

**CITY OF CLEVELAND HEIGHTS
REGULAR PLANNING COMMISSION
August 14, 2024
MINUTES OF THE REGULAR MEETING**

PRESENT MEMBERS: Jessica Cohen
Ken Surratt
Michael Gaynier
Judith Miles
Jessica Wobig

STAFF PRESENT: Brooke Siggers, City Planner
Karen Knittel, Assistant Planning Director
Jason Hines, Assistant Law Director
Christy Lee, Recording Sectary

Call to Order

Ms. Cohen called the meeting to order at 7:02 p.m. She welcomed the audience to the August 14, 2024, regular Cleveland Heights Planning Commission meeting.

Approval of Minutes

Ms. Cohen motioned to approve the May 15, 2024, Minutes. Mr. Surratt Seconded the motion; the motion was approved.

Ms. Cohen motioned to approve the June 5, 2024 Minutes. Mr. Surratt seconded the motion; the motion was approved.

Mr. Hines swore in all applicants and staff.

Ms. Siggers Power Point Presentation

Proj. No. 24-19 P. Weihe, 2239 Harcourt Drive, 'AA' Single-Family, request that the Planning Commission approve The McVey-Becker House to become a designated Cleveland Heights Landmark per Code Chapters 143 & 1111.

CONTEXT:

The subject property (parcel no. 685-23-003) is the eighth property northeast of Harcourt Drive and North Park Boulevard in the southwest region of Cleveland Heights. The home sits on a 20,100-square-foot lot. The property is zoned 'AA' Single-Family and is surrounded by other dwellings also zoned 'AA' Single-Family to its north, west, and south and by homes zoned 'A' Single-Family to its east. The house is in the Ambler Heights

neighboring property owners.

The Landmark Commission first reviewed the nomination application on May 7th, 2024. On June 26th, 2024, Commissioners conducted a site visit. Since the site visit and application review, Commissioners have conducted further research on the property. At their July 2nd, 2024 meeting, the Landmark Commission determined that the application was strong enough to begin the designation process, resulting in this submission to the Planning Commission. The Landmark Commission will review and vote on the property's designation at its September 4th, 2024, 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 properties and recommend that this property be given the status of a designated Cleveland Heights Landmark.

Ms. Cohen asked if there were any comments from the applicate and staff; there were none; therefore, that was a request for a motion on the floor for approval.

Mr. Gaynier motioned for approval for **Proj. No. 24-19 P. Weihe, 2239 Harcourt Drive, 'AA' Single-Family**, request that the Planning Commission approve The McVey-Becker House to become a designated Cleveland Heights Landmark per Code Chapters 143 & 1111.

Ms. Miles seconded the motion, and the motion carried 5-0.

Ms. Siggers Power Point Presentation:

Proj. No. 24-21 W. Jennings, 884 Quilliams, 'A' Single-Family, requests lot subdivision to combine PPNs 682-06-071 and 682-06-010 per Code Chapters 1111 & 1121.

CONTEXT:

The primary parcel is located at 884 Quilliams and is a Landmarked historic Cleveland Heights home. The two (2) subject properties (parcel no. 682-06-071) have a combined total area of 38,409 square feet and are located two (2) and three (3) lots north of the Quilliams and Randolph Road intersection. The properties are single-family houses zoned 'A' Single-Family and are surrounded by single-family homes, also zoned 'A' Single-Family.

PROJECT DESCRIPTION:

details of it and are proposing changes and clarifications. Ms. Knittel reviewed existing places of worship describing how they fit into their neighborhoods. She then reviewed proposed regulations for the new category of places of worship, neighborhood places of worship. The recommended changes would reflect the character of the residential neighborhoods and included:

- Building Size: Decreasing the maximum building square footage of from 10,000 square feet (sf) to 8,000 sf. This would include useable space on a second level including that of the first floor.
- Height: Reducing the maximum height from 45 feet to 35 feet, maintaining the residential zoning district's maximum height regulation.
- Regulations for Corner Lots: Adjusting the yard requirements for corner lots (where most of the Places of Worship would be located) to more generally match the existing requirements:
 - o Front yard: consistent with adjacent residential buildings
 - o Corner Side Yard (secondary street frontage):
 - When the corner side yard abuts rear yard of the house behind it – 10 feet
 - When the corner side yard abuts the front yard of the house behind it – 20 feet
 - o Interior Side Yard – In A and B Districts – 5 feet; In AA District – 10 feet (same as district regulation)
 - o Rear Yard – 25 feet
 - o Total Yard coverage – 70%
- Regulations for Interior (Non-Corner) Lots:
 - o Front Yard – consistent with adjacent residential buildings
 - o Side Yards – 5 Feet (same as district regulation)
 - o Total Yard Coverage – 70%

Ms. Knittel explained that this amended language would need to be finalized and introduced as legislation. She explained that in addition there would be discussions concerning permitted and conditionally permitted uses in neighborhoods as well as about building typologies and density.

Ms. Cohen stated that the Planning Commission had held multiple public meetings and had given the Places of Worship zoning amendments a lot of thought and effort. She expressed her dismay at the zoning legislation being pulled. Other members of Council also expressed their disappointment and confirmed that time and effort had been given to these proposed zoning amendments.

Ms. Cohen asked that the Law Department provide the following information to all Planning Commissioners in a formal memo:

1. The procedural history of Ordinance 130-2024 that includes a summary of the conversation at the Council of the Whole meeting from