained. All of that will not be recapped. Some of the questions that came up with last week's Commission meeting and meetings they held with members of the public will be addressed.

Mr. Frolik: Metro Health has listened carefully and comments have influenced their plans. For example, yesterday morning two of my colleagues, and I walked the woods of our Severance property with residents and felt their passion for the ecosystem. Metro Health and their architects worked to minimize the number of trees that would be removed. Metro Health spent \$10,000 on an independent parking study that documents that the site can work with 41% fewer parking spaces than the zoning code requires. Less than $\frac{3}{4}$ of an acre of land will need to be cleared and that leaves more than 97% of the Severance woods intact. Just as important Metro Health agrees to work to incorporate native species on the redesigned campus. This redesign adds more than 30,000 square feet of green space to what has been pavement. Metro Health will also consult on how to keep the remaining forest healthy. Metro Health is our public hospital and that it has been for 184 years and that they are here to stay. Safety concerns were heard. Chief Mecklenburg just mentioned her assessment based on her conversation with our Metro Health Police Chief and that those discussions and cooperation will continue.

Mr. Frolik: A concern was mentioned in a number of conversations and we promise to work with the city to reduce an opening in the tree buffer in the southeast corner of the current parking lot. Severn Neighbors say people use it to reach Severance Circle, cutting through their yards to do so. Metro Health would look at options, including adding to the berm as well as doing additional plantings, that will create a natural barrier and that this will also add more trees to our plan. All of this has nothing to do with the project before the Commission. He hopes it tells the residents on Severn Road and the surrounding areas that Metro Health wants to be a good neighbor and their security concerns are taken very seriously. The mission at Metro Health is to keep people healthy.

Mr. Noureddine: Do you affirm that the testimony that you're about to give is the truth the whole truth and nothing but the truth.

Dr. Julie Bruner: "Yes."

Alix Noureddine: Do you affirm that the testimony that you're about to give is the truth the whole truth and nothing but the truth.

Mr. Dan Herstine: "Yes."

Mr. Herstine presented a visual of the proposed project and he explained and highlighted some of the security features associated with the proposed behavioral health addition. He said that this is a standard behavioral health design and one of the things that we want to emphasize is typically the security is focused on patient safety.

Dr. Burner restated what Mr. Herstine said, saying that security is meant to keep the patient safe. She pointed out that we're getting a window into the types of treatment options and how normal they are trying to make this space look in relation to care. She said that this is a space that they want the community to be proud of, a space where family members and community members are able to receive treatment. She said that they're going to come here and receive excellent care. They're going to have care that you will recognize long term as valuable for your families and your friends. She said that she wanted to make sure all recognize, the normalcy that's in this space with the security.

Mr. Frolik said that Adam May, another architect, would talk about some of the environmental questions that have come up and make sure everyone understands exactly what we plan to do on the site.

Mr. Noureddine: Do you swear from the testimonial, be giving us the whole truth and nothing, but the truth.

Mr. May: Yes. Mr. May reviewed a PowerPoint presentation to review the site. He showed where the current emergency department, medical offices, and parking lot area are located. He showed where the new building is going to be located primarily on the existing parking area.

Mr. May stated that there was a request to overlay our site plan, drawing over the aerial photograph, which is what this drawing here represents. He pointed out the new facility outlined in black with white fill and showed the new parking and ambulance ring along the outer edge, and showed all the green space and landscaping locations.

He showed an enlargement of the landscaping plan stating that the plan has 55 new trees, along with 30 shrubs and that they would be native plants. He said there would be over 30,000 square feet of new lawn and landscaped area. He said that they were reducing the parking requirements by 300 spaces which are now impervious asphalt areas. He said they were leaving the 150-foot existing landscape buffer completely untouched and that in addition to that there are 660 feet of the existing area from the edge of parking to the neighbors to the East will remain untouched.

Mr. May said that is the land bank parking is an area allocated for future parking spaces. that would be constructed only if the city of Cleveland Heights deems that additional parking was necessary for the facility. He explained that the area will remain 100% forest area for the duration of the project.

He said that there are approximately 30 acres of existing forest behind the Millikin school in between Metro Health, and by the Spectrum facility, and up north. He said they would leave 660 feet of the area untouched between the neighbors to the East on Crest Road to the edge of parking in the new design. He showed the required 150 feet of landscape buffer which will be completely untouched. And he showed the area of the site that they will be modifying.

Mr. May said that the Metro Health property contains 6.74 acres of wooded area. He said they are modifying .73 acres and that the total remaining woods for that area will be 6.0 acres. This is 89.2% of the area that Metro Health owns. He said the total wooded area around Severance between Crest and Severn Road is approximately 30 acres.

Mr. Frolik said that wanted to acknowledge that this is a difficult balancing act. He said that they are trying to do everything required by law to use their own property for this expansion. He asked said that health and safety go hand in hand and that includes behavioral health. He said that the county medical examiner's office reported that from 2016 through 2020, 51 residents in Cleveland Heights died of drug overdoses. He said that on average 7 Cleveland Heights residents take their lives each year. That means that in just the last 5 years, we've lost close to 90 of our neighbors. People who didn't celebrate Saint Patrick's Day, observe Passover tomorrow or Easter next month, we must do more for our friends in pain. And if you approve this plan, Metro Health will. He said that they look forward to doing this in Cleveland Heights in conjunction with the city and with our neighbors.

Ms. Cohen Thanked the applicant and acknowledged how much work went in over the last week on all fronts from the Cleveland Heights City Planning Staff and the Metro Health team.

Ms. Cohen: Planning Commission members will now ask questions of the applicant, and I have the first question.

Ms. Cohen: The border on the eastern side of the property be staked was staked as we asked, but that there was some confusion about what that staked-out line was. Mr. May, can you explain what was the staked area represented?

Adam May: The edge of where the new paving would go was staked out, this did not include the land banked parking areas

Anthony Mattox asked for additional information about the landscape buffer.

Mr. May: The existing 150-foot landscaping buffer would remain completely untouched and there is an additional area beyond that that is also remaining untouched.

Mr. Frolik: The possibility of planting additional trees or plants in the area where people cut through to Severance has been talked about. This area is part of the 150-foot buffer. This could be discussed with the City to figure out the best way to do this

Jeffrey Rink: It is heartening to hear very few people who don't think this is a good idea.

He stated that he wanted to clarify that when he brought up the concept of a fence that he had not intended it to be a chain-link fence, that he had something in mind that would be decorative that would look good.

Mr. Rink asked for clarification on the berm area with the helicopter pad.

Mr. May showed a visual and gave a detailed description of the helicopter pad and extension, explaining how the area in green was the existing berm that is to the south of the site between the neighbors on Crest Road and the facility. He pointed out where there's a path that people seem to be cutting through the woods to get from Severn to the neighborhood and stated that this is where they were looking at potentially expanding that berm.

Mr. Mattox: This would offer a nice buffer.

Michael Gaynier: Was the berm going to be part of the recommendations? He is familiar with the property and there is a fairly substantial path from the Severance parking lot used by walkers and bicyclists to get from the Severn neighborhood to Severance. The berm will cut this off and the walkers and the bicyclists will just go around it and create another path. Will a final recommendation to the Board of Control be made or is it up to the Planning Department working with Metro to decide on the best course of action to discourage the traffic through that area and was this their primary objective?

Ms. Cohen: asked Mr. Zamft to begin his presentation and staff recommendations.

Mr. Zamft: The Board of Control is the approval authority for the district. The S1 District regulations have the Planning Commission approving and recommending the project to the Board of Control. The project requires the following approvals from the Board of Control: the conditional use approval for the hospital use and approval for other variance for the reduction and parking, and then an amendment to the detail development plan, which is very specific to the S1 district. The discussion is only about the Metro site. A lot of people have concerns about the entire Severance Town Center and especially developing woods.

Mr. Zamft reviewed what had happened over the past week, stating that Chief Mecklenburg provided an email and has spoken about security and that the applicant has reviewed items that the Commission asked for providing a site plan that showed the buffer zone landscaping and that berm extension as well, as the renderings that were highlighted previously, and then the animation.

Mr. Zamft reviewed a summary of the comments that were received since the project has been in the public realm, saying there have been 24 total email comments.

Mr. Zamft: A lot of people have spoken at meetings, and so the graphic doesn't capture that. The categories we've been talking about are noise and security, the buffer, landscaping, tree, canopy and preservation, and then natural resources and sustainability.

Mr. Zamft: First with noise and security, there have been a number of meetings and the biggest issues folks have been raising are about the ambulance sirens, the noise coming from the generator and the helipad and then on the security side, we heard concerns about

people who cut through the woods as well as really wanting to have a physical barrier to try to address both of these things.

Mr. Zamft: There are two paths out. One leads to the south towards Severn and the other one leads to the East to the old Millikin school site. He said that the applicant has proposed and staff supports extending the berm to prevent people coming through people's yards on Severn. He said the other path was made by people finding a way to get to the Millikin school. He said that needs to be dealt with separately and more broadly. There's a number of things that we would recommend being incorporated into the approval that would make the project better. The landscaping and tree canopy, tree preservation, tree impacts have been a big issue. There have been a number of meetings as the applicant mentioned and the final landscape plan is approved by the Planning Director and so if the groundwork is laid tonight we will be able to work with the applicant. He said that he would like to bring in the City Forester to help finalize the tree preservation plan used during construction but also to review a long-term strategy. The city engineer will need to approve the stormwater management plan.

Mr. Zamft: There were some interesting suggestions in the comments of possibly doing a pollinator garden that can be integrated into the landscape plan, and parking, which is not something we've heard too much from people around town. He said that the applicant had a third party conduct a parking study. This study shows that there's plenty of parking, and so there they have a request to reduce the parking spaces. He said there is land banked parking where the zoning administrator would determine if it is necessary to pave additional parking that has been kept in the land bank. This is unlikely given what the study says and we can certainly talk with the Commission if that's something that you would want to come back to you before being implemented.

Mr. Zamft: There are a couple of questions that you'll need to answer, the first is whether or not the use is permitted. Does this meet the general standards and the specific standards and the regulations in the code, and does it also meet the objectives of the development plan?

Mr. Zamft: This is a hospital use and it is a permitted use in the S1 district, but it's a conditional use and this area does require the 150-foot buffer to remain. He said that it does meet the general standards for conditional uses, except for the parking requirement.

Mr. Zamft: The signs for the project have not been provided and so that will be a separate approval that would come. This is something that has happened previously.

Mr. Zamft: The project meets all of the objectives of the plan developments list. Should the Planning Commission move forward the next step would be the Board of Control public hearing number two, consideration of approval on the project tomorrow at 5:00 P.M. on WebEx and then City Council will need to affirm the approval, which would be at a special meeting scheduled for 6:30. P.M. on Monday night again, on WebEx and YouTube.

Mr. Zamft: We recommend that this be approved with a recommendation to the Board of Control to approve the amendment to the detailed development plan; approval of the variance for the reduction of parking, and approval of a conditional use permit with a number of conditions. He read the draft conditions.

Ms. Cohen: Would this project need to come back to the Planning Commission or the Board of Control if there is a need to consider adding the parking that is now shown as land bank parking, or is that something that we could lay out as part of a condition?

Mr. Zamft: That is something that could be laid out as a condition and the condition could be that the project has to come before the Planning Commission, but since the Board of Control does approve everything it should go back to them.

Ms. Cohen asked if any Commission members had questions.

Jessica Wobig asked for clarification about the ownership of the land the project is on.

Mr. Zamft: The paths are not necessarily on private land or this applicant's land, but the improvements that are being suggested would be on their private land.

Ms. Cohen said that there would be a five-minute recess and then the public comment would be taken. The meeting was in recess from 8:32 PM until 8:37 PM.

At 8:37 PM Ms. Cohen called the meeting back to order and instructed the public on how to be recognized to make a public comment.

Mr. Noureddine: Do you swear or affirm that the testimony that your about to give is the truth and nothing but the truth.

County Councilmember Cheryl Stephens: Yes I do, I affirm. Thank you for allowing me to speak this evening. I thought the presentations by both parties were excellent. I am encouraged that the staff is recommending approval. The recommendations for additional review and consideration by staff were some that I would have made myself in some cases and others were additional I appreciate Madam Chair's recommendations for some more detailed and more concise reporting one thing. I wanted to know Madam chair if you could have either staff or the applicant answer is that the trees that they are going to take down and then replace at a later date are in an area that is not protected by our firm 150-foot buffer requirement their trees, are these trees that grew up outside of that area. I believe there was the buffer, then some protected area, and then a yellow area, and one of the maps that were not considered originally in the requirements. Can we look at that again?

Ms. Cohen: Yes, I believe you are correct. Mr. May has the map. Is that correct? Okay, so we don't want to go back and forth with the applicant but I think just now, you know, the same as we did with the earlier meeting for elected officials, let's just put that up and. We can confirm that for Councilmember Stephens.

Ms. Cohen: So it looks like it confirms Councilmember Stephens' and my understanding when it was presented that the 150-foot buffer zone is completely untouched.

Ms. Stephens: Because many years ago, when we wanted to make sure that there was not a reduction of greenery, we created an area that could not be reduced and we want to make sure that in my commitment to support this endeavor, I have not asked for an allowance that would, in any way touch that buffer. Because it both reduces the visibility of the structure, the commercial structures, or institutional structures and provides a reduction in sound. Because the trees absorb a lot, and the height of the berm absorbs bounces the

sound back to the property. So, thank you for that I have, as I said, at the earlier meeting last week, a major commitment to this encouraged my colleagues on County Council to put 5Million dollars into this transaction, believe that it will be beneficial. For the quality of life of our residents, the quality of life of people in the adjacent communities as well as the fact that it will have a significant economic impact on us. So, I want to thank you for taking the time and having the patience to review this more than one time with all of us to help our residents. I understand how much all of you who are members of the Planning Commission, and those of us who are elected officials on City and County Council care about their comments and their thoughts, and try to make sure that all of our partners in business and community development also try to be respectful of their concerns. So, thank you for taking this extra time. Those of you who know me, know I am so proud of the development and I do want to move things quickly because of course, the benefit to the community having it sooner is of paramount importance to me. But I do recognize the need to sometimes take longer and so I appreciate the extra work that staff did, all of the seven of you on the Planning Commission, the extra reading writing, and thought you put into it Thank you for caring about our community and hopefully, this will be something that moves forward that we're all very proud of next year when it's completed

Ms. Cohen: Thank you so much Councilmember Stephens and I just also want to mention before we move to the next person for public comment that the staff recommendation item 6 does also retain the 150-foot wooded setback area. So that's included in the conditions that we have. I want to move to Eric Zagrans.

Mr. Noureddine: Mr. Zagrans are you, testifying yourself or are you speaking on behalf of your clients.

Mr. Zagrans: I'm speaking on behalf of my clients.

Alix Noureddine: Okay, so then you will not be sworn, you will be testifying on behalf of clients.

Mr. Zagrans: Very well, thank you. Nine out of one hundred. Nine out of one hundred, out of every one hundred patients in a psychiatric hospital or inpatient mental health facility, like the proposed one hundred bed expansion of Metro Health. an average of nine mentally ill patients will escape from the facility. According to multiple studies and multiple peer-reviewed journals. Good evening. My name is Eric Zagrans I'm privileged to speak for at least 28 of the 40 households located along Severn Road on the southern boundary of the Metro Health property. I'm scared of escaping people with mental illness from a facility, like the proposed Metro Health unit. This poses a serious concern for the safety of those patients and the public alike because it's associated with an increased risk for suicide self-harm, homicide crime, and people hiding within the adjoining community, according to these studies. The most commonly identified reasons for escaping are treatment failure, alcohol, and the influence of other patients, the most prevalent predictors of those kinds of escapes are being 30 years of age or younger males. voluntary as opposed to involuntary patients and those suffering from schizophrenia, psychosis, bipolar disorder, and morbid substance abuse.

Ms. Cohen: I'm sorry, I'm I don't usually interrupt a public comment, but I just want to check in with our legal counsel at the city, because I'm concerned, we're moving into a conversation around a protected class so if you could just pause for a moment.

Mr. Noureddine: Mr. Zagrans you're an attorney so you are aware mental illness disabilities, et cetera are protected, understate federal and local laws and so the commission is limited and potentially prohibited from, considering this usage as it applies specifically to persons with mental disabilities persons with behavioral disabilities and persons with general disabilities. As you know, in your providing comment to the commission that what you are saying is potentially, not competent evidence before the Board.

Mr. Zagrans: Mr. Noureddine you'd be correct if I were arguing such a facility should not be done within Cleveland Heights or any other community. That's not the argument whatsoever. We are not seeking to impede or limit the rights of the patients at such a facility. We have two principal concerns, and they are concerns for the residents adjoining the facility, that's the reason for raising the points that I raised Chairman Cohen. First, safety is the more important of the two concerns. We need Metro Health and the City of Cleveland Heights to ensure the safety of the residence. In the immediate neighborhood adjacent to the Metro Health campus. There are many young children living, playing, and going to school in the neighborhood. There are many elderly residents in the neighborhood. And in between those age groups, there are many other residents in the neighborhood, equally entitled to feel safe in their own homes and on their own street. The second concern is noise so loud that it becomes a continuing nuisance and causes a loss of the peace and enjoyment of living in those homes. The residents have put up for years with the helicopters that land and take off from the helipad at the existing facility. We are convinced that there will be increased ambulance traffic from this proposed expansion, the no siren zone has not been honored nor enforced in the time since it was adopted. And then we have the generator testing. All of these things are extremely loud. The proposal that I read, provided the generator testing would be done once a month between 5:00 A. M and 8:00 A.M. Now, I heard Director Zamft say that the staff was proposing a change to 7:00 A.M. From 7:00 am to 7:00 PM, obviously, that's better. It will reduce somewhat the incidence of people being awoken from a sound sleep by the intrusive, annoying, deafening, and unwelcome noise of the generator testing. But I suggest respectfully that 8:00 A.M. to 6:00 P.M. would be even better. Now, distance alone is not an adequate solution to the problems of safety and noise. The wooded buffer area is not sufficient. To deter these issues, or resolve these concerns, we believe that only an effective safety barrier that cannot be easily scaled or circumvented together with 24-7 security on the perimeter of the new Metro Health building can provide adequate security for the neighborhood when the inevitable happens and patients escape from the facility I heard in the presentation that there is going to be some security being provided by the Metro Health police force. But what I heard was one security guard is going to be somewhere in the facility, we respectfully suggest that if that's what is being planned, that's not adequate for a 100-bed facility.

Mr. Zagrans: We believe that only effective security combined with a barrier and the security force can resolve the security issues. We believe that only an effective sound barrier can preserve the peaceful and residential character of the neighborhood. We urged Metro Health to adopt and incorporate these solutions into its development plans for the facility. We implore the City to require these kinds of solutions before approving any conditional use approval for the project. Look, we want it to be clearly understood we don't oppose Metro Health. We don't oppose this project. We don't deny the need for facilities of this nature. And we think the jobs this project will mean both in the development and construction stage and in operating the facility will be good for the community and good for the entire city. All we ask, all we insist on as residents, taxpayers, and good citizens of the City is that a suitable and effective solution to these two issues be incorporated into the

project from the outside. So far that's fallen on somewhat deaf ears. Thanks for your kind and hopefully favorable consideration of these views.

Ms. Cohen: Thank you, Mr. Zagrabs, and thanks for your grace and allowing me that legal check. I will invite Cindie Carroll-Pankhurst to provide public comment.

Mr. Noureddine: The testimonial that you're about to give is the whole truth and nothing but the truth.

Ms. Carroll-Pankhurst: I do affirm, thank you. I just wanted to make a few comments 1st of all, I would really like to take this opportunity to thank Joe Hackney, Adam May, Keith, for making time in their very busy schedules to meet onsite with myself, Harriet Applegate, and Linda of the Northeast Ohio Sierra Club yesterday morning. They are very attentive to the concerns that we expressed about the loss of a 40-foot swath of richer forest. They were thoughtful in their responses, direct with the information that they were able to share, and willing to work with our native plant teams for the landscaping and stewardship of the existing forest, and for that, I am truly grateful I'm left with only two points or questions for the Planning Commission. I want to make sure that the commission is fully aware that the plan does not include selectively removing a few trees from the edge of the existing parking lot. It calls for clear-cutting roughly 1.3 acres which includes the area of trees to the north of the parking lot and then the trees and mature trees on the East side of the parking lot and then adding a total of approximately 1.6, acres of paving at the edge. The city should be very concerned about adding that much paving to the sea of existing paving parking surrounding Severance Center. My second point is, I would also like to ask what temporary parking. Arrangements have been made for the construction period and why wouldn't we work to find a way to extend those arrangements and to find a more permanent solution that did not involve the loss of valuable, irreplaceable, mature legacy forest, that's all.

Ms. Cohen: Thank you, thank you so much, and I want to thank everybody so far for keeping their comments brief. Now I want to please Dale Anglin to give public comments.

Mr. Noureddine: Do you swear that the testimonial will be giving as the whole truth and nothing about the truth.

Mr. Anglin: I do, thank you. Thank you very much for allowing me to testify tonight. My name is Dale Anglin I live in Cleveland Heights on Scarborough Road, and I have worked for the last 15, almost 20 years now for various organizations, nonprofits, and foundations that support people with mental illness, behavioral health, and a number of other addictions. Today I wanted to express my full support for this project. I'm very proud that Cleveland Heights is willing to consider this. We all know if you read all the stats that even before Covid-19 a number of people with all types of acute conditions were on the rise for lots of different reasons not pointing fingers at any one person or a problem. Since Covid-19, those numbers, in particular, have continued to rise, we're going to have a number of years that we're going to be dealing with some of the after-effects of this. Research shows that many people who end up in hospitals or prisons actually have untreated behavioral health issues. In general, in most cities, including Cuyahoga County, we need more support for these people. We need more beds of all types, short term, and long term. I'm really proud that one way to be able to do that is to build a project like this in a place like Severance Center that can accommodate this already. The zoning permit already allows this type of project. It would help the city in terms of economic impact. It would definitely help the quality of life for many of the people who frankly are our children, our neighbors, our family members

who might be able to take advantage of this particular facility. Our county does not have enough beds to meet these types of issues and I'm just proud to support this project tonight. I wanted to say, I'm also proud that Metro Health, which is an incredible anchor in our County for bringing this to Severance. So, thank you very much and that concludes my statement.

Ms. Cohen: Thank you so much we will now escort you off and I want to invite Debra Van Kleef.

Mr. Noureddine: I just want to make one comment Madam chair. Just as we cautioned the cons are, or being prohibited in considering the status of individuals both in as opposed to the contract on the flip side of that it is true as well that those in favor can't necessarily consider either. So, I just want to let, you know, that.

Ms. Cohen: I appreciate that. Thank you so much. Ms. Van Kleef has decided not to comment at this time, so I'll call on Jonathan Epstein.

Mr. Noureddine: Mr. Epstein, do you affirm that the testimonial you will be giving is the whole truth and nothing but the truth.

Mr. Epstein: Yes, I do. Thank you. Good evening Commission Members, Counsel Woman, representatives of Metro Health, and fellow citizens. As a 22-year, all-year, long residents of Cleveland Heights, my husband and I are proud of the very forward-looking agenda our city embraces the Metro Health facility proposal stands as no exception. The addition of this care facility would be a marked game-changer for what has been an increasingly underserved population. For the last 8 years, I've worked as a dedicated volunteer for the National Alliance for Mental Illness of Greater Cleveland or, as many know it as NAMI of Greater Cleveland. As a frontline peer support specialist and voice for the unheard working with patients and training police, cadets, and police forces in crisis intervention, training. In such capacities, I continue to witness firsthand the harsh realization of the needs of our community when it comes to the treatment of mental illness, where between one and four and one and five people are afflicted, with 60% of whom go untreated. The facilities I currently work with include Highland Springs, Metro Health, Lutheran Hospital, and the LGBT Center of Cleveland. To my knowledge, none of these has experienced any sort of uptake in crime or disturbances in their respective neighborhoods because of the concentration of behavioral health services provided. In fact, the outreach to each of their surrounding communities has increased the awareness and accessibility to the desired necessary care. What we require are additional facilities geared toward the provision of tailored care for behavioral health without any stigma attached. As a result, I wholeheartedly and without reservation support the passage of Metro Health's proposal to build upon its current commitment to our city. The proposed layouts of the building and adjacent areas are sound. Projected staffing levels seem quite adequate. Clearly, the passage of this proposal this evening has low-risk high reward. I respectfully request you consider my viewpoint in your committee's decision making and I thank you for allocating to me this time.

Ms. Cohen: Thank you so much. We will invite Fran Mentch to speak. And I want to thank everybody again for being so brief and concise.

Mr. Noureddine: Do you swear or affirm that the testimonial you are about to give is the whole truth and nothing but the truth.

Ms. Mentch: I do, thank you. I like to thank the Planning Commission for all of their work on this project. I am a resident of Cleveland Heights. I'm also the president of the executive committee of the Northeast Ohio Sierra Club. I'm speaking in favor of taking this opportunity to create a greater buffer zone. My understanding is that this plan could go forward and meet all the criteria and still increase the amount of the buffer zone. I like to offer the question, that is in fact the issue really is not the buffer zone, but the question at hand really is, are people the most important factor in this project or not. I would hope that the City and Metro Health would work to do better. I know they worked hard on this plan, but you could work to do better and improve it. I'd like to support what was said that there is so much vacant pavement in that area, that it seems really a shame to put more asphalt down. It would take a little bit of work. But it'd be much appreciated if the Planning Commission and Metro Health would work too. Again, as was mentioned, to use some of the empty parking spaces, perhaps rent or, make some kind of arrangement to use the parking that is across the street from Metro Health. I would ask and remind the Commission respectfully to fulfill their charge, which is to protect as, you know, to protect the health safety and the welfare of the community of the people and of course, this is an important project, but the people should and their need should come first. Again, increasing the buffer zone would not diminish or really cause much inconvenience to Metro Health. Perhaps the minor inconvenience of reworking their plan. I think that if the buffer zone is not increased the people's wishes are not respected. I think it sends a disheartening message to all of us about Metro Health and our community that the people who live here really don't matter as much as I say, the small inconvenience of changing their plans. I, thank you for considering my concerns and again, as the Planning Commission to remember their charge and for Metro Health to remember their charge that people are the most important aspect, the most important factor of this project. This is really very little to ask. Thank you.

Ms. Cohen: Thank you so much we are going to Joseph Lerman, join us now.

Mr. Noureddine: Mr. Lerman, do you swear or affirm that the testimony you'll be giving is the whole truth and nothing, but the truth.

Mr. Lerman: I affirm, thank you. I had a question. I know that most of the people coming here are coming either voluntarily or with the family's checking them in. My question is if somebody checked themselves in voluntarily, could they sign themselves out. Even if, you know, people didn't think they were ready for it.

Ms. Cohen: Mr. Lerman thank you so much for that question. I'm writing that down. And if you feel free to share what, other comments or questions you have and then the Commission will refer that question back to the applicant when public comment.

Mr. Lerman: Can I ask another question? How many people are on this web zoom or whatever we call this meeting? How many people on this meeting because I only see the Panelist and who else is on here?

Ms. Cohen: Sure. So, the participants' list is located. If you click that participants button, there are 53 people on this meeting, and then the attendee list shows. And you can navigate that within WebEx.

Mr. Lerman: We can't see the pool. That's why I'm asking. Just wondering if I am the only guy on.

Ms. Cohen: Okay, thanks. Yeah, that might be the case.

Mr. Lerman: OK the other comment I want to make is that I was surprised to hear that they were saying that a barrier would be like, putting them in prison that was mentioned earlier right? Something about it would be somehow wrong with offensive expenses in so many places that are not prisons. So, I don't see why and besides that, it would not be prison-like, if you have it open on the other side to the rest of Severance Circle. Right, so that's another thing I'm kind of a little bit confused about that comment.

Ms. Cohen: Thank you for sharing that, Okay, we'll ask Michael Morse to provide his comments.

Mr. Noureddine: Mr. Morse do you swear or affirm that the testimony you'll be giving us the whole truth and nothing, but the truth.

Ms. Cohen: Mr. Morse maybe I see. You've muted yourself again. Maybe. Let's just keep you here on the panel. We want to start you off just yet, but Brianna if you could bring Richard Bell, maybe we'll have Richard speak and then we'll try to go back to Mr. Morris.

Mr. Noureddine: Good evening, do you swear or affirm that the testimony you'll be giving is the whole truth and nothing, but the truth.

Mr. Bell: I do thank you. My name is Richard Bell. I was a resident of Cleveland Heights for 27 years. My parents lived there for over 60 years and I did work at Severance Center, so I know the area very well. And although I'm not a resident currently, my heart is still there with the city. So, thank you for allowing my public comment. I was an assistant county prosecutor for 31 years and currently an elected judge for the common pleas court, but I'm speaking for myself tonight. Over 30 years I've seen the rise of cases in our court system, mental health issues and that is the fact that defendants would never have committed crimes without proper care, and treatment. People who were not assessed early and provided referrals for proper care. Presentations tonight were very good, excellent. I thank you for requiring the details and the public comment. From the presentations, I learned that the stays at the center will not be court-ordered. These are not prisoners this is certainly a locked-down facility and safety issues can be addressed, so I'm excited about the possibility because it addresses this gap that I've seen over the years. It allows for immediate care and assessment it can prevent people from turning to bad behavior, or from hurting themselves. Having had extended family members who have committed suicide, I personally believe that these types of facilities would have been a very real option and will save lives in our community and for the whole entire area. Cleveland Heights has always been a compassionate community and it's always cared for its residents. More importantly, the residents have always been tolerant and cared for each other, and I hope this committee will see the wisdom and the compassion of this proposal and how it affects all of us because we are all connected. I am proud of my hometown. I thank you for your transparency and for the detail, and the attention that we've given this issue most importantly, for your courage to address the issue. Thank you very much and have a good evening.

Ms. Cohen: Mr. Morse let's try one more time, I see you've muted. Do you want to try speaking? We can see if we could hear you. We cannot hear you, unfortunately. Mr. Morris if we're going to try to do this to get your comments in the public record. If you could write your question in the Q and A, and I believe that you submitted comments in writing for the last meeting and perhaps even this meeting as well if I'm remembering correctly. So, that is part of the record and we've all reviewed that as a Commission. So, you shouldn't feel as if we haven't you haven't been heard, but if there is a specific question, you can put in the Q and A. I will read that out after our next public comment speaker.

Ms. Cohen: All right. Boruch Taub. We lost the visual, but maybe you could try seeing to see if you are unmuted. And similarly, I'm going to offer you the same thing we did for Mr. Morse put your questions/comments in the Q and A. So, thank you Mr. Morse and Mr. Taub if you want to calling in and if you want to try again I'm happy to recognize you again.

Ms. Cohen: Okay, let's have us, Susan Miller provide her testimony

Mr. Noureddine: Do you swear or affirm that the testimony you'll be giving is the whole truth and nothing but the truth.

Ms. Miller: I do, thank you. So my concerns and curiosities are around the Wetland. The mature forest that has been there since the time of the John Long Severance estate. I see the edge of the parking lot. I have walked to the edge of the parking lot and through the degraded fence into the wetland come in via the severance path to the stables. Was on the Board of the Height's Arts which had a plan many, many years ago to make the Severance stables into an arts center via the post office Crest Road entrance. So, I've walked that property many times and I've seen the almost pristine nature of that wetland and then I learned that it is a seat or a headwater wetland forest of the Severance stream of the Dugway Brook. So now as a resident of Cleveland Heights and County, but particularly as a resident of Cleveland Heights, we're facing a federal consent decree, which is purported to perhaps be half a billion dollars to address a massive issue of sanitary sewer overflows. This is the underground of our city and it will fall directly on the ratepayers and the taxpayers of Cleveland Heights, next week, the Committee of the Whole will be addressed by our Utilities Commissioner and our Public Works Director on phase one of the consent decree. This is the investigation of a sanitary sewer overflow problem that we will have to fix because we have a judicial decree now. We can't ignore it any longer and it's a big question, and we don't know the answer. I have walked to the edge of the Metro Health parking lot and I recognize that it is there, it was there and it was permitted. Before we really understood wetlands perhaps before we really grasp the rights of nature and what nature provides to us. Those things include clean water and clean air and this is a separate stream that runs into the Dugway Brook. We have spent millions of dollars collecting and treating the runoff to Dugway Brook. So, our consent decree with the Northeast Ohio Regional Sewer District and our local sewers are now pointed out to be a huge problem. So, before we pave or cut any more wetlands I think it's, it's really important to ask the question of the architects who are creative individuals is there a way to not cut any of that wetland? Not six inches at chest tight not two inches at chest height, but to recognize that a wetland ecosystem is a valuable contribution to citizens of Cleveland Heights and everyone downstream of that wetland forest ecosystem. That it's something that we can save that it's not to be cut here and replace with new anything. Although I do want to point out that. I'm glad to hear that we are talking about native trees because when I looked at the landscape plan after last week I studied the landscape plan and looked at what trees were going to be replaced in the

parking lot islands and only one of them could be considered native. So, I was pleased to hear that. Maybe that's being reconsidered. However, I also want to point out that in the parking study there were suggestions by the parking consultant of painting on parking spaces. The words saying park here be healthier, walk farther and as others have pointed out. There is a sea of parking across the street understand that that property is not owned by the applicant, by Metro health. It's owned by Namdar these are negotiations. These are things that are between people they're negotiations that can be done. When you encroach upon a wetland ecosystem that's not a straight line like a 150-foot buffer. That's a system it would be if you would consider saying okay, this is the civil war and you've been injured now we have to cut off your leg. So, to save the patient and I also want to just mention that. my father was on the National Mental Health Board. I grew up in this community. I grew up in this environment. I'm all about having Metro Health expand the behavioral health center. I just don't want to strap myself to a tree. So, if we can encourage Metro Health and the architects and planners for Metro Health to adjust, amend, improvise, move slightly that the City and the Planning Commission, and the Board of Control can recognize the value of water and the movement of water which is what makes us all alive. That it can benefit many more of the residents of Cleveland Heights the patients at Metro health, basically everyone on this southern shore of Lake Erie. Thank you.

Ms. Cohen: Thank you so much. I appreciate your comments. We can ask Mr. Aria Garrett to present to us and thank you, Ms. Miller.

Ms. Cohen then read into the record Mr. Taub's comments. He has put in the Q and A section that he would like this meeting to know that Eric Zagrans, who spoke earlier represents the properties that directly abut the Metro Health property, and he speaks on our behalf, meaning the properties. So, thank you. Mr. Taub and I apologize for the technical difficulties. Mr. Geretz, Alex is going to have you swear or affirm.

Mr. Noureddine: Do you affirm the testimony you'll be giving us the whole truth and nothing but the truth.

Mr. Geretz: Yes I do. Thank you first, a question, maybe for the chairperson, can you say for the record, how many people are on this call?

Ms. Cohen: Well, so actually, the numbers change as we go, because people are dropping off and joining. But right now, we have 45 total participants.

Mr. Geretz: Actually, one comment and another question. My first comment about the chain link fence. Somebody, I think his name was Jeffrey said that chain link fences are only at jails. I just want to put on the record that I pass by numerous changes chain link fences every day and I'm sure most of you do too and they are not at jail facilities. My second comment is actually a question for the medical people here. Someone mentioned that it's considered a lockdown facility. My question is, and then he said later that it's not a facility that police are going to escort people. It's a place that may be a neighbor, a friend even people themselves will check into. My question was if someone voluntarily checks in, are they able to leave against medical advice?

Ms. Cohen: Thank you Mr. Geretz a similar question was asked by someone else. Well, you're asking about, against medical advice, someone else ask if they can sign themselves out, we will direct those questions to the applicant at the end of public comment, any other

comments or questions. Okay, thank you so much. And based on my reading of the hands, Harriet Applegate is our last public comment.

Mr. Noureddine: Ms. Applegate do you swear are from the testimony you'll be giving is the whole truth and nothing but the truth.

Ms. Applegate: I do, thank you. I want to start by thanking, Mr. Keith and Adam for the tour yesterday and I want to express my appreciation for it. It's very clear that the staff of Metro Health has done what they could to minimize the destruction of the forest and I think, I speak for a lot of us when we express our appreciation for that. My point has been made by others, but I want to kind of put it in perspective. Here, there we have a huge, huge elephant in this room, which is that almost everybody leaves behind, thinks that the worst problem our city faces is the terrible situation of Severance Circle. Everybody I know regardless of where they live in this city is just totally freaked out about how what a waste of space and good land. The Severance Mall has become the parking lots. There are probably one hundred acres of the parking lot. Inside the circle now I know mental health doesn't omit land and I know they don't have to be concerned about that. But, I'm here to say to Metro Health, the Heights are very concerned about the blight that is inside Severance Circle. Now one way to utilize this ocean of parking lot would be for the Planning Commission and the City, or the Board of Control to ask Metro to look at the ocean of parking here. You don't own it, but we want to work with you to utilize to put some of this blight to good use. Which will be to utilize parking immediately across from the entrance to mental health. I actually believe that if they took away those parking spaces at the end of the lot they could save all of the trees and the people using those parking spaces would actually be closer or at least not too much further or It's not the same distance from the entrance to metro health. Whether or not, it's employees or utilities people or whatever. So, I would encourage the City to say to Metro, please let's work together we've got this problem of this ocean of parking lot that is underutilized, virtually vacant and it's a blight because it's not even used. I would encourage the City to say, to Metro, we want to work with you to provide parking in this facility that has 100 feet away. So, I would just be hopeful that the City will say and that Metro will respond nimbly and pragmatically and really for the good of the larger community. We've got all this parking, an ocean of parking and then you've got trees on the other side, you want to knock down trees to get parking that's owned by Metro when you've got tons of unused parking immediately close to their front door. So, from the perspective of the residents of Cleveland Heights, it just seems a crying shame to take out a sizable chunk of a mature forest when you've got so much parking, so close by.

Thank you very much. And again, I really appreciate everything was done and I really appreciate everything the City's done and I especially appreciate everybody listening to my concerns.

Ms. Cohen: Thank you, thank you so much appreciate your comments. I am going to ask Deborah Val Kleef for her public comments.

Mr. Noureddine do you affirm that the testimonial that you're about to give is the whole truth and nothing but the truth.

Ms. Van Kleef: Yes, I do, thank you for putting up with my on and off desire to speak, and thanks to both the city and Metro for all of the work that's gone into this. I'm also very much in favor of the new facility for all of the reasons that people have already expressed. I

wanted to point out that our Cleveland Heights master plan, under the sustainability section specifies that we need to expand our tree canopy and we need to expand and take care of green infrastructure such as this forest that will filter stormwater and sequester stormwater before it goes into the storm drains. So, there's a map in the master plan that shows the areas designated for expanding the tree canopy and that map includes Severance and the adjacent streets to the South. So, it seems to me that if we're going to be looking at development projects of any kind we should certainly be making sure that they're consistent with our master plan and in particular with the sustainability aspects of our master plan. So, thank you very much for listening to me thank you so much.

Ms. Cohen: Okay, those are all the hands that were raised in the attendee list. All were unmuted so anyone wishing to speak could address the Commission, no further speakers identified themselves.

Ms. Cohen: We're going to close public comment. Thank you everybody thanks to everyone who has spoken and thanks to everybody for keeping their comments brief and to the point and of course, spending your time with us tonight. So, thank you also to the Metro Health team.

Ms. Cohen: I'm going to run through the questions that I gathered and for efficiency's sake, Commission members feel free to add follow-up or supplemental questions as I go through these. Then we will do a last round of questions and see if there is a motion to move into the discussion of the project.

Ms. Cohen: Mr. Frolik I will direct these questions to you and I'll let you direct them to your team as necessary. There was a request from Mr. Zagrans to see, if Metro Health would be amenable to changing the time period of the generator testing from 7:00 A.M. to 7:00 P.M., it's in the conditions to be from 8:00 am to 6:00 PM. Is that something that Metro Health would be amenable to?

Mr. Frolik: I have been working on the generator request for the past week or so with our facilities person. Right now it's at 5:00 A.M., which I would not like if I was next to my house. This is where I am at this point, we continue to work on this. They are going to move it to 6:00 A.M., beginning next month. The generators are tested once a month. There is an issue and I would I should not try to talk for the engineer, but there is an issue that when you do the test, you cut the regular power, and then the generator power is kicked on because that is what would happen in a blackout. The reason that they do it at that hour is because if computers are on, they will often lose data. We tell people to make sure to turn their computers off that night before. There are very few people working at 5:00 A.M., but also not that many people at 6:00 A.M. Whether we think that we could even move it farther is a question that again, it's an ongoing negotiation internally. I will also say, in our response to the planning department one of the things that we are going to do is we're going to work on better installation around sound. We know that's a problem. We know we don't want to do that to our neighbors. We will come up with some combination that we'll address that need. At least we'll get it close to sunrise during the summer and again, we're definitely going to work on this.

Ms. Cohen: Okay, I don't know if any of us realize that this was as complicated as it is. I appreciate you sharing that with us. I had understood there to be a comprehensive 24-hour police coverage, which is, I think what Chief Mecklenburg mentioned, but there was a

question or a comment from one of the members of the public who understood it to be only one officer on duty for 24 hours. Could you just clarify what that coverage is?

Mr. Frolik: We have coverage 24/7. Our officers are on duty around the clock and at all of our facilities as well as our main facilities. I don't know the number of officers, and I don't have Chief Bovha with us tonight, but we can try to find that out for you.

Dr. Bruner: There's typically 2 on-site through the evening and the earlier night, period of time, meaning until about 2 A.M. Now, when we move to have expanded patient care on the campus. There will be expanded officer coverage. That will include more than just one person at a time. And what has been said is that there would be a minimum of 2 to 3 officers on the campus over the 24-hour, period. I hope that helps answer that question.

Ms. Cohen: I see some commissioners are nodding that that was helpful. So, thank you, Dr. Bruner. There were a lot of questions about parking so, I'll give all of them together. There's a question about what will be the temporary arrangements for parking during the construction period. I believe that, that the Commission may have some understanding of why you cannot use the Severance parking lots. But if you could explain that for the public.

Mr. Noureddine: Do swear or affirm that the testimony, you'll be giving us the whole truth and nothing but the truth.

Joe Hackney: I swear. I'll turn this over to our construction manager Daniel Sehlhorst. I did want to address the use of offsite parking for the Metro Health parking. A couple of people have commented today that there is parking there. I'll tell you when the first time I drove on that campus when visiting, I saw the same thing and there's just a ton of parking available and, we kind of had our eyes on that as we've explored. We realized that for the long term that's not a great solution. If that property ever gets sold and that property will get developed and turned into something else and the area is built out, it's not a responsible solution for Metro Health. So, we're trying to do the responsible thing for Metro Health and give them onsite parking. That's not only convenient to them but also safe. So that staff and patients wouldn't have to cross that main street to get into the facility. But regarding the construction parking, the temporary parking our construction manager Daniel Selhorst can probably speak more intelligently on his phasing plan for that.

Mr. Sehlhorst Thank you and Alex, I need to get sworn in.

Mr. Noureddine: Do you swear or affirm that the testimony you'll be giving us the whole truth and nothing but the truth.

Mr. Selhorst: Yes, I do. Thank you relative to the construction parking, we do plan and we have been in conversations with the folks over at Home Depot and the developer at Severance Mall. So that is going to be a plan during the construction phase because much of that parking lot is going to be taken away with the new building and landscaped areas in the new parking lot. And obviously, the new parking areas that we're talking about haven't been created yet, so much of that parking for construction purposes is not really going to be on-site, so we will move that across the street.

Ms. Cohen: Were your discussions with the owners of the Severance inner circle property that those discussions were only for the temporary construction? Where did you get the

sense that they weren't unwilling for this to be a permanent solution if you just give us a little bit more context?

Mr. Sehlhorst: Sure. The question that we asked was for construction parking for the construction duration, not for permanent parking. So, I would not say that they gave any indication of whether they had any interest in furthering that or not. We didn't ask that question.

Ms. Cohen: Are there any other questions from the Commission members on this topic.

Leonard Horowitz: My gut feeling is that this would not be safe having people over there and crossing the circle, especially at night, but if the developer has any input on that or if they've considered that, or they've had any feedback from the police chief about that kind of consideration.

Mr. Hackney: That's what I was saying earlier. We don't think that's a good responsible, long-term solution for Metro Health. We don't think it's safe for the patients or the staff to try to park over there and then cross the circle. We've had very minimal impact on the site where we're able to expand the required parking. So that's the approach we've taken.

Mr. Mattox: I just wanted to agree with Lenny. The idea of patients walking across that section to me is extremely dangerous. I can attest to that. Personally in 2000, when I was a senior at high school, I got hit by a car in that area by Home Depot. Even when it's lit, there's just a lot of traffic coming through there. That's just a very dangerous situation. Unless there's a very complex plan on how to make sure something like that doesn't happen. Because I was in the crosswalk when that happened to me.

Ms. Cohen: thank you for sharing that now, that never came up before in our Planning Commission meetings. Any other questions on parking or the security before I just move on.

Mr. Gaynier: I have a question about security, the answer we got from Metro sounded like there's going to be 2 to 3 officers over a 24-hour period on property. But I guess I would read that as there'd be like, three 8-hour shifts which don't really address the neighbor's concern of saying that they don't feel like 1 officer for 24 hours or 1 officer at any given time is sufficient. We've heard 2 sides of the story in terms of the Severn neighbor's position. And we've also heard about the Metro Health position in terms of the security of the facility, Chief Mecklenburg's position, and so forth. I guess what I'm wondering is, are we satisfied as a Commission with the security, as it's laid out for this development proposals to go forward. My personal feeling is, I think I am satisfied with the kind of security systems that are in there, but I'm wondering if any of the other commission members might feel different.

Ms. Cohen: Well, Mike, this can be discussed when we have a motion and move into a discussion. Let's get some questions any other questions that we might have this is our information gathering stage.

Dr. Bruner: I think, can I clarify something concerning the officers that we were just discussing. When I said 2 to 3. I meant 2 or 3 at one time during that 24-hour, period. So,

there would always be 2 officers. And at times we would have 3 on-call during certain periods of the day. Does that help in the explanation?

Mr. Gaynier: Yes

Mr. Rink: Well, that was my question I want to make sure we knew exactly what the facts are if we're going to talk about security, what exactly are the facts. So thank you.

Ms. Cohen: Dr. Bruner these questions might be for you. What does it mean to be a lockdown facility? And then also, the 2 questions were if you can sign someone in. Can they sign themselves out and can someone choose to leave against medical advice?

Dr. Bruner: Okay, so when it comes to mental health and your ability to ensure safety, we always have to make sure that people are not at risk for harming themselves or others. So, there may be a point in time where people admit themselves into the facility, or their family members support having them come in. People would be released when they were ready to be released when they were capable of taking care of themselves and when we are sure that they are clinically safe to do. So, I'm hoping that that answers the question around when people are allowed to leave. Leaving with a medical condition is different than when you have a mental health condition you would have to confirm that you are safe to leave, that you're not at risk of harming yourself.

Ms. Cohen: Are there any other clarifying questions from the commission on that? Okay. Thank you. Dr. Bruner, and then the last one is around the environment. I believe that last week we heard testimony, I think from Eric about the fact that the area on the property that we're talking about is not considered a wetland and I was hoping either someone for Metro Health or Eric could clarify because we did hear that there are concerns about the wetlands.

Mr. Zamft: Based upon the available databases out there, which are at the state level, the county level, and the federal level, this is not listed as a wetland and I'm sure folks from the public might disagree, but that's based upon the available information that's publicly available.

Ms. Cohen: Okay, thank you. Those are all the questions that I had from are from our public comment period. Any other questions that we have as a Commission before I ask if there's a motion on the project.

Mr. Frolik: I just want to again reaffirm what Dr. Bruner said, when you are in this type of facility, you don't sign yourself out.

Ms. Cohen: Thank you are there any other questions.

Mr. Rink: Just to understand for our deliberation, I want to be clear because I don't know what the gentleman was talking about. I didn't make a statement about a chain-link fence being associated with a prison. Last week, I brought up the topic about a fence and I think it was responded to by Metro staff that if you put up a chain-link fence, we don't want it to look like a prison. That's all I was saying. And so, my only point in that is when I asked the question about a fence I would be more thinking of something that would be nice and fitting

that property. That said, Joe is it correct that Metro Health is not in favor of putting up a fence of any kind, decorative or otherwise surrounding the back parking lot area?

Mr. Frolik: I don't know that we've ever really discussed that. We, in some of our community conversations, it came up more in the sense of literally, a wall or a fence that would be too high for someone to climb over as opposed to a decorative fence I think that was the context that we had been discussing. There are some issues and Joe Hackney or Dan one of you guys can also talk about it that if we did it, the closer to our facility, there also are some issues I believe regarding how close you could build any kind of fence to the ambulance line.

Mr. Hackney: I think the concern with the fence being along the southern border of the property is that if we go into the woods, obviously we're going to be taking out a ton of trees there. If we bring it up onto our property where there's not wooded area, you're so close to the facility that you would have a hard time with the fire department access. You're going to want to have clear access for the fire department, if there's ever a fire you won't be able to have clear access to that. And if we're putting up a fence there that's going to impede that. So, it's just good design practice to not have a fence where you need the width of a fire truck to be able to maneuver around.

Ms. Cohen: Thank you. Thanks, Jeff for circling around on that. Any further questions? So if that's the case, do I hear a motion?

Ms. Cohen: I'm just going to pause there for a second because we need to have a motion on the table to enter into discussion. But as we consider this need to have three different motions, because we have three staff recommendations. So, Alex is there any problem with us having discussion on all or one staff recommendation. Are we limited to only discussing that particular part? Do you understand what I'm asking? Can we just open discussion generally or should we go A, B, C, and have our discussion follow each motion.

Mr. Noureddine: the latter.

Mr. Horowitz So, we can start, I was going to move approval of the 3 different items with the understanding that after discussion we will separately vote on each one.

Mr. Noureddine: No, that not possible.

Mr. Horowitz: Okay. I will move approval of Project 21-01 specifically the 13 conditions included in the staff recommendation.

Ms. Cohen: For staff recommendation C?

Mr. Horowitz agreed that it was for staff recommendation C.

Ms. Cohen: Okay is there a 2nd.

Mr. Gaynier was recognized as the second.

Mr. Noureddine: Just for clarification purposes, I know that you had written down a couple of revisions to a few of those conditions. If I'm not mistaken.

Ms. Cohen: Yes. And so, for the record before we enter into questions, C2 should read that the earthen berm be extended eastward and included on the final landscape plan.

And C6 shall insert the words trees shall be planted periodically by the applicant if necessary to maintain and preserve what is setbacks, present character.

Ms. Cohen: We discuss whether or not we wanted to include a condition in regards to the land bank parking if we want to require them to come back to the Board of Control for consideration. So, but the 1st, 2 edited conditions are the ones that will go with the motion, and the 3rd one I'm just bringing up to remind us that that's what has come up already?

Mr. Noureddine: Okay now the motion and 2nd made based on those previously discussed edits.

Ms. Cohen So, the motion was set for the motion includes those 2 text edits.

Ms. Wobig: I'd also like to point out that on item C11, there's a suggestion for the 7:00 am, to 7:00 pm generator test that Metro Stated at this time can be after 6:00 am.

Ms. Cohen: Let's add that to our list of things to discuss, we'll have to figure that out. Okay, so Mike, so just for the record, Mike Gaynier and Len Horowitz approve those two text changes to go along with the motion.

Mr. Rink: Jessica, I would, I would suggest that the commission starts with the discuss the condition that is not yet changed and that has to do with if there's a decision. I presume by the planning director that the land bank parking would be necessary at some point in the future. I think the responsible thing to do and Eric, this is trying to take away your power, but I think it's important to have it come to the Planning Commission so that there'd be a public hearing and that it just all of a sudden wouldn't start to occur without the public being aware and being able to comment on it. So, I would suggest that we amend that condition to have it come back before the Commission.

Ms. Cohen: It's number 7 if this is what we want to do, that would be something we would add into 7. Any other comments or thoughts?

Mr. Mattox: I am in agreement, I would like the opportunity for them to come back before the Commission and make sure we're keeping a dialogue open with the community. I think that's more transparent. They have an opportunity to voice their concerns again.

Ms. Cohen: I'll just say for the record, I agree. I want to clarify we want that to come back here first and then I believe it will have to go back through the Board of Control. Eric has a clarification.

Mr. Zamft: Because of the way that the S1 district regulation is written, it starts at the Board of Control and it's referred to the Planning Commission. To stay consistent with that

code, that would be our recommendation it starts with the Board of Control, and then it gets referred for your approval.

Ms. Cohen: So, It would follow the process of the S-1 Conditional Use, I think we want consistency. I see is everybody can everybody hear me like a nod if that if they're amenable to that. Eric, do you want to take a stab at drafting this before we vote.

Mr. Zamft: I've taken a shot at it. So, and you'll notice there are three additional words in there that Karen and I want to throw in so it'll have a little extra discussion. So, this is number 7: The zoning administrator on the basis of increased parking demand for the use may require alternative approaches, or the conversion of all, or part of the land banked area to off-street parking spaces. Such conversion shall require approval by the Board of Control and the Planning Commission.

Ms. Cohen: Okay, I'm good with that. So, we will consider that as an addition to condition 7 that we will add if we move to a vote, that will be included in the conditions, or do we have to make another motion?

Mr. Noureddine: I'm going to get technical. So, it's good that you guys are going through the conditions and making edits since the underlying motion pertains to the conditions as enumerated in the staff report, what will have to happen is there will be a motion to amend essentially the motion to adopt and then you guys will vote on the proposed amendments. And then you will subsequently vote on the motion to adopt.

Ms. Cohen: Thanks for the Robert's Rules of Order reminder. So, we have to have a motion to amend and then a motion to adopt. So, who wants to motion to amend given the language that Eric Zamft provided.

Mr. Horowitz: I move, we amend item 7 to the new language and given that we approve the conditional use.

Mr. Gaynier seconded the motion

Ms. Cohen called for the vote to amend condition C7 as stated. The motion passed 7-0.

Mr. Noureddine: Then there will now be a motion to adopt.

Ms. Cohen: Are there any other pieces of conversation, parts of the conditional use permit.

Ms. Wobig: Condition 11 states that the self-test of each generator on the site shall take place between the hours of 7:00 a.m. and 7:00 p.m. and these shall be conducted no more than once monthly for a maximum of a half-hour each day, based on testimony provided by Metro Health that it couldn't be taken place after 6:00 a.m., I'd suggest that there'd be an amendment to the language.

Ms. Cohen: What that we allow 6:00 a.m.?

Ms. Wobig: Correct.

Ms. Cohen: Mr. Frolik, I'm sorry, because we're in the middle of a motion, I cannot have you speak. But, Eric do you have thoughts on that from your perspective because I think this is a city noise ordinance and you've also been in discussions with the applicant so help us walk through this.

Mr. Zamft: We certainly understand the reasoning of the applicant. But I think we would still stay with the company line in terms of what our ordinance says in terms of hours of construction.

Ms. Cohen: I want to thank Jessica for bringing that up because I'm reading it again and it is no more than once monthly for a maximum of a half-hour. And so that's a little bit less than what I had thought. So, Ms. Wobig hearing that from Mr. Zamft, what are your feelings on it?

Ms. Wobig: my concern is just based on the sensitivity of records kept within the facility as well as the function. My concern would be that there'd be issues with data or function of use if we are prohibiting the safety of emergency generators being tested.

Mr. Mattox: This is just a point of clarification. Maybe this was stated already, but does anyone know is it done the same day of the month every month or they are staggered because that would be helpful for me to kind of understand this.

Ms. Cohen: Eric, you're the only one who could speak to this now. So.

Mr. Zamft: I do not know the answer to that question. Only the applicant could answer that.

Ms. Cohen: Alix, is there any way to get that answer while we're discussing a motion?

Mr. Noureddine: the discussion should be really amongst the body.

Mr. Rink: If we need to get information from the applicant, just tell us what we need to do, because, it's crazy that we're going to be talking about something and we need an answer from the applicant and they are sitting right in front of us so what do we need to do? Do we need to get rid of the motion and then ask the applicant?

Mr. Noureddine: Yes, you would have to open up the public hearing back up and withdraw the motion first and foremost, and then open up the public hearing and talk with the applicant.

Ms. Wobig: Might I suggest, is it feasible that we could add language that would keep with the conditions as written? But would suggest that unless deemed unreasonable, it shall be discussed with the planning director.

Mr. Rink: I think that's a good suggestion, Jessica. I'd be willing to go as far as to adopt it as written and then I think this is what you're saying, leave the final decision to our planning director to work that out with Metro. If that's what you're suggesting, I would agree with that.

Ms. Cohen: Yes that's a good point. All right so then, Eric or Alix is there any language we would have to add? Maybe like: as approved by the planning director? Alix is nodding, could we amend this way to provide that flexibility.

Mr. Noureddine: I think that would work.

Ms. Cohen: Did anyone want to move to amend? Mike, did you have something to say or you want to?

Mr. Gaynier: I would move to amend as Jessica suggested. All we have to do is just add a phrase at the end of Condition 11 saying unless a change is approved by the city planning director.

Ms. Cohen: Okay, so Eric, will you track change that on your versions? Great. Thank you. And that was a motion for Mr. Gaynier, is there a 2nd.

Mr. Horowitz seconded the motion.

Ms. Cohen: Mr. Gaynier made a motion to amend, Mr. Horowitz raised his hand to 2nd it. Mr. Zamft would you read the condition back to me?

Mr. Zamft read Condition 11 as amended: The self-test of each generator on the site shall take place between the hours of 7:00 am and 7:00 pm And each shall be conducted no more than once monthly for a maximum of a half-hour per day unless a change is approved by the planning director.

Ms. Cohen: Called for the vote, the amendment has passed (7-0), so that is added to the motion. So, we now have changes on C7 and C11 that are part of the motion. Any other questions?

Mr. Mattox: this question goes back to the generator. Is there any notification for Severn at all? Or it just happens, they know when it happens.

Mr. Zamft: Commissioner Mattox, can you ask the question again?

Mr. Mattox: Sure. When the generator tests are running is Severn residents informed as to when this will kick in or is there a warning? I'm just curious if anything is sent out, or if there's any kind of notification

Mr. Zamft, I don't believe so again, it's, it's a question best for the applicant, but in our conversations, they did not relate that that happens and in speaking with the neighbors they relayed that they didn't know when these tests were happening, so I don't believe that they get a specific notice.

Ms. Cohen: Anthony, thank you for bringing that up. Could we just suggest to Mr. Zamft that you work with the applicants since this is only happening once a month for 30 minutes, that if it can be done on a regular basis? Obviously, there have to be operational questions asked of Metro Health, but if there could be notification, either to the neighbors, pick a time and date and that's the sense of the commission to reduce the effect on the peace and tranquility of the neighborhood as much as possible.

Mr. Zamft: And I think I think you're covered in condition number 12, which is the applicant shall establish a clear channel of neighbors to bring issues. So, you know, channels go both ways.

Ms. Cohen: I will just say that while we're in the discussion phase, it seems like from all the material that we've received that one of the best outcomes of this process has been that the community and Metro Health have had so many conversations, and there's been a dialogue between everyone. So that's been really positive in my view and I appreciate that as a resident. Are there any other amendments or things that we'd like to change to the conditions? Otherwise, I think there would probably be an opportunity for each of us to speak on C generally before we call for a vote.

Ms. Cohen: No more amendments no more changes? Okay. Does anybody want to speak about anything, their thoughts on C?

Mr. Horowitz: I'm going to be voting yes on this but I do want to lay out my reasons for doing so. I think we should do that. Two major issues I heard were security and tree removal and I want to respond to each of those. On security, I really believe Metro Health has fully addressed these concerns and that they have the experience and the expertise to back up their claims and presentation. And I honestly don't see how any additional fence could possibly provide any additional security, especially given that if somebody could walk out the front door could just walk around onto the circle back through spectrum property and get back to the same spot they were. I don't see that a fence would provide any extra protection at all and I think providing a fence that would be 14 feet tall would just be horrendous. I would also add that in my 12 years on City Council and my 21 years, yes, 21 years on Planning Commission, we've had a lot of applications for group homes, transitional living, other facilities that serve people with various mental health issues. In every case that I remember neighbors expressed concern for their safety. But our experience after the facilities were developed, is that none of them became a problem. None of them actually endangered neighborhood safety. So, I repeat none of them became a problem. None of them endangered the neighbors.

Mr. Horowitz: The second issue parking at the Severance main lot. I think we, we heard clearly that having people crossing the circle road just seems dangerous and not acceptable. We certainly hope for a major redevelopment of Severance and reconfiguration of it and possibly more green space, but that's not before us now. Like everyone else, I hate to lose trees and I also understand that the property is zoned for this type and density of development. And one of the goals we've looked at a lot over the years in reshaping our zoning code and one of the goals of most planning and environmental organizations to is increase density in already developed areas. Precisely, to avoid increasing sprawl. For example, our Top of the Hill project is going to be 275 units on, I think, two to three acres. I am just providing some context. New housing in the outer suburbs is typically going to be half an acre or an acre for each house. We see lots of trees coming down, lots of land being developed. And I think what we're doing here is quite responsible. We're using the minimum amount of land to put in a major development. I mean, even compare this to Ahuja on Richmond Road. We've really got a tight space. We're not we're not taking down a lot. So, I do look forward to staff working with Metro Health to develop the final landscape plan. We do this as part of every substantial project. We don't look to have the landscape plan finalized at the time that we approve this we approve the concept and we know from our

experience that our staff is really good at holding people's feet to the fire and at making and developing the plan that works for everyone. So, with that, my remarks are done.

Ms. Cohen: Thank you, anyone, else on my Commission?

Ms. Wobig: I will be brief. I was greatly appreciative of seeing the use of environmental design and landscape incorporate it as a solution for not only defining the site boundaries by the potential of expanding the earth and berm and adding to landscaping within an already existing landscape as a means to add some of the solutions that have been brought up by public comment, but I'd also like to reiterate that it's great to hear that there are 30,000 square feet of new green space being added to otherwise under-utilized hardscape and the ability to add to density as Mr. Horowitz was suggesting is a great asset to Cleveland Heights. Thanks.

Mr. Mattox: Just a brief comment. I know I have been circling around the same questions. I just wanted to kind of I spoke to that. I know that our planning department does a great job of communicating, both with our residents and with folks who are putting in projects and so I just would like to ask to make sure there's some clarification, especially around that generator I want to make sure that the community knows that we heard them I know one of the suggestions that popped in my head is maybe if they're going to do it on a day of the week that they may do it on a Sunday or a slow day or another day, where people can kind of plan and prepare even it's just for those 30 minutes and so, and make sure that even after this project is over if we keep those lines of communication open as things, kind of changes and shift. I just really want the public to know that we're really, really committed to making sure that they are heard and that communication goes both ways as well, and that we're not just dropping this issue. We want to see this progress in terms of making sure that everyone is informed when everything is happening, including those tests, but also, they can kind of prepare for that as well. So, anything that the city can do to facilitate that with Metro Health So that the residents are informed and have enough kind of time to plan for that and expectations about it, that thing will absolutely help go a long way in terms of that portion in terms of building up a border around and kind of extending that berm, I do absolutely love that idea. I want to make sure that when they're in their backyard, they're not seeing this huge monstrosity behind their home and I want to make sure that people are comfortable in their backyard and they have those barriers. And so, I'm hoping that, as things continue to happen or shift that, as they come back to the city, we can kind of continue to facilitate that. So, I just want people to know, even though some of these issues may not necessarily be coming directly back to the Planning Commission. I do have full confidence that the planning department will absolutely work with both parties to make sure that any additional issues are handled.

Mr. Gaynier: I'm not going to echo everybody's comments, although I do agree with them, I just want to make a personal note. My family, we were thrilled with Metro came and took the facility over from Healthspan about 4 years ago. They've been a great partner for the city of Cleveland Heights, a great provider of health care, and as I've watched the interactions between Metro the city and their development partners, and so forth, as we've gotten to this point, trying to do the best solutions overall for the overall system we're trying to create here. I think we've done a good job, and I want to compliment the players here and think they've done the best job they possibly could. To the concerns of the public, both in the area of security and in green space, I think the plan's very reasonable in the end it is the best use of building or expanding in a dense development like that. In a place that

hopefully will get a lot better down the years across the street as we get rid of all that sea of concrete. I'm very much behind the project, and I also will be voting "Yes".

Ms. Cohen: Adam or Jeff any comments? Well, then I'll just before I call for a vote. Again, I want to give my deep appreciation to both the planning team and staff at the city as well as Metro Health for the conversations. This is a real leap forward for Cleveland Heights. Mr. Horowitz, you encapsulated my thoughts on security and all the tree removal, and the environmental issues that we've discussed perfectly. So, I will echo that I will just add on security, I am very confident with Chief Mecklenburg's endorsement of Metro Health's security plan. I put my faith in our police, our local police chief, and also, if we had any other type of health facility being added on to Metro Health, I would be very comfortable with the security plan as it is. I think within the legal framework that we're operating, that this is very appropriate. I'll echo Mr. Mattox as well to say that I do appreciate the berm being extended. I climbed it myself on my individual site visit. It is very hard to climb. I was in boots and it was still difficult and I think it's a great visual barrier. I also want to say, I deeply appreciate the County's investment in Cleveland Heights and Metro Health's ability to work to maximize available public funding. I think that's a hallmark of how Metro Health operates, and I think that this will hopefully, as we've said, start the revitalization of Severance in a big way, we could not have a better partner than Metro Health. I've just seen the commitment that Metro has had to the Clark Fulton area, and all of the communities that you serve. I'm excited about this and as you could tell in favor of this project.

Ms. Cohen: With that, I am going to call for a motion to adopt as amended and to remind everybody where we're holding, we have the two text changes that were read out that we included in the original motion and we have the amended language that we've added via two different amendments to C7 and C11, so do I hear a motion to adopt as amended?

Mr. Noureddine: It would be a motion to adopt as amended and for a recommendation to the Board of Control.

Ms. Cohen: Yes, this is a little unique so we're going to move to adopt as amended with a recommendation to the Board of Control.

Mr. Horowitz: So moved.

Ms. Cohen: So, thank you, Mr. Horowitz, is there a second.

Adam Howe seconded the motion.

Ms. Cohen: Thank you. We will do a roll call vote on this. Karen will you call the roll?

Ms. Knittel called the roll.

Ms. Cohen: Yes.

Mr. Gaynier: Yes.

Mr. Horowitz: Yes.

Mr. Howe: Yes.

Mr. Mattox: Yes.

Mr. Rink: Yes.

Mr. Wobig: Yes.

Ms. Cohen the motion with staff recommendation C with all of the conditions as amended passes:

(c) the S-1 District, based upon Section 1131.02 for the hospital use], subject to the following conditions:

1. *All new/additional signage shall require review and approval by the Board of Control prior to the issuance of any building permit and installation of any signage;*
2. *The earthen berm on the southern portion of the Site shall be extended eastward and included on the final landscape plan;*
3. *Additional bushes and shrubbery shall be planted in the southern 150-foot buffer area to discourage cut-through pedestrian movement and included on the final landscape plan;*
4. *The Applicant shall work with the Planning Department on refining the landscaping and plantings, including species, number, and location, as well as consideration of a pollinator garden. A final landscape plan shall be provided, as specified in Zoning Code Section 1166.02 and 1166.03, which will need to be approved by the Planning Director before the issuance of a building permit or certificate of occupancy;*
5. *Details on the tree inventory, tree impacts, and tree preservation during construction shall be provided and shall comply with a final tree preservation plan, in accordance with Zoning Code Section 1166.11, which will need to be approved by the Zoning Administrator prior to the issuance of a building permit;*
6. *The 150-foot-deep densely wooded setback area along the east and south border shall continue to be maintained so that the trees visually screen the Project from the residentially-zoned properties to the east and south. Trees shall be planted periodically by the Applicant if necessary to maintain and preserve the wooded setback's present character. An arborist should be retained to guide the long-term tree maintenance strategy;*
7. *The Zoning Administrator, on the basis of increased parking demand for the use, may require alternative approaches or the conversion of all or part of the land banked area to off-street parking spaces. Such conversion shall require approval by the Board of Control and Planning Commission;*
8. *The Applicant should implement the recommendations related to the improvements to parking lots found in the January 29, 2021 Parking Study by Walker Consultants;*
9. *Ambulance sirens shall continue to not be used upon entering Severance Town Center. The Applicant shall reach out to the fire and EMS departments that use the Facility to remind them of the no-siren zone;*
10. *The Facility shall be maintained and operated so that the noise generated from the Site does not create a nuisance to the abutting residential properties of Severn Road;*
11. *The self-test of each generator on the Site shall take place between the hours of 7:00 AM and 7:00 PM, and each shall be conducted no more than once monthly for a maximum of $\frac{1}{2}$ hour per day, unless change is approved by the Planning Director;*
12. *The Applicant shall establish a clear channel for neighbors to bring issues to our attention quickly and get a timely response from MetroHealth;*
13. *The City may require the Applicant to return to the Board of Control for additional approvals should the goals and objectives of the conditional use not be met.*

Ms. Cohen: Nobody leaves yet we still have 2 more. Do I hear a motion for staff recommendation A, or B?

Mr. Horowitz: I move approval of the amendment to the detailed development plan.

Ms. Cohen: Mr. Noureddine wants me to say that it's a motion to approve and to refer the recommendation to the Board of Control. Mr. Horowitz is in agreement with this and has made a motion. Was there a second for this is for the motion to adopt 'A' and recommend approval to the Board of Control.

Mr. Gainer seconded it.

Ms. Cohen asked for a Roll call vote.

Ms. Knittel called the roll.

Ms. Cohen: Yes.

Mr. Gaynier: Yes.

Mr. Horowitz: Yes.

Mr. Howe: Yes.

Mr. Mattox: Yes.

Mr. Rink: Yes.

Mr. Wobig: Yes.

Ms. Cohen: With the roll call, the motion passes. I now want to invite a motion for staff recommendation B and just make sure you refer to the recommendation to the Board of Control.

Mr. Horowitz: I move approval of the variance for the reduction of parking and the recommendation to the board of control.

Ms. Cohen: Is there a second?

Mr. Gaynier seconded the motion.

Ms. Knittel called the roll.

Ms. Cohen: Yes.

Mr. Gaynier: Yes.

Mr. Horowitz: Yes.

Mr. Howe: Yes.

Mr. Mattox: Yes.

Mr. Rink: Yes.

Ms. Wobig: Yes.

Ms. Cohen: With that, we have now passed all of the staff recommendations, we've approved them and recommended them to the Board of Control, which will meet tomorrow evening at 5:00. P. M. virtually via WebEx. The link is available on the website. There will be a public comment period at that meeting as well. As Chair of the Planning Commission, I want to offer my congratulations to Metro Health on moving to the next stage of this process. I look forward to seeing you again tomorrow as a representative of the Planning Commission on the Board of Control. So, thank you, everyone.

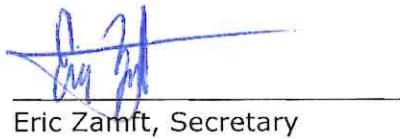
Mr. Frolik: Can I just quickly say, thank you to the Board, to the Commissioners, and the staff. We've enjoyed working with you and if we do well with the Board of Control tomorrow and City Council on Monday, we're going to produce a project that's going to make your city proud.

Ms. Cohen: Thank you so much, if we can consider that our, our post adjournment conversations that we normally have walking out the door, but we can't do that here. So, thank you everyone for a great meeting, and look forward to seeing you all soon. Thank you.

The meeting adjourned at 10:27 pm.



Jessica Cohen, Chair



Eric Zamft, Secretary