

**CITY OF CLEVELAND HEIGHTS  
REGULAR PLANNING COMMISSION  
October 13, 2021  
MINUTES OF THE REGULAR MEETING**

MEMBERS PRESENT:	Jessica Cohen	Chair
	Michael Gaynier	Vice Chair
	Leonard Horowitz	
	Adam Howe	
	Anthony Mattox, Jr.	
	Jessica Wobig	

STAFF PRESENT:	Eric Zamft	Planning Director
	BreAnna Kirk	Planning Technician
	Alix Nouredine	Assistant Director of Law

**CALL TO ORDER**

Ms. Cohen called the meeting to order at 7:00 p.m. She welcomed the audience to the October 13, 2021, Regular Webex meeting of the Cleveland Heights Planning Commission.

**APPROVAL OF MINUTES**

Ms. Cohen asked had the Commission read the minutes from the March 10, 2021, Regular Planning Commission meeting and for the August 19, 2021, regular Planning Commission Meeting and asked if there were any corrections needed. There were no additional corrections needed and the minutes stand approved.

Alix Nouredine Do you swear or affirm that the testimony that you are about to give is the truth the whole truth and nothing but the truth.

Breanna Kirk " yes" and reviewed her staff report using a PowerPoint presentation as follows:

**Project No. 21-10: Cinder Path – Bradford Road**, A Single-Family, requests Planning Commission recommendation that the Cinder Path be declared a Cleveland Heights Landmark per Code ch. 143 & 1111.

**CONTEXT:** The Cinder Path is an extension of Bradford Road that is not accessible to cars. It runs east-west and begins after the intersection of Bradford Road and South Taylor Road. It continues west, passing through Queenston Road, Kingston Road, Princeton Road. It ends at the intersection of Bradford Road and Canterbury Road, where Bradford Road picks up again. The path is paved and marked by restored stone pillars at each entrance. It connects nearby neighbors to each other and children to Canterbury Elementary School. This district includes several single-family residential homes, a school, and a place of worship.

Just west of the Canterbury Road and Bradford Road intersection marks the end of the Cleveland Heights Border with University Heights.

**REQUEST:** This request is for the Planning Commission to determine that no adverse effect will be brought by the designation of the Cinder Path as a Cleveland Heights Landmark.

**HISTORY:** The City of Cleveland Heights began buying properties in 1922 to extend Bradford Road to the University Heights border. In 1925, it had acquired all of the necessary properties and scheduled the curbing and paving for the following year. Neighbors objected to the paving and blocked the initial plans. The paving plans resurfaced again in 1936 and neighborhood protests again stopped the project as the neighborhood began using the footpath in 1927. The area was eventually paved with a walking path and stone columns were built by WPA (Workers Progress Administration) workers, though the date of the column construction is not certain.

Recently, Cinder Path neighbors have begun creating pollinator paths in their yards. In 2019, they received a grant from Future Heights to repair the columns, remove invasive plant species, and plant native plant species.

*Code Section 143.08(b): Before the [Landmark] Commission shall designate any place, building, structure, work of art or similar object as a landmark, it shall advise the Planning Commission of the proposed designation and secure from such Planning Commission its recommendation as to whether or not, in its opinion, the proposed designation would in any way adversely affect the area surrounding the location of such proposed landmark. The City Planning Commission may also offer its advice to the Landmark Commission as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation as to whether or not the proposed designation should or should not be made.*

Declaration of the Cinder Path as a designated Cleveland Heights Landmark will have no adverse effect on the surrounding neighborhood. Designation will not increase traffic in the vicinity nor will it infringe on the rights of neighboring property owners.

The Landmark Commission reviewed the nomination application and heard from neighbors/the applicant on September 14, 2021, and determined that it is eligible for listing as a Cleveland Heights Landmark. The Landmark Commission will review and vote on the Cinder Path designation at its November 2, 2021, meeting at 5:30 p.m.

**Staff Recommendation:** If the Landmark Commission votes to designate the Cinder Path as a Cleveland Heights Landmark, on behalf of the Landmark Commission, staff asks that the Planning Commission find that this designation will have no adverse effect on surrounding property and recommend that this property be given the status of a designated Cleveland Heights Landmark.

Ms. Cohen asked Mr. Zamft and Alix Nouredine if Mr. Zamft needed to be sworn so that he may share why this landmark is before the Commission.

Alix Nouredine Do you swear or affirm that the testimony that you are about to give is the truth the whole truth and nothing but the truth.

Mr. Zamft "I affirm" Mr. Zamft went on to explain why this particular project was before the Planning Commission and the other necessary step that will have to take once approved by the planning commission.

Ms. Cohen "thank you" and asked if there were any questions for the staff.

Jessica Wobig asked if there could more detailed explanation or description on what would be part of that landmark designation and would the City of Cleveland Heights be solely responsible for the landmark review in the future and who would be responsible for maintenance and repairs if anything should come about.

Mr. Zamft It's a city-owned property so we're responsible for repairs, maintenance, etc. versus a private property that's getting landmark status, which would still be the homeowner's responsibility.

Ms. Kirk added that the area has currently been maintained by volunteers but is city-owned and the responsibility to maintain the property is that of the City of Cleveland Heights.

Jessica Wobig asked for clarification that the stone pillars along the right-of-way and any other property be up for review regarding maintenance.

Ms. Kirk replied "No" just stone pathway and the stone pillars would be a part of the maintenance.

Ms. Cohen asked if there was a motion to recommend Project No. 21-10 back to the Landmark Commission.

Mr. Gaynier motioned to have Project No. 21-10 **Cinder Path – Bradford Road**, A Single-Family, requests Planning Commission recommendation that the Cinder Path be declared a Cleveland Heights Landmark per Code ch. 143 & 1111. Planning Commission recommends that the Project be referred back to the Landmark Commission.

Mr. Horowitz seconded the motion adding that this project will have no adverse effect on the surrounding property.

Motioned carried 6-0.

Breanna Kirk reviewed her staff report using a PowerPoint presentation as follows:

**SUBJECT: Project No. 21-11: 2181 North Taylor Road**, A Single-Family, requests Planning Commission recommendation that the 2181 North Taylor Road be declared a Cleveland Heights Landmark per Code ch. 143 & 1111.

**CONTEXT:** The property at 2181 North Taylor Road is located at the northeast corner of North Taylor Road and Helmsdale Road, in the northwest corner of Cleveland Heights. The property originally had 5 acres of land that were eventually sold off. About 0.8 acres remain, on which the home and two-car, detached garage reside. The district includes several residential homes, schools, and places of worship.

Continuing southeast along North Taylor Road is a small "C2" Commercial District that contains a beauty supply shop, Lakewood University, and pre-school. Southwest of the

parcel is a section of the Forest Hill (Rockefeller) National Register Historic District. The property is less than 600 feet due west of the East Cleveland border.

**REQUEST:** This request is for the Planning Commission to determine that no adverse effect will be brought by the designation of 2181 North Taylor Road as a Cleveland Heights Landmark.

**HISTORY:** The original farmhouse at 2181 North Taylor Road was designed by JW Cresswell Corbusier and built around 1885 by Mathias Neff. Corbusier was known for his church architecture, including the Church of the Covenant (University Circle) and the Church of the Saviour (Cleveland Heights). In 1895, the property was bought by John Henerson, a founder of the Cleveland Bar Association and counselor of John D. Rockefeller. In 1916, the property was transferred to his daughter, Janet Adams, who married Carl Adams, president of Robeson Preservo Co. The couple added an addition to the home in 1916. The addition is considered the front side of the home that faces North Taylor Road and the original farmhouse structure is in the back of the home.

The home was previously renovated with a 1970s design style and the homeowner has been working to restore the home with period-appropriate design. Much of the 1916 addition has been restored and the homeowner is currently working on the original section of the home. An impressive antique collection can be seen in the interior of the home and makes its way into small details and fixtures.

*Code Section 143.08(b): Before the [Landmark] Commission shall designate any place, building, structure, work of art or similar object as a landmark, it shall advise the Planning Commission of the proposed designation and secure from such Planning Commission its recommendation as to whether or not, in its opinion, the proposed designation would in any way adversely affect the area surrounding the location of such proposed landmark. The City Planning Commission may also offer its advice to the Landmark Commission as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation as to whether or not the proposed designation should or should not be made.*

Declaration of 2181 North Taylor Road as a designated Cleveland Heights Landmark will have no adverse effect on the surrounding neighborhood. Designation will not increase traffic in the vicinity nor will it infringe on the rights of neighboring property owners.

The Landmark Commission reviewed the nomination application and heard from the applicant on September 14, 2021. On October 6<sup>th</sup>, they conducted a site visit. The Landmark Commission will review and vote on the Cinder Path designation at its November 2, 2021, meeting at 5:30 p.m.

**Staff Recommendation:** If the Landmark Commission votes to designate 2181 North Taylor Road as a Cleveland Heights Landmark, on behalf of the Landmark Commission, staff asks that the Planning Commission find that this designation will have no adverse effect on surrounding property and recommend that this property be given the status of a designated Cleveland Heights Landmark.

Ms. Cohen asked what are the effects of a landmark designation on the selling of a home or what changes to the home at a certain point after being declared a Landmark.

Ms. Kirk said that there's nothing that changes the sale of a home once designated a Landmark, however, if you change the exterior of the home, instead of only having to have Architectural Board of Review, it will need to have Landmark approval as well.

Ms. Cohen asked if the applicant was available, they weren't. She asked there were any questions for staff.

Jessica Wobig asked who initiated the landmark for this property was it the homeowner or an additional source.

Ms. Kirk said it was initiated and completely submitted by the homeowner. Since taking ownership of the home they've taken a lot of pride in the home as well restoration.

Jessica Wobig so the homeowner is in full support of the process.

Ms. Cohen asked if there was a motion on the floor.

Mr. Horowitz Motioned for approval of **Project No. 21-11: 2181 North Taylor Road**, A Single-Family, requests Planning Commission recommendation that the 2181 North Taylor Road be declared a Cleveland Heights Landmark per Code ch. 143 & 1111. Adding that the landmark designation will have no adverse on the surrounding property and recommend that the property be given the status of a designated Cleveland Heights Landmark.

Adam Howe 2<sup>nd</sup> the motion.

Motioned approved 6-0.

Ms. Cohen went on to say that they will now move on to the agenda which will include the following:

Staff Report on Planning Activity

- a. South Taylor Rd. Development Project – Knez Homes
- b. Update on Cedar-Lee-Meadowbrook project & schedule
- c. Vacant Lots, Greenspace updates
- d. Training topics and schedule

Mr. Zamft went on to give an overview of each activity and welcomed Michael David to the panel. He showed a visual of the new townhouse development on South Taylor, which is primarily in University Heights with the northern portion of the site where the walking path and landscape are located within Cleveland Heights. He added that this would normally be an administrative review but now this will be our recommendation that we proceed and review, allowing the Planning Commission to make comments or suggestions.

Mr. David thanked the Planning Commission and the City of Cleveland Heights and further went on to give a detailed description of the townhome plan and how it will affect the City of Cleveland Heights and University Heights in a positive manner. Adding how this will bring more people to both cities, which would grow business and the community as a whole. Mr. David added they have also gained utility easements as well.

Mr. Zamft stated that Planning Commission allows you the opportunity to voice your reactions and thoughts as well as look at this project from the perspective of the City of Cleveland Heights.

Mr. Gaynier voiced his excitement with the project, stating that he's been waiting for 10 years, he went on to say that this is a terrific infill project. He asked for clarification if there will be any elevations from the Taylor Road view.



Mr. David interject that with the presentation that was submitted to Ms. Knittel that they did provide some front elevations.

Mr. Gaynier stated he would like to see them just out of curiosity. He added that he is very excited about this project.

Mr. David "thank you" and stated that he also was excited about the upcoming project.

Mr. Zamft stated staff will make sure that all members will receive the complete presentation including the elevations.

Ms. Cohen asked about the notification to the community regarding the project how that will be handled.

Mr. David stated part of the University Heights approval process, they require their own neighborhood to send out notices to all residents with the area. He went to say that they had their meeting earlier in the month to make the community aware of the project.

Ms. Cohen stated that she appreciates that. And for the record that the Planning Department will have that information available for residents as well.

Mr. Horowitz wanted to clarify that seeing the plans, it appears that all of the construction is within the City of University Heights with a sidewalk that connects the two cities with a pocket park, that will be in both cities.

Mr. David "Yes".

Jessica Wobig had a general question regarding traffic on Taylor Road, asking how and when residents or businesses in the vicinity would know when traffic would be impeded do to congestion.

Mr. David stated that he doesn't foresee heavy traffic.

Mr. Zamft asked that the Planning Commission is kept informed with the construction schedule so that we can inform residents of possible delays.

Mr. David "absolutely" we'll definitely keep you informed.

Ms. Cohen asked if there were any additional questions or comments. She went on to thank every for all the information regarding this project.

Mr. Zamft went to present the Cedar-Lee Meadowbrook Project. He updated the Commission on the focus groups that have met over the past few months. He went to let the Planning Commission know that soon the development team will come before the Planning Commission for a preliminary review as well as the Architectural Board of review for preliminary review. This will offer the chance to give input, concerns and raise questions regarding the projects.

Ms. Cohen stated they have been trying to have more community engagement which is great.

Mr. Horowitz asked if there's a turnover with City Council and they aren't in agreement with the project how do we handle that and is there something in place for that.

Mr. Zamft the city has a memorandum of understanding with the development team and at some point, in the future Council may be considering a development agreement which would essentially be a contract, and from the Planning Commission perspective, you would treat it as a project that's going forward.

Ms. Cohen called for the next Item on the agenda.

Mr. Zamft explained that the planning department and parks and recreation department along with economic development and law have been looking at all the vacant lots that we have in the city trying to figure out how and what to do with them. Parks and Rec have in particular asked if the City would want to retain any of these lots and have them remain "green". An example is Compton Road the Compton Road Greenway, he went on to detail the issue as well as a possible solution for creating additional green space.

Ms. Cohen asked if there were any questions for staff.

Mr. Horowitz asked how many vacant lots are there currently in the City of Cleveland Heights and are we as a city looking to gain ownership of those properties and what is the ongoing plan for the properties we currently own.

Mr. Zamft said that there are about 200 to the low 300 vacant properties, we currently do have a number of proposed uses which include the development of new homes, parks and adding usable green space.

Ms. Cohen asked if the city has a map showing the vacant properties.

Mr. Zamft replied "Yes", it is located on the Economic Development Website.

Mr. Zamft moved on to the next topic on the agenda which is the training topic and schedule for the Planning Commission. This is something they want to see and have, he went on to say that possibly this will happen late this fall.

Ms. Cohen stated that she is looking forward to it, she also asked if there was a topic that anyone wanted to have included.

Mr. Zamft stated that there should be a curriculum for the training to meet everyone's concerns.

Mr. Horowitz stated that he agreed that there should be a curriculum and stated that they will have a better understanding of zoning codes and other factors that would affect our decisions.

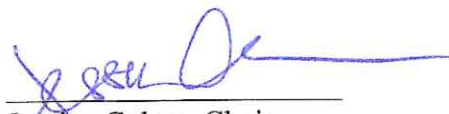
Jessica Wobig Agreed with Mr. Horowitz.

#### Old Business

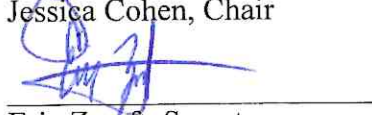
Ms. Cohen made the public aware that Jeffery Rink has resigned from his seat with the Planning Commission.

New Business currently the vacant seat has not been filled however we are looking for a replacement. Also, there has been a reschedule of the Zoning Text Amendment Public Hearing, it will be held on November 1, 2021, at 6:00 p.m.

The meeting adjourned at 7:51 p.m.



Jessica Cohen, Chair



Eric Zamft, Secretary

