

**CITY OF CLEVELAND HEIGHTS
REGULAR PLANNING COMMISSION
November 9, 2022
MINUTES OF THE REGULAR MEETING**

PRESENT MEMBERS:	Jessica Cohen	Chair
	Michael Gaynier	Vice Chair
	Leonard Horowitz	
	Jessica Wobig	
	Judith Miles	
	Adam Howe	
	Ken Surratt	
STAFF PRESENT:	Eric Zamft	Planning Director
	Lee Crumrine	Assistant Director of Law
	Karen Knittel	Assistant Planning Director
	Christy Lee	Recording Secretary

CALL TO ORDER

Ms. Cohen called the meeting to order at 7:00 p.m. She welcomed the audience to the November 9, 2022, regular meeting of the Cleveland Heights Planning Commission.

APPROVAL OF MINUTES

Ms. Cohen stated that the minutes from October 26, 2022, have been submitted however Ms. Cohen has an additional question and therefore the minutes weren't reviewed at this time.

Lee Crumrine swore in new Planning Commission Member Ken Surratt.

Ken Surratt affirms the oath of office as a new Member of the Cleveland Heights Planning Commission.

Lee Crumrine swore staff and members of the public in.

Karen Knittel Staff report as follows:

Proj. No. 22-23 D. Durik 3547 Meadowbrook Blvd., "A" Single-Family, Requests Reduction of Required Enclosed Private Parking Spaces per Code Section 1111, 1115, 1121, & 1161

CONTEXT

The houses to the east and west along Meadowbrook Boulevard and the north and south of the applicant are all single-family homes zoned 'A' Single-Family. The Future Land Use Map from the Master Plan shows this area as being used for the same use, single-family housing.

On November 1, 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 based upon one (1) of five (5) exceptions (see below).

PROJECT DESCRIPTION

The applicant is proposing to replace the current one-car garage with a new 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)(iii) replacing a single-car garage with a single-car garage.

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 width and area. This parcel is 45 feet wide and 6,120 square feet. Code Section 1121.06 states that in an "A" Single-Family District a parcel should be a minimum of 50 feet wide at the building line and have a minimum lot area of 7,500 square feet.

- 1161.051(a)(ii) The previous private parking garage on the lot was a single-car 12 feet by 20 feet garage. The applicant proposes replacing this with a single-car garage that is 14 feet by 20 feet.

This garage design was reviewed and approved by the Architectural Board of Appeals at their November 1, 2022 meeting.

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

Ms. Cohen asked the applicant if they had any additional comments that they would like to add at this time. She asked if there were any questions for staff.

Mr. Surratt motioned approval for **Proj. No. 22-23 D. Durik 3547 Meadowbrook Blvd., “A” Single-Family, Requests Reduction of Required Enclosed Private Parking Spaces per Code Section 1111, 1115, 1121, & 1161** with the staff recommendations.

Motioned second by Mr. Gaynier approved 7-0.

Ms. Cohen reminded the public that this will be a preliminary review of Proj. No 22-24

SUBJECT: Proj. No. 22-24 Cleveland Heights-University Heights Public Library, 2800 Noble Rd. & 2780 Kirkwood Rd., “A” Single-Family & “MF-2” Multiple-Family review of proposed Noble Rd. Library per Zoning Code Chapters 1111, 1115, 1121, 1123, 1151, 1153, 1161 1165 & 1166 requests:

- a. approval for a reduction in the required parking &
- b. approval of conditional use permit for the expanded library.

CONTEXT: Noble Road Library, 2800 Noble Road (PPN 683-05-009) is zoned “A” Single-Family, and 2780 Kirkwood (PPN 683-05-008) the site of the former Noble Road Presbyterian Church is zoned “MF-2” Multiple-Family. The parcels to the east are zoned “A” Single-Family. Parcels across Noble Road are apartment buildings zoned “MF-2” Multiple Family. To the north along Noble Road are apartment buildings zoned “MF-2” Multiple Family. South of the library, across Montevista Road, is Noble Elementary School, zoned “A” Single Family.

The Master Plan Future Land Use Map shows this area as being institutional and attached or multi-family.

PROJECT DESCRIPTION

A library is a conditionally approved use in both the “A” Single-Family and “MF-2” Multiple-Family zoning districts. This project must comply with the Standards for Conditional Uses and Sustainability Guidelines.

The Noble Library branch was developed to capacity with no meaningful expansion possible. The site included the original 1937 Walker and Weeks designed building and a 1960s renovation. Even with a 2010 renovation, the existing site was not adequate to satisfy the current and anticipated service goals of the library and community requests. The library purchased the adjacent property to the north and demolished the church to allow for the expansion of the library. The expansion of the Noble Branch library includes the demolition of the 1960's addition, a renovation of the existing branch with a new addition to the building, and expanding the parking lot to the north. The northeast corner of the site is proposed as a community outdoor space for the Noble neighborhood.

The addition will provide a new accessible entrance from the parking lot and will include space for children, and teens and meeting rooms. The original 1937 library will include quieter reading, study, and computer access areas for adults.

The library campus will include community green space at the northeast corner, an accessible porch, outdoor programming space, reading nooks, bicycle parking, and a vegetable garden

ZONING HISTORY

Proj. No. 96-25, June 1996: Planning Commission approved the joining of 3889 and 3895 Montevista Road (PPN 683-05-054 and 683-05-055) with 2800 Noble Rd. for the library parking lot.

Proj. No. 97-9, April 1997: Planning Commission approval of parking lot on unused land behind existing Noble Library.

Cal. No. 2660, April 1997: Board of Zoning Appeals approved a 5 ft. side yard (north property line) setback and 7 ft. rear yard (west property line) setback (10ft. was required) for a parking lot and to permit 9 ft. by 17 ft. parking spaces (9 ft. by 20 ft. was required).

Proj. No. 21-07, August 2021: Planning Commission approved the joining of 2800 Noble Road and 2780 Kirkwood Road (PPN 683-05-008 & 683-05-009). The parcels are being joined for the library expansion.

MATERIALS RECEIVED AND REVIEWED

Conditional Use Permit Application

General Standards for Conditional Use for the Noble Road Branch Library

Memorandum dated November 29, 2022 Project Summary & Parking Reduction Request

Heights Library Noble Road Branch Renovation and Addition Planning Commission Submittal plans

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- Vicinity Map

- Planning Commission Requests: Conditional Use Permit

- Planning Commission Requests: Reduction in Parking

- Civil Engineering Drawings: Site Demolition Plan

- Civil Engineering Drawings: Site Parking Plan

- Civil Engineering Drawings: Site Grading Plan

- Civil Engineering Drawings: Site Utility Plan

- Civil Engineering Drawings: Impervious Area Plans

- Site Lighting Drawing – Photometric Site Plan

- Landscape Architecture Drawings – Landscape Plan

- Landscape Architecture Drawings – Tree Preservation Plan

- Landscape Architecture Drawings – Planting Plan-Trees

- Landscape Architecture Drawings – Planting Plan-Shrubs and Groundcover
- Landscape Architecture Drawings-Plants
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- Architectural Drawings-Exterior Elevations
- Architectural Drawings -Exterior Elevations
- Architectural Drawings- Exterior Rendering and Materials
- Zoning Variance Request – For Reference

REQUEST FOR REDUCTION IN PARKING

Zoning Code Section 1161.05 provides that the Planning Commission has the authority to modify the number of required parking spaces whenever the parking requirements based on functions and uses, and application of the standards specified in Schedule 1161.03 are shown by an applicant to result in an excessive number of parking spaces and that a lesser number of parking spaces is appropriate and consistent with these regulations.

Zoning Code Schedule 1161.03 (h)(2) requires a community facility such as a library to provide one (1) parking space for every four (4) seats or for each 300 square feet of floor space, whichever is greater. With 20,600 square feet of floor space, the library would be required to provide 69 motor vehicle parking spaces.

The site plan shows 42 motor vehicle parking spaces including three (3) handicapped spaces. The total square footage of floor space includes areas that will not be occupied by the public, including areas for storage, utility and mechanical rooms and restrooms. The library usage is variable with patrons visiting in larger or smaller groups depending on programming and time of day. Many comments received by the library during their October 4th public meeting questioned whether the site plan shown has too large of a parking lot.

There is on-street parking and the Noble Road Elementary School parking lot provides additional parking during non-school hours. It is more sustainable to encourage the use of existing parking than to create additional paved areas. Additionally, many of the patrons walk and/or bike to the library.

Schedule 1161.035 requires the library to provide one bicycle parking space for each 2,500 square feet of floor area. This results in the project needing to have a minim of 9 bicycle spaces for the 20,600 square-foot facility.

The library is providing 26 bicycle parking spaces. These will be located in two areas: the area near the entry from Kirkwood will have 16 spaces and the area near the building addition entry will have 10 spaces.

The library is requesting a reduction in parking so that their off-street parking for motor vehicles would be 42 parking spaces rather than the 69 parking spaces specified in Schedule 1161.03.

REQUEST FOR REVISION OF CONDITIONAL USE PERMIT

A library is a conditionally permitted use in both the 'A' Single-Family District regulated in Section 1121.04(d) and the 'MF-2' Multiple-Family District regulated in Section 1123.04(f).

STANDARD 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 library use that has been there since the library first opened on the

Noble School property in 1917 and the Noble Library building opened in 1937.

- 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 Noble library will not be a detriment and in fact will have a positive impact on the public health, 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 library held multiple public engagement meetings to understand community desires and to attempt to design the library addition to constructed, operated and maintained to be appropriate to the character of the area. This resulted in the historic 1937 Walter and Weeks building being preserved and an addition being designed to address provide additional space for community library services.

- 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 library should have a positive impact on surrounding properties and the increased services the library will be able to offer will provide amenities such as maker spaces, meeting rooms that will strengthen the neighborhood.

- 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 library will enhance the orderly development of the area. As part of this project, the library will be relocating electrical wires that currently run down the center of the property, which will result in an orderly appearance and the elimination of low-slung wires that are a safety concern.

- f) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided

Adequate utilities are in place, the project will provide 24-hour WIFI and exterior WIFI. A storm water management plan has been created by their Civil Engineer that 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 parking lot has been designed so that the entrance is from Kirkwood Road. The northern parking lot provides a circular drive lane that would allow a vehicle to also exit onto Kirkwood Road. Vehicles could also proceed south to a pick-up window or additional parking and would exit onto Montevista Road. Bicycle and scooter parking is available and pedestrian walks are designed through the campus. Additional parking is available in the elementary school parking lot across Montevista Road and along the public streets.

- 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

Expanding the existing library site enables the library services to continue to be offered adjacent to the Noble Elementary School. Maintaining and expanding services at this location will enhance the local economic welfare.

- 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

- j) This is an expansion of the existing library use. The library is a conditionally permitted use in both the 'A' Single-Family District and the "MF-2" Multiple-Family District.

- k) That the conditional use shall address the sustainability guidelines of Section 1165.06 – see below.

l)

- m) 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.

The project is requesting a reduction in parking from the Planning Commission and has submitted a variance application to the Board of Zoning Appeals for the variances discussed below in the commentary on additional zoning code regulations. A sign plan was not submitted and separate approvals will be necessary for any signage associated with this project.

SUPPLEMENTAL STANDARDS FOR CONDITIONAL USES

Schedule 1153.03(4) requires a library to have a minimum lot size of 1 acre and a minimum lot width of 150 feet. A library is required to have front, side, and rear yards that are a minimum of 50 feet. Parking for a library is required to be set back 50 feet from front and side yards and 10 feet from rear yards. The proposed site plan will require setback variances to the 50-foot front yard regulation proposed new building sets the building is designed to match the same setback as the original 1937 Walker and Weeks setback. Additionally, the parking lots will require variances as the supplemental standards require the parking lot to be setback 50 feet from the public right of way.

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.*

The library is maintaining the original 1937 Walker and Weeks building and expanding its footprint to incorporate the space required for library services and community needs.

- 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.*
The library will include energy efficiency design including raised access floor systems that supplies air low and returns above the ceiling instead of recirculating it all from the ceiling. The HVAC systems, exterior glass, and wall installation have been selected for their high performance characteristics. The roof layout and electrical system are designed so as to provide the infrastructure necessary for the library to add photovoltaic solar panels in the future.
- 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. The roof layout and electrical system are designed so as to provide the infrastructure necessary for the library to add photovoltaic solar panels in the future.*
The roof layout and electrical system are designed so as to provide the infrastructure necessary for the library to add photovoltaic solar panels in the future.
- 4) *Where the development requires the demolition of existing structures, recycling and reuse of building materials from demolished structures.*
The former church was demolished and is not part of this application.
- 3) *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.*
The library design includes windows that enable views of the street and public areas. The area is walkable and bicycling is encouraged with conveniently located parking by library entrances. The City will work with the library and elementary school to look at ways to improve routes to schools and the library.
- 4) *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.*
The plans incorporate outdoor areas including using the northeast corner as public greenspace that includes an amphitheater and including vegetable garden,
- 5) *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.*
Although impervious surface will increase, a stormwater management plan has been created that includes an underground devise such as the Advance Drainage Systems Inc. mC3500 Storm Tech Chamber that is a cost-effective management system of both stormwater quality and volume/flow rate. This will be reviewed by City's public works & engineer during the permitting.
- 6) *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. Community amenities such as public art, places to congregate such as plazas, malls, gardens, outdoor seating, and pedestrian and transit facilities.*

The plans will enable the future installation of EV charging stations in the north parking lot (shown on the Civil Engineering Drawings Site Parking Plan). Shared scooter parking and shared bicycle parking will be offered onsite. The City will work with the Noble Elementary School and the library on additional improvements to bicycle and walking routes. Also, the City will work with RTA to provide public transit that is accessible and appealing. The library plan is creating gardens and outdoor spaces.

- 7) *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.*

The northeast corner of the site has been designed as a community green space with amphitheater seating, the site also includes a vegetable garden.

- 8) *Provision of car or bicycle sharing facilities on-site.*

The site plan includes the provision of space for the parking of shared scooters and/or shared bicycles.

COMMENTARY ON ADDITIONAL ZONING CODE REGULATIONS

In addition to the setback variances to the 50-foot yard requirement of the Supplemental Standards for Conditional Uses specific to libraries, the site plan will need a setback variance to permit the proposed location of the dumpster enclosure. Also, a portion of the expanded southwest parking lot along Montevista Road will need a rear yard setback variance. These variances are to regulations in the District Regulations Chapter 1121 and 1123.

The lighting plan submitted with the Planning Commission materials shows that the exterior lighting will be code-conforming. (Section 1165.07) The lighting plan will be reviewed and approved by the Zoning Administrator.

The Tree Preservation Plan (Section 1166.11) and Landscape Plan (chapter 1166) submitted indicate that the applicant intends to be code-conforming in these areas. The Tree Preservation Plan identifies 34 trees that are 6-inch caliber at breast height or greater that will be removed and the Planting Plan for Trees has 41 new trees being planted. The Landscape Plan shows fencing which requires a fence permit. A final Landscape and Tree Preservation Plan should be submitted to and approved by the Planning Director. Additional materials are necessary for approval.

Signage (Chapter 1163) was not submitted and was not reviewed as part of this application. The Noble Library 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.

PARKING AND TRAFFIC

Access to the library parking lot will change with the new addition. Currently, patrons access the library parking lot from Montevista Road. The new site plan will have patrons entering the parking lot from Kirkwood Road. The northern section of the parking lot will allow patrons to circle it and potentially exit onto Kirkwood Road. There is a drive access that connects the northern section to the southern parking lot section. This drive access lane will be one-way allowing drives to move south. This access road will enable patrons to either use the pick-up window or access the parking spaces, including 3 handicapped spaces in the southern parking lot. All vehicles exit this southern parking area to Montevista Road. The drive access

lane to Montevista will be narrowed to a code-conforming 12 feet in width. This narrower width will assist in the public understanding that there is a change and that this lane is one-way out of the parking lot.

The library and the former church held events and activities in this location for many years. It is not anticipated that the library use including special events or community meetings will have any greater impact on the neighborhood than what historically had occurred. The city will work with the library on signage and strategies to address public wayfinding and safety.

SUMMARY OF MEETINGS

- Preliminary presentation at the Planning Commission – November 9, 2022
- Preliminary presentation at the Architectural Board of Review – December 6, 2022
- Review by the Planning Commission – December 14, 2022
- Review by the Board of Zoning Appeals – scheduled December 21, 2022
- Review by the Architectural Board of Review to be scheduled

STAFF RECOMMENDATIONS

a. Staff recommends approval by the Planning Commission of the reduction in parking to allow the library to provide 42 on-site parking spaces as shown in their Planning Commission application materials.

b. Staff recommends approval by the Planning Commission of the Noble Road Library Conditional Use Permit, with the following conditions:

1. All required variances are approved by the Board of Zoning Appeals;
2. Approval by the Architectural Board of Review;
3. Approval of the final Landscape Plan, including the tree preservation plan by the Zoning Administrator;
4. Approval of the Lighting Plan by the Zoning Administrator;
5. Receipt of applicable building permits;
6. Receipt of fence permit;
7. Signage Plan must be submitted for review and approval by the Architectural Board of Review;
8. The applicant will continue to work with the City to resolve any complaints from neighbors; and
9. All required construction and installation of the use shall be completed within 36 months of Planning Commission approval

Rick Ortmeyer who is a partner with the development company and who is in charge of Proj. No. 22-23 said this has been a long road for this presenting and developing this project to fit the needs of all involved, emphasizing their deep commitment to public engagement. He said the building design is centered around the input of the community. They showed an additional PowerPoint of the design concept of the structure and how this optimized the community use of the library as a whole. They also went through the demolition plan in further detail, showing what the general outcome will be along with the saving of trees and green space. They wanted to let the public know that they will now have access to drive-up services to make dropping off and receiving books easier. Further detailing paving, stormwater management, parking, and underwater detention center concerns, lighting along the structure, and how this will not affect surrounding residents.

Ms. Cohen asked if there is free residential parking along the side streets for residents.

Rick Ortmeyer stated that he believes that free parking is currently available and will remain.

Nancy Levin responded that in the evening when they have meetings held at the library they are encouraged to parking in the school parking lot directly across the street. Nancy added that there was a survey conducted and the average person walks to the library as well as utilize the public bus system.

Mr. Gaynier asked if the church's parking lot or vacant lot would be involved in this reconstruction.

Nancy Levin made the Commission aware that an outside source had purchased the parking lot property.

A question was asked about access to the proposed parking lot if someone tried to enter from Montevista Ave.

Rick Ortmeyer said that they would have to make a "U-turn" which wouldn't be ideal. Currently, there would be nothing to prevent them from doing so. There's a chance that a one-way sign would be put in place to prevent any accidents.

Ms. Cohen added that the Planning Commission has had to approve signage in the past and this may fall under those guidelines.

They added that they're currently looking onto solar panels along with other sustainability concepts to improve the function of the library.

Ms. Cohen asked if there were any questions or anything that they would like to add/see when the applicants return.

Ms. Cohen asked if they were going to use the parking lot to the south, there should be some type of crossing walk that should be implemented.

Ms. Myles asked a question however it wasn't picked up by the audio.

Ms. Cohen thanked the applicant for presenting.

Jessica Wobig presented a presentation on "Social Inclusion through Advocacy and Chang"
Which included a PowerPoint presentation.

Staff Report on Planning Activity: update was given on **Proj. No. 22-21 Mac's Auto Service, 1828 S. Taylor Rd., "C-2"** Local Retail, review for possible revocation of conditional use permit per Code Chapters 1111, 1115, 1131, 1151, 1153, 1161 & 1166.

The Planning Commission was informed that progress has been made to the location with the removal of cars as well as the boat. To increase parking availability giving the location more of a desired appearance.

Mr. Zamft gave a presentation on the annual code review that can be expressed to Council. Mr. Zamft also mentions upcoming new projects within the City of Cleveland Heights such as Park Synagogue and Severance that may require additional review of the zoning code. He stated that the current review was on regulations pertaining to places of worship and revisiting private parking and garage standards. Window transparency in public locations, changes to application/permit fees, general clean up with some sustainability relating to rain gardens/ rain barrels. Mr. Zamft presented a PowerPoint presentation reviewing these items.

Ms. Cohen asked for clarification on the accessory definition pertaining to places of worship, particularly within a residential home.

Mr. Zamft stated that this would fall under more of a size issue if it's secondary to the residential use of the dwelling, which is why one of the standards that will be proposed is that neighborhood places of worship could only be on corner lots due to the additional size.

Ms. Cohen asked if it was necessary to have an enforcement service in place if this demand was a nuisance.

Mr. Zamft stated that we as the public government have to look out for the public safety and health of all that reside in the community that would be affected by these new and possible additional places of worship.

Mr. Gaynier asked regarding the review and religious places of worship, and that among other cities there are issues among groups with designated places of worship, how will this work for the City of Cleveland Heights, and how will these places be looked upon regarding our city code?

Mr. Zamft stated that this is different from what is happening within our cities.

Ms. Cohen interjected that they are aware that some zoning issues do exist, but no one within the neighborhoods or communities with the City of Cleveland Heights has brought forth any issues.

Mr. Gaynier noted that establishing places of worship within residential areas could cause a shift in the lifestyles for residents surrounding it. Mr. Gaynier emphasized that he was concerned about the possible negative impact allowing homes mid-block to become houses of worship when we have not seen nor heard any requests from the community requesting this change to our zoning text. He asked what problem are we trying to solve and what could go wrong? He stated, for example, what if a home is remodeled and operated as a house of worship for a period of time before being vacated by the worshippers, then requiring expensive remodeling for a future purchaser to occupy it as a traditional family home? He asked, what if most of the neighbors on the block don't want a house or worship mid-block?

Mr. Gaynier stated that we already have many zoned areas and lots in the city available for houses of worship.

Mr. Zamft thanked Mr. Gaynier for his comments, and that he will take note to meet all needs.

Mr. Zamft went on with the annual Zoning Code Review regarding language describing persons, newspaper advertising, and the changing of zoning language as a whole. Also updates on rain barrels, Annex property zoning classification.

Ms. Cohen asked for clarification regarding posting notices regarding Planning Commission Meetings and asked how soon notices will go out or will it remain the same.

Mr. Zamft responded that currently the public is given ten days of notification which isn't unreasonable.

Ms. Cohen stated that she just wanted to ensure that the public is still made aware in ample time.

Mr. Zamft took note.

Mr. Zamft went on to discuss the issue that the city is facing regarding zoning or determining a front yard versus a corner lot.

Mr. Zamft and Ms. Knittel went on to agree that some changes need to be made regarding the determination of the front yard setback and how the language is conveyed to the general public. Mr. Zamft also gave an overview regarding chicken coop regulations, tented windows within

commercial districts, community gardening, and how all this will be better communicated to residents. Mr. Zamft also reviewed the enclosed parking requirements for single-family properties and how this possibly could be modified. Tree preservation, curb stops, adding that there will be a change to fees.

There was no old business to discuss.

There was no new business to discuss.

Adjournment

The meeting was adjourned.



Jessica Cohen, Chair



Eric Zamft, Secretary