

**CITY OF CLEVELAND HEIGHTS
REGULAR PLANNING COMMISSION
January 11, 2023
MINUTES OF THE REGULAR MEETING**

PRESENT MEMBERS:

Michael Gaynier	Vice Chair
Leonard Horowitz	
Jessica Wobig	
Judith Miles	
Adam Howe	
Ken Surratt	

ABSENT MEMBER: Jessica Cohen

STAFF PRESENT:	Eric Zamft	Planning Director
	Lee Crumrine	Assistant Director of Law
	Breanna Kirk	Planner I
	Karen Knittel	Assistant Planning Director
	Christy Lee	Administrative Assistant

CALL TO ORDER

Mr. Gaynier called the meeting to order at 7:00 p.m. He welcomed the audience to the January 11, 2023 regular meeting of the Cleveland Heights Planning Commission.

APPROVAL OF MINUTES

Mr. Gaynier stated that the minutes from the December 2022 meeting had been completed however due to a technical issue some of the discussion was not audible and therefore not transcribed. He asked whether this causes any issue legally and if can they be accepted as is.

Assistant Law Director Lee Crumrine, Director Zamft, and Assistant Director Knittel responded yes they could be accepted.

Ms. Knittel added that if a Planning Commission should review them as they usually do and if it was felt that there was a viewpoint or statement not adequately reflected they can propose the minutes be amended. The full Planning Commission review and vote will document the accuracy of the minutes.

Mr. Gaynier stated he the minutes would be reviewed and approved at the next Planning Commission meeting.

Lee Crumrine swore in all applicants and staff members.

Mr. Richard Bucchier 2102 Stillman Road, affirmed the oath. Mr. Bucchier stated that he has owned the property on Stillman for about 20 years, and he is looking to improve the parking structure. Mr. Bucchier spoke of how this property is a multiple-family dwelling. He wants to add additional parking for his tenants giving all the ability to move around without disturbing one another giving more space to park additional cars. This project allows for a new garage,

which will be a single car with new flooring as well as better storage giving more space and covering for tenants. He went on show a PowerPoint of how tenants would now park on the property.

Mr. Gaynier asked if there were any comments from the public at this time, he then asked if staff would come and present.

Ms. Kirk's PowerPoint presentation was as follows:

Proj. No. 22-25 R. Bucchieri, 2102 Stillman Rd., "B" Two-Family, Requests Reduction of Required Enclosed Private Parking Spaces per Code Section 1111, 1115, 1121, & 1161.

CONTEXT

This property is near the intersection of Stillman Road and East Derbyshire Road. The parcels on this block of Stillman Road are two-family homes zoned 'B' Two-Family. This zoning district extends 2 blocks west to the homes on the east side of Coventry Road as well as north to the homes on East Derbyshire Road. The Future Land Use Map from the Master Plan shows the existing two-family housing as remaining two-family housing.

In November 2021, City Council adopted zoning text amendments that would permit applicants to request a reduction in required enclosed private parking spaces from the Planning Commission.

PROJECT DESCRIPTION

The applicant is proposing to replace the current detached two-car garage with a new detached one-car garage.

REQUEST FOR REDUCTION OF REQUIRED ENCLOSED PRIVATE PARKING SPACE

The applicant is requesting a reduction in the required enclosed private parking spaces under 1161.051(a).

STANDARDS

1161.05 MODIFICATION OF NUMBER OF REQUIRED PARKING SPACES.

Whenever the parking requirements based on functions and uses, and application of the standards specified in Schedule 1161.03 can be shown by the applicant to result in an excessive number of parking spaces and that a lesser number of spaces is appropriate and consistent with these regulations, the Planning Commission may approve a reduction in required spaces

1161.051 EXCEPTIONS TO REQUIRED ENCLOSED PRIVATE PARKING SPACES

Any application that will not be providing the requisite enclosed parking spaces as indicated in Schedule 1161.03 shall require review and approval by the Planning Commission based upon the regulations and criteria of this section.

- (a) Exceptions. The required off-street parking spaces for single-family dwellings, two-family dwellings, and townhouses shall be enclosed in a detached or attached private parking garage, as indicated in Schedule 1161.03, unless one (1) or more of the following exceptions can be substantiated:
 - (i) The parcel is a legal, non-conforming lot that does not have the requisite minimum lot area or lot width to accommodate a Code-conforming private parking garage.

- (ii) Special conditions exist specific to the lot that are not applicable generally to other lots in the same Zoning District that render a Code-conforming private parking garage impractical.
 - (iii) If the previously existing private parking garage on the lot was a single-car garage for single-family dwelling.
 - (iv) If an existing private parking garage structure and associated remnant parking pavement are proposed to be removed and replaced with grass or landscaping, thereby increasing green or open space.
 - (v) If a substantial expansion or addition to the principal structure is proposed.
- (b) Landscape Plan Required. Any application that will not be providing the requisite enclosed private parking spaces shall include a Landscape Plan that addresses stormwater management and minimizes adverse impact on neighboring properties, subject to Chapter 1166 of the Zoning Code.
- (c) All other provisions of City ordinances relating to zoning, demolition construction, use and maintenance of residential buildings shall apply, including, but not limited to, impervious surface coverage, yard setbacks, parking pad dimensions, driveway dimensions, parking requirements, and utilization of driveways for parking.

STAFF RECOMMENDATION

Staff found that this request met the following exception criteria:

- 1161.051(a)(i) The parcel is a legal non-conforming parcel in terms of parcel area. This parcel is 4,200 square feet and has a lot width of 40 feet. Code Section 1121.06 states that in a "B" Two-Family District, a two-family dwelling shall have a parcel minimum lot area of 10,000 square feet and a minimum lot width of 60 feet.
- 1161.051(a)(iv) The space gained to the north from demolishing the current two-car garage will become a landscape bed with tall shrubs.

Due to the impacts of the COVID-19 pandemic, a greater period of time is needed on a temporary basis to complete construction projects. Staff recommends that Planning Commission approvals reflect a longer period of completion.

Staff recommends that the Planning Commission approve the reduction in required enclosed private parking to permit a one-car garage to be built as shown on the submitted site plan with the following conditions:

1. Architectural Board of Review approval of the garage;
2. Receipt of required building permits;
3. Final landscape plan to be approved by the Planning Director; and
4. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

Mr. Horowitz asked how is it possible for a one-car garage to be built based on what is shown on the site plan, it looks as though that would be impossible. \

Ms. Kirk replied that this is the only site plan that is available and that was submitted at this time, showing both the current and new garage. It was or is assumed that additional cars would have access to parking based on the new site plan.

Mr. Gaynier asked Mr. Bucchieri to show an example of how the new parking arrangements would be for the tenants.

Mr. Bucchieri used showed the parking on the siteplan.

Mr. Gaynier reviewed the applicant's response stated one car would pull in front of the garage the next would be adjacent and the third car would be against the new parking spot in the back of the house. He asked if eventually, someone would use the garage.

Mr. Bucchieri replied that this could be possible especially if he got a new tenant.

Mr. Gaynier asked if there were three spaces or more for parking based on the new parking plan.

Mr. Bucchieri replied that there was a total of four parking spaces.

Ms. Wobig asked if the provision for adding landscaping is to use it for parking or if there is a request that some landscaping mitigation or how is that resolved with the permit?

Ms. Kirk stated that her understanding was that removal would result in the additional landscaping however it sounds like it will be used for parking so the staff's recommendation that stated that the increase in green space would be revoked at this time but the lot still is non-conforming parcel so it still does meet one of the Code requirements to apply for a reduction in the required enclosed parking.

Ms. Wobig wanted to clarify whether or not the plan would resolve the concerns about tenant parking as it currently stands. She asked if reducing the size of the garage would improve the quality of the rental home for tenants and asked if this would not increase the number of cars that are allowed on site.

Ms. Knittel stated that staff needed to make one more additional comment, regarding the parking being discussed as the site plan didn't show additional pavement, therefore a revised site plan is required to determine whether or not the discussed site plan will meet the requirements of the zoning code. If it does not, then this discussed site plan would require approval from the board of Zoning Board of Appeals as well.

Mr. Gaynier stated that with that in mind would they still be able to approve this project tonight.

Ms. Knittel responded that the Planning Commission could take action and suggested an additional condition regarding the Board of Zoning Appeals' approval.

Mr. Gaynier asked if there was any public comment.

Ms. Friess, 2310 Coventry Road, asked if you're required to have a garage on your property or if you could just have a shed. Ms. Friess gave additional ideas concerning Mr. Bucchieri and his parking plan suggesting no garage and a storage shed.

Ms. Knittel stated that the Zoning Code does require that two enclosed spaces per dwelling unit. Under specified conditions, the Code permits the Planning Commission to approve a reduction in the number of enclosed parking spaces, and also an application for a variance could be submitted to the Board of Zoning Appeals.

Mr. Gaynier stated that if they were going to be additional comments between Ms. Friess and Mr. Bucchieri they would have to stand at the front microphone

Ms. Knittel reminded them that any comments should be directed to the Chair and the Planning Commission as a whole and not to each other. She added that the Planning Commission has a submission for a one-car garage and if that is something that the applicant wanted to change he would need to withdraw this application and resubmit with a new plan.

Based on the public comments the applicant stated that he might want to consider changing his plan and requesting to have no garage and so maybe he would withdraw this request and come back with a new plan.

Mr. Gaynier stated to the applicant that it is his right to withdraw if he feels that would be best.

Mr. Horowitz commented that there is a valid request before the Planning Commission that could be considered and should the applicant decide another alternative is better suited the applicant could follow the procedures required to implement that alternative.

Mr. Gaynier added that this is a valid application before the Planning Commission and with the change in the codes, we are allowed to consider it. and you may want to reconsider withdrawing your request at this time.

Mr. Horowitz moved **for approval of Proj. No. 22-25 R. Bucchieri, 2102 Stillman Rd., "B" Two-Family, Requests Reduction of Required Enclosed Private Parking** Spaces per Code Section 1111, 1115, 1121, & 1161 with the staff recommendation The motion was seconded by Mr. Howe and **approved 6-0.**

Ms. Harper on behalf of Johana Harper 698 Anthony Street, Richmond Heights, Ohio. Ms. Harper stated they would like to sell a portion of the lot next to 14304 Superior Road as shown on the survey, the neighbor has offered to purchase the property and Mr. Harper would like to sell it to him.

Mr. Gaynier confirmed that they want to sell a portion of the lot at 14304 Superior to the Neighbor.

Ms. Harper "Correct"

Ms. Kirk's PowerPoint presentation was as follows.

Project No. 23-01: J. Harper dpa Harp Capital LLC, 14304 Superior Rd. & E. Friess, dba Adrienne Suites Limited, 14308 Superior Rd., "A" Single-Family requests lot resubdivision for PPNs 684-07-002 & 684-07-003 per Chapters 1111, 1115, and 1121.

CONTEXT: The parcels are located within the 'A' Single-Family residential district with single-family homes surrounding them.

REQUEST FOR LOT RESUBDIVISION:

The property at 14304 Superior (PPN 684-007-002) "Parcel A" is approx. 115 feet wide with a total area of 18,880 square feet.

The applicant requests to split a southern portion of Parcel A, a portion approximately 59.98 feet wide and 6,933 square feet, and join it with the parcel to the south, 14308 Superior (PPN 684-07-003) "Parcel B". Currently, Parcel B is approximately 72.12 feet wide and 14,210 square feet.

As a result of the resubdivision, Parcel A will become approx. 74.5 feet wide and 11,947 square feet. Parcel B will become approx. 134.48 feet wide and 21,143 square feet.

Zoning Code Section 1121.06 requires that in the 'A' Single-family District, the minimum lot width at the building line is 50 feet and the minimum lot area is 7,500 square feet. All parcels involved will remain conforming as a result of the resubdivision and joining.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the lot resubdivision to split the southern 6,933 square feet of Parcel A, 14304 Superior Rd, PPN 684-007-002, and join it with Parcel B, 14308 Superior, PPN 684-007-003 as shown on the side plan. Permanent Parcel Numbers 684-07-002 & 684-07-003 will remain code-compliant parcels as shown on the site plan, with the condition that, prior to submitting the plat to the County Recorder, it must be signed by the Director of Law and Director of Planning & Development.

Mr. Howe moved approval of **Project No. 23-01: J. Harper dpa Harp Capital LLC, 14304 Superior Rd. & E. Friess, dba Adrienne Suites Limited, 14308 Superior Rd.,** "A" Single-Family requests lot resubdivision for PPNs 684-07-002 & 684-07-003 per Chapters 1111, 1115, and 1121. The motion was seconded by Mr. Surratt and **approved 6-0.**

Doctor Scott Smith along with Susan Allen from CT Architects came before the Planning Commission to explain the resubdivision between the properties and how this new layout would not only benefit Oak Tree Veterinary Services but also the City of Cleveland Heights. They showed a PowerPoint site plan of the new building and parking plan stating they hoped the building will be functional by the end of 2023 or early 2024. They added that having one building would help staff as well as their patients. They added that combining the two buildings allows for a better workflow, savings on utilities, and general space as well as giving patients and families one location to come to and will cut down on confusion for care.

Mr. Gaynier asked if there were any question any questions at this time.

Ms. Knittel reviewed her staff report with a PowerPoint as follows:

Proj. No. 23-02 S. Smith & D. Hitchcock dba Oak Tree Veterinary Services, 1794 S. Taylor Rd. "C-2" Local Retail (a) conditional use permit review of expanded veterinary service per Zoning Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1165 & 1166; & (b) requests lot resubdivision to join PPNs 684-29-027 & 684-29-026 & 684-29-025 & 684-29-024 per Code Chapters 1111, 1115 & 1131.

CONTEXT

1794 South Taylor Road is located at the corner of South Taylor Road and Desota Ave. Oak Tree Veterinary Hospital (north building) and the parking lot are on this parcel. 1788 and

1784 South Taylor Rd. currently, there is a two-family house on each of these properties. All are zoned 'C-2' Local Retail. The properties north along S. Taylor are zoned 'C-2' Local Retail. Across South Taylor Road is Masterworks Automotive which is zoned 'C-2' Local Retail. To the rear of the property, the housing is zoned 'B' Two-family.

The Master Plan Future Land Use Map shows this section of South Taylor Road as attached or multi-family.

HISTORY

Nov. 2021 – Cal No. 3534 BZA approved a variance to permit parking in the front yard along S. Taylor Rd. and the corner side yard along Desota Ave. (not permitted); approved a variance to provide 27 parking spaces (28 were required); to permit the parking lot perimeter landscape area to be 5' wide along S. Taylor Rd and 10' wide along Desota Ave. (15' req'd); and to permit 11 contiguous parking spaces with no landscape island (req'd between 10 parking spaces).

Oak Tree Veterinary Hospital has been operating for the past 11 years. It is comprised of two buildings on either side of Desota Avenue.

1808 South Taylor Road has been used as a veterinary hospital since at least 1997 and 1794 South Taylor has had a veterinary hospital since at least 1966 (date of earliest Planning Dept. record).

PROJECT DESCRIPTION

The applicant proposes constructing a new building to consolidate the day-to-day operation. The new building is designed for the animal hospital and will be well-insulated to mitigate any noises that may affect the surrounding neighborhood and businesses. Care was taken to consider the zoning requirements as the building was designed. The Architectural Board of Review approved the building design at their December 5, 2023 meeting.

The new building location will allow Oaktree Veterinary to continue operations during construction. The existing buildings will then be demolished to provide for the required parking.

Since going to the Board of Zoning Appeals in November 2021, the plans have been refined and the following variances are no longer required:

- The number of parking spaces required for the proposed building is 33, the number of spaces provided on the site plan is 36; and
- The parking lot perimeter landscape area along S. Taylor Rd and Desota Ave. is code-conforming as it is 15' wide.

This revised plan removes the south building and uses the entire commercially zoned lot for parking. This revised plan as currently drawn requires variances for the parking lot including permitting the perimeter landscaping to be less than the minimum 15 feet, permitting 11 contiguous parking spaces with no landscape island (required between 10 parking spaces), and permitting the buffer between the commercial parking lot and the residential use and district to the south to be less than 10 feet. The applicant is working with staff on redesigning the parking lot to be as code-conforming as possible while meeting their parking needs. The applicant should be encouraged to continue to work with staff and if the parking lot cannot be designed to be code-conforming while meeting the applicant's needs, then the applicant will need to seek variance(s) from the Board of Zoning Appeals.

Signage was not submitted and was not reviewed as part of this application. The signage plan will need to be submitted for review and approval by the Architectural Board of Review. Should the signage plan submitted not be code-conforming, the appropriate variance process would need to be followed. The applicant will work with the city on any directional signage that would assist with safety.

MATERIALS RECEIVED AND REVIEWED

Conditional Use Permit Application

Conditional Use Permit Application Addendum

Oak Tree Veterinary Hospital Conditional Use Submission Drawings

- A001 Title Sheet
- C100 Site Survey
- C101 Overall Site Plan
- C200 Site Clearing Plan
- C300 Site Utility Plan
- C400 Site Grading and Storm Sewer
- C500 Site Pavement Plan
- C601 Erosion Control Details
- C700 Site Details
- C701 Site Details
- L100 Landscape Plan
- A101 Floor Plan
- A201 Exterior Elevation
- A700 3D Rendering

Resubdivision Application

Consolidation Plan

REQUEST FOR LOT CONSOLIDATION

The applicant acquired the properties at 1788 South Taylor Rd. (PPN 684-29-026), 1784 South Taylor Rd. (PPN 684-29-025), and 1780 South Taylor Rd. (PPN 684-29-024) in December 2021 and January 2022. The three parcels are zoned C-2 Commercial and have two-family residential structures on them. The residential two-family buildings are nonconforming uses in this commercial district. The applicant proposes to join these three parcels with 1794 South Taylor (PPN 684-29-027) which is the current site of the northern Oak Tree Veterinary Hospital building. The request for the consolidation is to enable the construction of a new veterinary hospital building.

REQUEST FOR REVISION OF CONDITIONAL USE PERMIT

STANDARDS FOR CONDITIONAL USES

A conditional use, and uses accessory to such conditional use, shall be permitted in a residential, commercial or special district only when specified as a permitted conditional use in such district, or when such use is determined by the Planning Commission to be a similar use, and only if such use conforms to the following standards in addition to any specific conditions, standards and regulations for such category of use set forth in Chapter 1151 of the Zoning Code. Furthermore, the Planning Commission shall find:

- a) That the conditional use will be in general accord with the purpose, intent and basic planning objectives of this Zoning Code, and with the objectives for the district in which located.

This is a continuation of the veterinary hospital use that has been in this location for over 55 years.

- b) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare
The expanded veterinary hospital will not be a detriment and in fact, may have a positive impact on the public safety and general welfare of the community.
- c) That the conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area
The new building is specifically designed for use as an animal hospital and its architecture is appropriate in appearance with the existing character of the neighborhood.
- d) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood
The investment in the animal hospital will have a positive impact on surrounding properties.
- e) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district
The investment in the animal hospital will enhance the orderly development of the area. The expanded use removes prior nonconforming structures and uses. The new building and additional landscaping will enhance the area.
- f) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided
Adequate utilities and road access are in place. The plans include the required consideration of stormwater management and will be reviewed by the City's Public Works Department and engineer.
- g) That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets
The new design maintains access to both South Taylor Road and Desota Avenue. There have not been issues with the current parking lot.
- h) That the establishment of the conditional use should not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools
The expanded veterinary hospital building will provide additional jobs in our community and allow veterinary services to be available to our residents and the general public.
- i) That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible
This is an expansion of an existing use. A veterinary hospital is a conditionally permitted use in the C-2 Local Retail District.
- j) That the conditional use shall address the sustainability guidelines of Section 1165.06 – see below.

- k) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.- see below.

l)

SUPPLEMENTAL STANDARDS FOR THIS CONDITIONAL USE (Chapter 1153)

This is an existing veterinary hospital and the use complies with the standards for veterinary hospitals listed below.

Section 1153.05(n) Animal Clinics, Veterinary Offices and Animal Grooming. An animal clinic, veterinary office or animal grooming establishment may be conditionally permitted in a C-2, C-2x or C-3 District provided such use is located in a building having adequate soundproofing and odor controls to ensure that any noises and odors associated with the operation of the facility are not detectible on neighboring properties See subsection (bb) "Animal day-care facilities and overnight boarding of animals"

- (bb) Animal Day-Care Facilities and Overnight Boarding of Animals. An animal daycare facility may be conditionally permitted in a C-2, C-2X or C-3 District, provided the standards listed in this subsection are met. Overnight boarding of animals may be conditionally permitted in conjunction with an animal clinic, veterinary office, animal grooming facility, or animal day-care facility in a C-2, C-2X or C-3 District. In the process of applying for a conditional use permit, the applicant shall clearly set out a plan to assure that animals will be cared for in a humane, safe, and sanitary manner, and that all feasible steps will be taken to limit negative impacts on the surrounding neighborhood. The applicant shall provide floor plans and accompanying commentary explaining how the standards listed below shall be met.

- (1) Facilities shall be subject to inspection by an animal control officer, the Zoning Administrator, the Building Commissioner, or their designated agent(s) upon request during business hours.
- (2) Facilities must provide and adhere to a plan for minimizing negative impact of the operation on neighboring properties due to noise, odors or other external effects of the operation.
- (3) Facilities shall have adequate exhaust outlets as approved by the Building Commissioner. Outdoor exhaust shall terminate at a point at which it will not be drawn into a ventilation system of a neighboring property and any odors will not be detectible on neighboring properties.
- (4) Outdoor runs and activity areas should be sufficiently distant from neighboring properties to ensure that activities therein do not cause a nuisance to occupants of those neighboring properties.
- (5) All dogs on the premises must be licensed.
- (6) All waste shall be disposed of with adequate frequency and in such a sanitary manner as to avoid odors, vermin or other nuisance conditions or the spread of disease.
- (7) The facility shall be maintained in a humane, safe and sanitary condition in accordance with accepted veterinary standards to ensure the health, safety and welfare of animals on the premises.
- (8) Failure to comply with the conditions set forth in this section and any additional conditions imposed by the Planning Commission shall be grounds for revocation of the conditional use permit.

SUSTAINABILITY GUIDELINES (Sect. 1165.06)

The following design characteristics and amenities are provided as a non-exclusive guide of items to be considered for all development plans. Additional design characteristics and public benefits and amenities not listed may also be considered.

- 1) *Historic preservation and adaptive reuse of existing structures.*
- 2) *The use of sustainable design and architecture, such as the use and/or incorporation of green roofs or white roofs, solar panels, wind turbines and other alternative energy efficient systems, and LEED (Leadership in Energy and Environmental Design) or LEED-equivalent structures.*
- 3) *Incorporation of passive solar building and site design, where the design of the structure and the layout of the lots within the development collect solar energy in the form of heat in the winter and minimize heat in the summer.*
- 4) *Where the development requires the demolition of existing structures, recycling and reuse of building materials from demolished structures.*
- 5) *Site design that incorporates public safety initiatives, such as strategies advocated by Transportation Demand Management, Crime Prevention Through Environmental Design (CPTED) and Safe Routes to School.*
- 6) *Preservation of natural features where the design of the site provides more usable and suitably located open space and natural amenities. The use of conservation easements is encouraged.*
- 7) *Innovative stormwater management techniques that exceed the performance standards required by the Ordinance and the City Code, and reduce the amount of impervious surface on the site.*
- 8) *Additional public infrastructure improvements in addition to the minimum required by the planned development overlay, such as new or repaved streets, provision of bicycle paths, installation of gutters and sewers, new public transit stations, and traffic control devices to improve traffic flow.*
- 9) *Community amenities such as public art, places to congregate such as plazas, malls, gardens, outdoor seating, and pedestrian and transit facilities.*
- 10) *Additional open space and recreational amenities such as recreational open space and playgrounds, including athletic fields, dog parks, and natural water features and conservation areas above that required by the Ordinance.*
- 11) *Provision of car or bicycle sharing facilities on-site.*

SUSTAINABILITY GUIDELINES COMMENTARY (Sect. 1165.06)

This is a redevelopment of commercially zoned parcels, the additional landscaping along the perimeter of the property will include native species. The applicant should be asked to address what sustainability guidelines this project addresses.

STAFF RECOMMENDATION – LOT CONSOLIDATION

Staff recommends that the Planning Commission approve the lot resubdivision to join Permanent Parcel Numbers 684-29-027, 684-29-026, 684-29-025, and 684-29-024 as shown on the Consolidation Plan dated November 23, 2022, with the condition that the resubdivision plat is signed by the Director of Law and the Planning Director prior to submission to the County Recorder.

STAFF RECOMMENDATION – CONDITIONAL USE PERMIT

Staff recommends that the Planning Commission approve the revised conditional use permit for the expanded veterinary hospital/services as described in the Planning Commission application with the following additional conditions:

1. Signage Plan must be submitted for review and approval by the Architectural Board of Review;
2. The applicant shall continue to work with staff to determine if a code-conforming south parking lot is possible, if not, the parking lot plan must receive all required variances from the Board of Zoning Appeals;
3. Approval of final landscape plan by Zoning Administrator;

4. Receipt of fence permits;
5. Receipt of building permits;
6. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
7. The Applicant shall work with staff to resolve any complaints from neighbors; and
8. All required construction and installation of the use shall be completed within 36 months of Planning Commission approval.

Mr. Howe moved approval lot consolidation of **Proj. No. 23-02 S. Smith & D. Hitchcock dba Oak Tree Veterinary Services, 1794 S. Taylor Rd.** "C-2" Local Retail (a) conditional use permit review of expanded veterinary service per Zoning Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1165 & 1166; & (b) requests lot resubdivision to join PPNs 684-29-027 & 684-29-026 & 684-29-025 & 684-29-024 per Code Chapters 1111, 1115 & 1131. Motioned Second by Ms. Miles **approved 6-0.**

Mr. Howe moved approval of **Proj. No. 23-02 S. Smith & D. Hitchcock dba Oak Tree Veterinary Services, 1794 S. Taylor Rd.** "C-2" Local Retail (a) conditional use permit review of expanded veterinary service per Zoning Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1165 & 1166; & (b) requests lot resubdivision to join PPNs 684-29-027 & 684-29-026 & 684-29-025 & 684-29-024 per Code Chapters 1111, 1115 & 1131. The motion was seconded by Ms. Miles and **approved 6-0.**

Mr. Surratt asked if while construction was underway will they continue to work out the current location.

Dr. Smith replied "Yes".

Mr. Gaynier asked if there was any new business or old business.

Mr. Zamft gave a brief overview of the Planning Activities, that there will be an upcoming Board of Control Meeting that Chair Women Cohen will attend on behalf of the Planning Commission to speak regarding Severance. Also, the Taylor Tudor Project did apply for historic tax credit however, the project was one point below the award line. Mr. Zamft went on to update the Commission on Park Synagogue. He added that the zoning changes that were voted on will be on City Council's Agenda this coming week, and if approved it will come back before the Planning Commission. Zamft reminded the Commission that there still will be training for all boards coming soon.

Ms. Kirk reported that the Land Mark Commission has been sending out mailings to over a dozen homes that are rooted in the African American history of the City of Cleveland Heights. And at this time, they have located the first Black man who purchased a home in the City of Cleveland Heights and would like to acknowledge him.

The meeting adjourned at 8:00 pm


Michael Gaynier, Vice Chair


Eric Zamft, Secretary