

**CITY OF CLEVELAND HEIGHTS  
REGULAR PLANNING COMMISSION  
SEPTEMBER 11, 2024  
MINUTES OF THE REGULAR MEETING**

**PRESENT MEMBERS:** Jessica Cohen, Chair  
Jessica Wobig  
Leonard Horowitz  
Ken Surratt  
Michael Gaynier

**ABSENT MEMBER:** Adam Howe

**STAFF PRESENT:**

Jason Hines, Assistant Law Director  
Brooke Siggers, City Planner  
Christy Lee, Recording Secretary

**Call to Order**

Mrs. Cohen called the meeting to order at 7:00 p.m. She welcomed the audience to the September 11, 2024, regular Cleveland Heights Planning Commission meeting.

**Approval of Minutes**

The August 14, 2024, Minutes were held for approval until the next Planning Commission Meeting on October 9, 2024.

Assistant Law Director Jason Hines swore in all staff, the public, and applicants.

Ms. Siggers gave a PowerPoint Presentation on the following project:

**Proj. No. 24-25 E. Garcia, 908 Elbon, 'A' Single-Fam**, requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

**CONTEXT:**

The subject property (parcel no. 681-38-034) is located on Elbon Road, and is the seventh house south of the Noble and Elbon Road intersection. It is a

legal, non-conforming lot that is 42 feet wide and 5,292 square feet in area, which is smaller than the minimum 50 feet wide, 7,500 square feet code-conforming standard. The property is a single-family house, zoned 'A' Single-Family. It is surrounded by single-family houses, also zoned 'A' Two-Family.

The Master Plan future land use map shows this area as continuing to be used for single-family housing.

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

**STANDARDS:**

***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.

**PROJECT DESCRIPTION:**

The Applicant is requesting that they not be required to construct a garage on the property, as there currently is no garage present. The existing rear yard consists of pavement and green space.

**REQUEST FOR REDUCTION OF REQUIRED ENCLOSED PRIVATE PARKING SPACE:**

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

**STAFF RECOMMENDATION:**

Staff found that this request met the following exception criteria:

- 1161.051(a)(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.

Staff recommends that the Planning Commission approve the reduction in required enclosed private parking to not require a garage to be built, as shown on the submitted site plan, with the following conditions:

1. The Applicant is to submit a final landscape plan to be approved by the Zoning Administrator.
2. Project and landscaping must be completed within eighteen (18) months.

Ms. Cohen asked if they don't currently have a garage, and why do they still need permission to not rebuild a garage.

MS. Knittel stated that the code requires enclosed parking, at some point this residence had a garage but was later demolished.

Ms. Miles motioned for approval of **Proj. No. 24-25 E. Garcia, 908 Elbon, 'A'Single-Fam**, requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161. With Staff Recommendations, the motion was seconded by Mr. Gaynier and passed 6-0.



Ms. Siggers gave a PowerPoint Presentation on the following project:

**Proj. No. 24-06 3056 Mayfield Property, LLC, 3056 Mayfield, 'C2' Local Retail**, requests revision of conditional use permit to reflect change in business ownership per Code Chapters 1111, 1131, & 1153.

**REQUEST FOR REVISION OF CONDITIONAL USE PERMIT:**

The Applicant is requesting to revise their conditional use permit to reflect the change in business ownership.

**CONTEXT:**

The subject property (parcel no. 684-08-007) is located at the southeast corner of the Mayfield and Cumberland Road intersection. The property is in a 'C2' Local Retail district. It is neighbored by Family Dollar to its east, Cumberland Park and the Cleveland Heights Community Center to its west and south, and Motorcars and other businesses in the 'C1' Office district to its north.

**HISTORY:**

1996: (Project no. 96-22) Conditional use permit granted to allow the operation of the existing self-service car wash and changes to signage.

1997: (Project no. 97-02) Conditional use permit granted to allow freestanding self-serve vacuum in front of car wash.

2024: (Project no. 24-05) Request to revise conditional use permit for change in business ownership.

**PROJECT DESCRIPTION:**

The Applicant has no plans to change the existing building, use, appearance or operations, and is only requesting to revise the conditional use permit to reflect the change in business ownership. The property was previously owned by Jim Kickle as Ultimate Wash, and is being purchased by The Applicant and his brother, Matt and Trevor Gile, under 3056 MAYFIELD PROPERTY, LLC. The car wash is self-serve, and is available to customers 24 hours every day of the week. It is staffed by a manager who supervises the property as well as two (2) employees who come to the property twice a day to empty trash cans and pick up litter. The site includes four bays for self-service, two bays with a machine that washes cars, and parking for customers and employees.

**MATERIALS SUBMITTED:**



The Applicant submitted the following materials:

- (1) Proof of ownership
- (2) Land Survey

**STANDARDS FOR CONDITIONAL USES AND STAFF COMMENTARY:**

*1151.02 GENERAL STANDARDS FOR ALL 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;*

The Applicant is not changing the use or operations from the way in which it currently operates. The car wash aligns with the surrounding automotive-related businesses along the Mayfield corridor.

- 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 change in ownership should not impact public health or welfare or change the essential character of the neighborhood as the use and operations will not change.

- 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 change of ownership should not change the essential character of the neighborhood. The car wash complements nearby businesses in the area, and particularly complements automotive dealerships and other automotive aftermarket uses along the Mayfield corridor.

- 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 change in ownership should not be injurious to the use and enjoyment of other properties in the vicinity. It will operate in the same way in which it previously has.

- 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 change in ownership should not impede the normal and orderly development of surrounding properties as it is an established development and will continue to be used in the same way.

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

The Applicant is not proposing changes to the site layout, and does not anticipate any changes to utilities, access roads, drainage, and other necessary facilities.

- 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 Applicant is not proposing changes to the site that will negatively impact ingress and egress, and plans to utilize the same ingress and egress system that has already been established. Cars will enter from Middlehurst Road and exit the wash onto Mayfield Road. The Applicant added license plate readers along with an upgraded software system to enable cars to proceed through pay lanes faster in December of 2023, and expects these upgrades to improve the flow of traffic.

- 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 change of ownership will not change the site plan or use of the property, and should not be detrimental to public services.

- 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;*

The Applicant believes that there is minimal potential for future hardship on the conditional use as the site is adjacent to several automotive businesses.

- j) *That the conditional use shall address the sustainability guidelines of Section 1165.06.*

The car wash will use electric motors, which is a more energy-efficient alternative to hydraulic pumps. The car wash will also utilize reclaim tanks that allow them to recycle about 50 percent of used water. The Applicant also states that the car wash will use environmentally friendly chemicals in the car wash.

- 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)*

The Applicant will conform to the pertinent regulations of the district in which it is located.

**SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES (SECTION 1153.05):**

*Automobile Service Station - Major Repair, Automobile Service Station - Minor Repair, Car Wash. In a C-3 District, an automobile service station or a car wash may be conditionally permitted provided that:*

- (1) There shall be a minimum building floor area of 1,200 square feet;*
- (2) All activities including cleaning, washing and drying operations shall take place inside the building;*
- (3) No merchandise except oil may be stored or displayed outdoors;*
- (4) No junk, inoperative or unlicensed vehicle will be permitted to remain outside on the property for more than forty-eight (48) hours;*
- (5) All outdoor wiring, including electrical and telephone wiring, shall be installed underground;*
- (6) Locations where such use abuts a residential district or dwelling shall also provide a buffer zone along the entire length of the common boundary between the commercial use and the residential*



*use which shall be maintained not less than ten (10) feet in depth. This buffer zone shall be landscaped with grass, shrubbery and trees, as approved by the Planning Commission and shall contain a solid brick wall three (3) feet in height from the residential building line of the use to the street and six (6) feet in height from such residential building line to the rear of the residential use or residential district property line;*

*(7) An automobile service station or car wash may be combined with a gasoline station provided the minimum lot area shall be no less than 30,000 and the regulations for each use are maintained.*

This is an already existing car wash that will not change in appearance or function. The new owners will continue to operate this business in adherence to the above regulations.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve the revision to The Applicant's conditional use permit to reflect the change in ownership, with the following conditions:

1. The vacuum islands shall not be permitted;
2. The exit drive as shown in the site plan from the carwash to Mayfield Road must be kept open and free of parked vehicles;
3. Waiting vehicles shall not wait within the public right of way, including blocking pedestrian access to the sidewalk; and
4. The Applicant shall submit a landscape plan to be approved by the Zoning Administrator.

Mr. Horowitz stated that it was cited that the parcel was a legal non-conforming lot that does not require minimum area or lot width to accommodate a conforming private lot, however, there has been one previously. Is the garage, not code-conforming, is there something that I am missing?

Ms. Cohen interjected that this particular action goes back to when the code changes happened to allow smaller non-conforming lots for owners to do something different with their properties.

Ms. Sigger interjected and stated that the Commission can strike the first condition as they see fit because it still meets the 4<sup>th</sup> condition.

Ms. Wobig there seems to be that at some point a tree came down on the garage, is that true, and is this reason for the Condition request?

Ms. Sigger stated that she was unsure, but this question would be better answered by the applicant.

George Gallop 3401 Beechwood, affirmed the oath.

Ms. Wobig stated that there were some photos submitted with the application, and it appears as if a tree that came down on the previous garage is the origin of the collapse of the garage.

Mr. Gallop stated that was very heavy snow that caused the collapse.

Ms. Cohen asked if there were any additional questions at this time, if not was there a motion on the floor?

Mr. Horowitz moved approval of **Proj. No. 24-06 3056 Mayfield Property, LLC, 3056 Mayfield, 'C2' Local Retail**, request revision of conditional use permit to reflect the change in business ownership per Code Chapters 1111, 1131, & 1153. With Staff Recommendations. Motion was then seconded By Ms. Miles and passed 6-0.

Ms. Siggers gave a PowerPoint Presentation on the following project:

**Proj. No. 24-22 The Original Zemach, 1922-30 Lee, 'S-2' Mixed-Use**, requests revised conditional use permit to allow addition to existing place of worship per Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163, & 1166.

#### **SITE CONTEXT:**

The subject property is the corner lot southwest of the Redwood and Lee Road intersection. The property consists of a commercial building with multiple occupants, zoned 'S-2' Mixed-Use. The synagogue occupies the northern end of the building, and is neighbored by Dave's Markets to its south. The Synagogue is surrounded by other commercial buildings, also zoned 'S-2' Mixed-Use.

The synagogue was constructed prior to the Zoning Code requirement that any new place of worship receive a conditional use permit; however, Code Section 1171.02 states that "a lawfully existing use that would be eligible for a conditional use permit in the district in which it is located shall not be a nonconforming use, but without further action, shall be deemed to have obtained a conditional use permit. A new conditional use permit shall be required, however, for any change, modification, enlargement or alteration of such use, site development conditions or signs."

#### **REQUEST FOR REVISION OF CONDITIONAL USE PERMIT:**

A place of worship is currently conditionally permitted per Code Section 1171.02, and the proposed expansion requires a revision to the synagogue's existing conditional use permit.

**PROJECT DESCRIPTION:**

The Applicant is requesting to build a new addition to the rear of the building to accommodate growth in the Zemach Zedek Congregation and to renovate the exterior appearance. The project includes the expansion of the Social Hall and worship space while maintaining the existing footprint. The scope of work also includes replacing the current opaque glazing along its Lee Road face with stone veneer, and other alterations involving masonry, tuckpointing, a new LED lighting system, and HVAC efficiency improvements. The Applicant is also considering an on-site bicycle-sharing facility.

The building has housed the Orthodox Jewish Synagogue for over 100 years. The synagogue's membership consists of about 26 people. Members meet daily for prayers and Torah study each morning and evening, and the space is available for individual prayer through the day. Shabbat services are held weekly, and celebrations are held in the building during feast days and Bar Mitzvah or Bat Mitzvah celebrations. The rabbi is the only full-time employee, and the building is cleaned using professional cleaning services on a weekly basis. All other operations, such as cooking on feast days, are performed by volunteers from the congregation.

The building has three (3) available parking spaces for visitors in the drive at the rear of the building, and there is on-street parking available for additional parking needs. On-street parking has been sufficient when functions have historically been held at the building, and the largest gatherings regularly held at the building consist of Shabbat Services, which are held on Saturdays during which congregation members do not drive vehicles.

The project requires that The Applicant acquire an easement to allow the building's expansion to extend sixteen (16) inches into the public right of way. The Applicant will go to the Architectural Board of Review next for design review and approval.

**MATERIALS SUBMITTED:**

- Proof of Ownership
- Site Plan
- Planning Set for Construction of Addition
- Scope of Work
- 2018 Conditional Use Permit
- Responses to staff and application narrative questions



## **STANDARDS:**

### **STANDARDS FOR CONDITIONAL USES AND STAFF COMMENTARY**

*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:*

- l) 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 building has been utilized for religious services for over 100 years and is in conformance with the Zoning Code.

- m) 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 proposed renovations seek to enhance the current use of the building and to extend the life and viability of the building. The synagogue is in conformance with the objectives of the S-2 district.

- n) 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;*

All proposed changes are designed to complement the existing materials and architectural language of the building and overall streetscape of Lee Road.

- o) 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 proposed renovations seek to increase the value and attractiveness of the building. The Applicant believes that the building

will grow in property value and membership as a result of the proposed renovations, and that those enhancements will increase the viability of all its adjacent properties.

- p) 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 proposed renovations will encourage the normal and orderly development of adjacent properties. The site has been the location of a Synagogue for over 100 years and has not impeded the development and improvement of the surrounding property.

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

The proposed renovations include significant improvements to the building's utilities and facilities. The building currently provides adequate utilities, access roads, and drainage, and the alterations only seek to decrease those loads.

- r) 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 Applicant explains that a significant portion of synagogue visits consists of foot traffic. The Applicant feels comfortable with the available parking spaces, and feel that the congregation could be easily accommodated even if doubled. The facility is most frequently used on Saturdays, on which members do not drive to the location.

- s) 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 Applicant states that the purpose of the synagogue is to impact the community by enhancing it and lessening the need for policing. Proposed renovations also include improvements to the fire alarm system, decreasing the likelihood of a fire and ensuring a quicker response time should there be a need to extinguish a fire.

- t) *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;*

The Applicant does not foresee potential for future hardship that could result from this project. The utilization of this building will not change as a result of the proposed renovations.

- u) *That the conditional use shall address the sustainability guidelines of Section 1165.06.*

The proposed renovations include a new electrical system with LED lighting and an HVAC system with enhanced efficiency, and the congregation seeks to cut energy consumption to 50 percent of its current use. The Applicant also plans to donate any remaining wood after renovations are implemented to the City to use for mulch in gardens throughout the City.

- v) *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)*

The Applicant has reviewed the supplemental conditions of Chapter 1153 and has ensured that this project will adhere to codified regulations.

#### SUPPLEMENTAL STANDARDS FOR THIS CONDITIONAL USE (SECTION 1153.03)

##### 1153.03(b) Public and Private Schools, Parks and Playgrounds.

*In any district, the Planning Commission may require a school, park or playground to fence in the outdoor play area to minimize traffic hazards and buffer neighboring properties.*

#### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve the revision to The Applicant's conditional use permit to allow addition to existing place of worship, as shown on the submitted site plan, with the following conditions:

3. 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;



4. The Applicant is to work with City Staff to resolve any complaints from neighbors;
5. The Applicant is to obtain an easement to allow construction to extend sixteen (16) inches into the public right of way;
6. Applicant is to acquire all required building permits; and
7. All required construction shall be completed within 24 months of Planning Commission approval.

Mr. Gaynier requested to revisit a current slide showing actually where the addition would go.

Phil Atkins 493 Ruby Ville, University Heights stated that he was the current Project Manager on this case. Mr. Atkins went into further detail about where the new addition would be placed, and how this would not interfere with any current traffic or pedestrian access to the building.

Ms. Cohen asked for clarity on an additional slide showing the asphalt driveway asking if there would be any changes to that or the existing parking lot.

Mr. Atkins "Correct" There will be no change to the parking lot or the asphalt driveway.

Ms. Knittel interjected that this would be where many of our places of worship have been deemed to have Conditional Use Permits, we didn't have a paper Conditional Use Permit for this congregation although they have been there since 1924 when the building was constructed. And "yes" because they were making an addition, they must come back for a review of the Conditional Use Permit.

Mr. Gaynier stated that in the City's Commercial Districts, most of the buildings have to have glass to allow proper visual for residents and store owners, and does this apply to places of Worship? And if they do masonry and remove the windows would that be code confirming?

Ms. Knittel stated that places of Worship do have an exception to that regulation. Regarding if masonry work would be code confirming that too is "correct".

Mr. Atkins ended by acknowledging that this has been an honor to work on the project enlightening some of the history and culture that has been brought to the Community through this project.

Ms. Miles moved for approval of **Proj. No. 24-22 The Original Zemach, 1922-30 Lee, 'S-2' Mixed-Use**, requests revised conditional use permit to allow addition to existing place of worship per Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163, & 1166. With Staff recommendations, Mr. Horowitz seconded the motion which passed 6-0.

#### Staff Report on Planning Activity

Ms. Knittel updated the Commission that there has been an announcement on the new ADU Design Competition, which is located on the City of The Cleveland Heights Web site that gives detailed instructions on how to submitted your entry. Also, the County Planning Staff with visit the Planning Commission in October 2024, to discuss their ADU Study in more detail.

Ms. Cohen asked if there had been any follow-up to the question of the Zoning Code and Houses of Worship.

Ms. Knittel informed Ms. Cohen that this has been submitted to Law and they are currently reviewing all questions because it has to be reformatted and reintroduced as legislation. After all, the previous legislation had been pulled which virtually kills it and that can happen with any legislation, which is a part of the complete process. So, this will be reintroduced with the improvements that have been discussed. Such as setbacks and height requirements.

Ms. Cohen so when you say it has been submitted, what does that mean? The last time we submitted it went to the Administration and then to the Planning and Development Meeting is that where we should expect it to land?

Ms. Knittel apologies, not trying to be vague, so what happens is that it has to be formatted into legislation language which shouldn't take long by Law first and then the formal legislation process is for it to be submitted to Council. Then it would be up to the Council President if it goes to a committee or has an executive Sign-off.

Ms. Cohen once that happens will you make me and the Commission aware?

Ms. Knittel "Yes".

Ms. Cohen stated that she had emailed everyone individually making Councilman Craig Cobbs aware that we have an interest in Conflict of Interest Legislation, he in return has asked the Council Clerk to let us know when that meeting will take place, however, I was later informed that this would not be on the agenda.

Ms. Wobig interjected stating that this was not regarding the case because it's not a Landmark, but in a case where you have a building that has been used for over a hundred years, is there anything internally that can take place so that photos or documentation can be saved before any design changes?

Ms. Knittel you would like staff to have a record of a before and after for more of a historical reference point.

Ms. Wobig "Yes".

Ms. Knittel Stated that there are no records on file for this building that have been found, and, if the current look has always been as such. Possibly in the 1950's there possibly were some changes but we can't tell when each update to the building had occurred. However, that is something that we can look into soon with similar projects.

Ms. Cohen asked if Taylor-Tudor would come before the Commission.

Ms. Knittel stated that "Yes" at some point the larger buildings will come before the Commission for approval.

### **Old Business**

There was no old business to discuss.

### **New Business**

There was no old business to discuss.

### **Adjournment**

The meeting adjourned at 7:26 pm.

  
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Jessica Cohen, Chair

  
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Brooke Siggers, Secretary