

**CITY OF CLEVELAND HEIGHTS
REGULAR PLANNING COMMISSION
NOVEMBER 13, 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 November 13, 2024, regular Cleveland Heights Planning Commission meeting.

Approval of Minutes

The August 14, 2024, September 11, 2024, and the October 29, 2024, Minutes were all approved 5-0.

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. 24-30 P. Edwards, 3237 East Overlook, 'A' Single-Fam, requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

CONTEXT:

The subject property (parcel no. 687-01-094) is located on East Overlook Road, and is the sixth house east of the Lee and East Overlook Road intersection. It is a legal, non-conforming lot that is 50 feet wide and 6,250 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 enclose 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 to demolish their dilapidated two-car garage and replace the area with green space. The Applicant plans to seed the area with grass and plant privacy shrubs along the rear property line.

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) and (iv).

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.

1161.051(a)(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.

Staff recommends that the Planning Commission approve the reduction in required enclosed private parking to allow The Applicant to demolish the garage and replace it with green space 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 are to be completed within eighteen (18)

Mr. Gaynier motioned approval for **Proj. No. 24-30** with the staff recommendations, and the motion was seconded by Mr. Surratt and approved 5-0.

Proj. No. 24-31 J. Janus, 3423 Lownesdale, 'A' Single-Family, requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161. ***This case has been continued and will be heard at the December 11, 2024 Planning Commission meeting.***

Proj. No. 24-32 J. Dixon, 960 Caledonia, 'A' Single-Family, review conditional use permit (Proj. No. 11-31) for possible revocation and/or amendment per Code Chapters 1111, 1115, 1121, & 1161. ***This case has been continued at the request of the permit holder and will be heard at the December 11, 2024 Planning Commission meeting.***

David Craun stated that he was part of the design group for Park Synagogue, and went on to give further details regarding the design process for the current structures and how they will improve the aesthetics of the complete location. He expressed that they have been meeting with the community to allow for their input to be heard as well and reviewed for possible design choices. He further explained that the new design would allow for electrical upgrades, and removal of the boiler and care taker houses along with the one of the well know halls on the property. The daycare will remain on the property due to its current active status. He went on to show before and after images of the design concept for a better visual effect for the Board. He mentioned that the landscape design will be given close attention to ensure that all surrounding landscaping will be well maintained. There are plans to work with the City of Cleveland Heights to add walkable trails within the location for all to enjoy the surrounding landscape and brilliant architectural design of the Synagogue. Craun also discussed the current parking arrangements, as there will be no changes at this time. The future of the center will be that of a Community Arts Space where all are welcome for self-expression, both young and old. They also plan to allow Arts Education to be accessible for children K-12 and people enrolled in higher education arts programs. Craun also discussed the possibility for senior living, temple space as a place of worship, special events, wedding etc. The ballroom will also continue as an event space, and the Glass Auditorium will remain and be used by the expected K-12 students, and the partnered university for arts and performances. The Miller Chapel will remain for it's intended use. There will be a new structure added to the location in the form of a remote boiler house which will be more environmentally friendly. Fourteen (14) town homes will occupy the location, which will allow additional growth and exposure for the site and City of Cleveland Heights with it numerous benefits.

Proj. No. 24-33 Park Synagogue, 3300 Mayfield, 'A' Single-Family & 'MF-1' Multiple Family, presents preliminary site plan and restoration details that include 1) Conditional Use Permit for rehabilitation of the Synagogue, and 2) Future development project overview, per Code Chapters 1111, 1115, 1131, 1151, 1153, 1165, & 1166. *No formal action will be taken.*

3300 Mayfield Park Synagogue Preliminary Presentation

The Cleveland Planning Advisors team will make a preliminary presentation of the Park Synagogue development at the November 13, 2024 Planning Commission meeting. This is an introduction to the project and will include preliminary drawings.

The proposed project will be developed in phases. An early phase is the renovation of the historic Park Synagogue. Religious institutions are conditionally approved uses in our residential districts. We anticipate a request for a conditional use permit for the renovation of the Synagogue to be on the Planning Commission's December agenda. The balance of the project will require The Applicant to request a zoning map change. We anticipate that this request will be made to City Council soon and that the request would then be forwarded to the Planning Commission for consideration. A timeline of reviews and consideration of approvals will be provided as soon as is possible.

As this is a preliminary presentation, no action or vote was taken by the Planning Commission.

Ms. Knittel further explain the definition of a S2 Mixed-Use to the public and the Commission per Ms. Cohen's request.

Ms. Miles asked for clarification the schedule of completion for the project and what the part does the Planning Department and Economic Development have in all this.

Mr. Zamft stated there is coordination between both Planning and Economic Development and that both have spoken with the development team for Park Synagogue.

Ms. Cohen asked a question regarding the Town Homes that are to be built on the property designated for development first part of the development

David Craun stated that this would be the first part of the development because they will need to maintain a very respectful scale regarding the

Synagogue. So, anything built in that area needs to be of modest build, with a respectful scale that is cohesive with the overall design of the project. Plus, we don't want to over shadow the Synagogue itself, so that is why we are starting with the development of the Town Homes first and far away from the Synagogue. He added that this will also provide housing to incoming options for incoming students. He further detailed the height and over all structure of the Town Homes, adding that these well at market rate for pricing. Craun added that another potential site for the Town Homes would be near the Day Care.

Mr. Horowitz asked where exactly was the parking for the Town Homes.

David pulled up the Power Point to show exact location for parking for future residents of the Town Homes, located within the current parking lot on the premises.

Ms. Cohen asked for clarification on the potential walking paths and possible locations for play ground space, if any, near the residential area.

Craun stated there is a play ground located near the current day care, and that the walking path, as stated earlier, are currently under review with the City of Cleveland Heights for further planning.

Ms. Wobig asked was it correct that phase one includes that was mentioned as well as the demolition on the other side of the parcel. She also asked if there has been discussion between MPS and the Landmark Commission regarding the bridge

Craun: "Correct". He also pointed out this is just the beginning process of construction with the vision on the project, therefore things can and will change once the work has begun.

Ms. Cohen asked clarification regarding the S2 Zoning.

Craun stated that there are three (3) lots in total on this property: There's an "A" Lot, which is located on the North Side of the property; the "B" parcel, which is located near the Synagogue; and the "C" parcel, which includes the Day Care and Town Homes. In terms of the S2, we're planning a much less dense of a project than an S2 would allow. Our proposal is nowhere near that of a large-scale development, or the maximum number of dwellings permitted on the site. He added that a traffic impact study has been completed as well, along with the Townhomes to be guarded towards senior living.

Mr. Zamft made mentions that the there is still public comment.

Mr. Hines swore in all those that wish to have a public comment.

Peter at 1648 Compton Road. He stated that he lives right behind the location, he went on to express his delight in the project as a whole. He thanked them for keeping the community involved in the process of development, listing the desires of the community, especially with senior housing as a possibility.

Elaine Price 3390 Desota added that she is a member of the Boulevard Neighbors organization. Ms. Price went on to express her excitement of the new project and says she's impressed as well with how they have allowed the community to be involved.

Susan Miller from Berkshire Road, too, echoed the same delight of how this project is allowed for the community to be involved.

Ms. Wobig asked for clarification regarding the Landmark Commission and if there will be any decisions made that the Planning Commission will have knowledge of regarding deciding for the final outcome of this project.

Mr. Zamft stated the Planning Commission will be provided with minutes from the Landmark Commission detailing the discussion about Park Synagogue.

Ms. Cohen requested an online landing page on the web page that will allow for the public to know what is happening with the development.

Mr. Zamft stated that is currently in the works.

Craun interjected speaking of the gate that will be restored on the project and how the Landmark had photos of the old gate and their intention of restoring all the gates on the property. He added that they have had several community engagement meetings through Zoom Meetings, Walking Tours, etc.

Ms. Knittel interjected regarding the Compton Green Way, and that there shall be some additional work on this project as well in conjunction with Park Synagogue Project.

Mr. Zamft discussed some of the City's larger transportation work and active transportation plan with South Euclid, University Heights, and Safe Streets for Cleveland Heights' planning Connections in Cleveland Heights, such as

Cain Park, Park Synagogue, Forest Hill which is an important part of the complete project, which why there is such a push for the Burlington Connection.

Rachel Novak, AICP, Senior Planner for Cuyahoga County Planning Commission came forth with a Brief Presentation regarding the Accessory Dwelling Unit Study, which was followed by public comments, staff input, and few comments and questions from the Planning Commission. Ms. Novak detailed the requirement for having an ADU on a common property, how they can be used, who can use them, and parking requirements. The number of ADUs on a property, placement of an ADU only in the back or side yard - not the front, size variation for one to two bedrooms, setback range in keeping with the Zoning Code, height requirements, colors, materials and overall designs. She emphasized these will not be considered tiny homes. She gave comparisons from other cities for a full visual of the possibilities of the ADU Projects. Ms. Novak made it known that Cleveland Heights is the pilot city for these ideas of the ADU vision. Ms. Novak also pointed out that a existing legal non-conforming carriage would support the idea of having an ADU on a single property. Discussing how this effect A-Single Family, B Two Family and Multiple family Zoning, regulation between side yard, front yard and back yard coverage and how they can support the ADU project. Adding there is an ADU report available online for further review.

Ms. Knittel interjected stating that a carriage house as it is described in the Cleveland Height Zoning Code is considered an ADU structure which has been grandfathered in adding the language may possibly change in the future regarding the two. She briefly spoke on the how this will affect residents and their garages been a part of their current structures and will a variance be needed. She also clarified that the zoning code would review size of an ADU vs. that of a single home.

Mr. Horowitz asked if these dwellings would also have the same requirement for fire protection and safety as any other dwelling regards to the other surround structures.

Ms. Knittel stated that would be regulated by the Building and Fire Departments, however there may be a need to establish a fire wall on the property between structures.

Mr. Hortwitz asked if there were any other communities that are exploring the ADU possibility.

Ms. Novak "No". But we looking to expand this process to help build generational value through out many communities.

Ms. Cohen asked about the possibility of overcrowding with the concept of ADU.

Ms. Novak stated that they have address these issues. From neighborhood character change, overcrowding, and how this project wouldn't over populate but enhance the growth of the overall City of Cleveland Heights.

Ms. Wobig asked about the economic aspect of the ADU Project. And how smaller lots will be affected, the possible wealth building of this project base on lot size.

Ms. Novak with example of the AA lot we would maximize every lot allowing for full potential of the project to still benefit regardless of how big the lot is.

Mr. Zamft thanked Ms. Novak for coming before the Board and the Public to present the ADU Project, and went on to say how this project will travel through all of the Boards and Commissions in Cleveland Heights to ensure this will make for the best possible outcome for all.

Ms. Miles asked what role Planning Commission has as far as density of the surrounding streets with possible ADU placement on properties.

Mr. Zamft showed that looking at a map that lays out the possible placements for the ADU dwelling among each neighborhood, and again reminds Commissioners that it is a layout of possibilities that are subject to change base upon the needs and desires of ADUs in certain areas. There will be more conversations with the community, staff, and others before this project can begin.

Mr. Horowitz wanted data regarding the actual number of ADU projects that would be allowed within the City limits at a comfortable rate for all, and emphasized that he wasn't looking for an answer now, however that it should be kept in mind for future conversations.

Ms. Miller came back to express her feeling about the ADU Project and her sincere acceptance of the project and the benefits that it will give to family, seniors, and the City of Cleveland Heights Community as a whole.

Ryan Porter from Impact spoke briefly regarding the revamping of Severance Town Square.

Annual Zoning Code Review

Mr. Zamft spoke briefly on Zoning Code changes and Places of Worship through a small Power Point Presentation. He explained that C2X Zoning regulations were previously adopted, and that a Mid-December work session will occur with the Mayor that will be recorded and available to the public regarding the possibility of ADUs to be looked at per Council request, along with updates about Park Synagogue, Severance Circle, and additional code changes.

Old Business

None

New Business

None

Adjournment

The Meeting adjourned at 9:40 PM.



Jessica Cohen, Chair



Brooke Siggers, Secretary