

CITY OF CLEVELAND HEIGHTS PLANNING COMMISSION

MINUTES FOR THE FEBRUARY 12, 2025 REGULAR MEETING

At 7:00 P.M. on Wednesday, February 12, 2025, a regular meeting of the Planning Commission was held in Council Chambers in City Hall

PLANNING COMMISSION MEMBERS PRESENT

Jessica Cohen, Chair
Michael Gaynier, Vice Chair
Leonard Horowitz
Robert Brown
Judith Miles
Ken Surratt

PLANNING COMMISSION MEMBERS ABSENT

Jessica Wobig

STAFF PRESENT

Justin Hines Assistant Law Director
Christy Lee, Recording Sectary
Karen Knittel Assistant Director of Planning & Development
Brooke Siggers, City Planner

COUNCIL PRESENT

None

CALL TO ORDER

Mrs. Cohen called the meeting to order at 7:00 P.M. She welcomed the audience to the February 12, 2025, regular Cleveland Heights Planning Commission meeting.

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

PROJ. NO. 25-04 J. BERGER, 3543 SHANNON, 'A' SINGLE-FAMILY

Ms. Siggers gave a PowerPoint Presentation on the project, the request for a reduction in required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161:

CONTEXT:

The subject property (parcel no. 683-20-039) is located on Shannon Road, and is the first house northwest of the Janette Avenue and Shannon Road intersection. The lot is 62.8 feet wide and 8,118 square feet in area. 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.

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 planning to demolish the existing detached two-car garage and construct a new addition, which will include an attached one-car garage. They also plan to expand their rear yard following the demolition for additional on-site recreational green space.

The applicant's project requires setback and yard coverages variances. They have applied to the Board of Zoning Appeals for the required variances. Condition of approval should include that the necessary variances are approved for the site plan shared with this reduction in required enclosed parking request.

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)(iv) and (v).

STAFF RECOMMENDATION:

Staff found that this request met the following exception criteria:

1161.051(a)(v): A substantial expansion or addition to the principal structure is proposed.

The applicant's proposed addition includes an attached one car-garage. The current location of the house on the property requires the applicant to request setback variances and yard coverage variances. A portion of the area where the detached garage is located will be used as greenspace.

Staff recommends that the Planning Commission approve the reduction in required enclosed private parking to allow The Applicant to construct an attached one-car garage and demolish the detached two-car garage to 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. Approval by the Board of Zoning Appeals of all required variances for the submitted site plan submitted with this reduction in required enclosed parking request; and
3. Project and landscaping are to be completed within eighteen (18) months.

Mr. Gaynier Motioned for approval of Proj. No. 25-04 J. Berger, 3543 Shannon with staff recommendations. The motion was seconded by Mr. Horowitz, and was carried 6-0.

PROJ. NO. 25-05 L. DUNKINS, 3650 BAINBRIDGE, 'A' SINGLE-FAMILY

Ms. Siggers gave a PowerPoint Presentation on Project Number 25-05, the request for a reduction of required private enclosed parking spaces per code chapters 1111, 1115, 1121, & 1161.

CONTEXT:

The subject property (parcel no. 683-17-117) is located on Bainbridge Road, and is the sixth house southwest of the Staunton and Bainbridge Road intersection. It is a legal, non-conforming lot that is 40 feet wide and 4,800 square feet in area, which is smaller than the minimum 50 feet wide, 7,500 square foot 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.

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 has demolished the previously existing detached two-car garage, and is requesting to not be required to construct a new two-car garage. They plan to seed the rear yard with grass for additional on-site recreational 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 exception 1161.051(a)(iv).

STAFF RECOMMENDATION:

Staff found that this request met the following exception criteria:

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.

An existing private parking garage structure and associated remnant parking pavement are proposed to be removed and replaced with approximately 422 square feet of 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 have no on-site garage and replace the area 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) months.

Mr. Horowitz motioned for the approval of Proj. No. 25-05. Ms. Miles seconded the motion and was carried 6-0.

PROJ. NO. 25-06 THE OPHELIA MYERS MANOR, 2475 NORTH TAYLOR, 'A' SINGLE-FAMILY

Ms. Siggers introduced and gave a PowerPoint Presentation on the Project Number 25-06 in an 'A' Single-Family district, the review of a requested conditional use permit to allow a lodging house to be used as a transitional living facility for homeless women and children. per code chapters 1111, 1115, 1121, 1151, 1153, & 1161.

CONTEXT:

The subject property (681-32-043) is located on North Taylor Road and is the second lot southeast of the North Taylor and Edison Road intersection. The property five (5) acres in area, and consists of the Imani Temple Ministries campus. Before Imani Temple Ministries began holding services at this location, this property was the Saint Louis Church and School campus. The Imani Temple Ministries campus includes a church that also hosts a preschool, and a former rectory, where the proposed transitional housing facility will be located. The property is

zoned 'A' Single-Family, and is surrounded by single-family houses, also zoned 'A' Single-Family to its west, north, and east, and a 'MF-1' Multiple-Family district to its south.

The structure is located on the south side of the 5.2-acre property, separated from the school/church structure by a two (2) lane driveway and a grass area of close to 50 feet. North Taylor Rd is five (5) lanes wide in front, providing a natural buffer to the single-family homes across the street. The site's location is more than 100 feet from nearby Council Gardens apartments, more than 150 feet from South Taylor residences, and more than 200 feet from Glen Allen Drive residences.

HISTORY:

This is an existing building that was built in 1962 and was part of the former Saint Louis Church/School campus acquired by Imani Temple Ministries in 2011. The site includes the church and school structure, the parking lot and play areas and the former rectory. The rectory has been vacant since at least the date that the Imani Temple Ministries purchased the site. It is believed that the structure was vacated by the priests a few years prior to the sale of the property. The rectory has multiple sleeping and sitting areas on the second floor, one large kitchen, one large dining room and living room (or parlor), offices on the first floor and the basement has two large rooms.

The Planning Commission has issued several conditional use permits for uses inside the church and school buildings (Proj. Nos. 94-16, 98-6, 07-17, 08-04, 10-26, 11-25, 11-33, 14-33, and 15-5).

In 2015, the Board of Zoning Appeals granted a Use Variance (Cal. No. 3384) for this former rectory to be conditionally permitted as a lodging house. The Use Variance stipulated that the operator of any lodging house in the former rectory must obtain a conditional use permit. Also last year, the Planning Commission approved a 25-resident lodging house for Veterans Transitional Housing Services (Proj. No. 15-35). This use never occupied the building.

In 2016, the Board of Zoning Appeals (Cal No. 3394) approved a request to amended the use variance to conditionally permit nursing homes (defined as extended or intermediate care facilities by the Zoning Code) in addition to the lodging house use and the Planning Commission approved (Proj. No. 16-10) a 30-bed extended care-residential facility to be operated by Northern Ohio Recovery Assoc.

MATERIALS SUBMITTED:

Attachment A: Executive Summary & Detailed Written Description of Project

Attachment B: Site Plan & Parking Plan

Attachment C: Floor Plans

Attachment D: Letter of Support from the CH-UH City School District

Attachment E: Letter of Support from Future Plans, Inc.

Attachment F: Consent Form

PROJECT DESCRIPTION:

The Applicant is requesting a conditional use permit in order to execute an adaptive reuse of an existing non-residential building in a residential district. The Applicant would like to adapt the former rectory to become a transitional living facility for homeless women and children. The facility will operate twenty-four (24) hours a day, and will provide dormitory-style rooms

that can accommodate six (6) families or thirty (30) individuals at a time. The facility will be available for individuals outside of the City, but The Applicant expects the majority of the people being served at the facility to be Cleveland Heights residents. Residents will stay for durations ranging between ninety (90) and 120 days. The facility will limit visitation hours to Saturdays and Sundays between 1:00 P.M. and 6:00 P.M. There will be a designated on-site, secure parking area for visitors of the facility. Visitation hours will be strictly monitored for security, and will require presenting identification and following check-in procedures.

The facility will be staffed by seven (7) full-time staff members and twelve (12) part-time employees, which will include a case manager, licensed social worker, house managers, house monitors, a chef, maintenance and security personnel, and at least one administrator. A minimum of two (2) staff members will be on-site every day to provide supervision and support, and a full-time night-shift security guard and a night-shift house manager will be on duty during evenings and at night. Volunteers from the Imani Temple congregation will also provide support and assistance for the facility. A contracted chef will prepare three (3) nutritious meals daily for residents of the facility.

The building will consist of transitional living quarters, offices, and space for programming. The first floor will feature a large kitchen, dining area, a living room or parlor, a welcome center, and offices for staff. The second floor will house the multiple sleeping and sitting areas for residents and more office space. The basement will consist of two (2) large rooms designated for visitation, programming, recreation, additional office space, a laundry room, and storage space.

Additional on-site services will be provided to assist residents transitioning into permanent housing. These services will include case management, financial literacy education, resume writing, job interview preparation, workforce development, credit repair assistance, parenting classes, nutrition education, cooking classes, health and wellness programs, GED preparation, tutoring, school- and community-based mentoring for children, linkage to community resources, and social and emotional support groups.

STANDARDS:

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 requesting to repurpose this existing structure, which was formerly a rectory, to address a critical community need while maintaining the neighborhood's character and integrity, and hopes to serve the community and promote sustainable development. The Cleveland Heights-University Heights School District currently estimates that at least 140 students are homeless, and that homelessness affects about ninety-one (91) families. Additionally, the building will

maintain the structure's exterior, ensuring that it will be consistent with the neighborhood's architectural character.

- 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 Applicant ensures that the operation of this facility will be structured with 24/7 supervision, efficient safety and security measures, and health and wellness programming in order to enhance the general welfare of the Cleveland Heights community by addressing homelessness, providing educational support, economically empowering residents of the facility, and creating an environment for community building and engagement. These services are meant to enhance public health and safety, and provide comfort and shelter to people experiencing homelessness in 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 building was originally constructed to house priests and to provide office and meeting space for church leadership for the then Saint Louis Church and School. The building will not undergo structural or aesthetic changes, so the appearance will be harmonious with the surrounding neighborhood. The property has never been used as a single-family house, and its proposed use for congregate living is not unlike its prior rectory use.

- 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 Applicant states that the facility and its services have been planned and coordinated to minimized impact on neighboring properties while maximizing provision of community support. Quiet hours will also be enforced between the hours of 9:00 P.M. and 7:00 A.M. The Applicant also commits to comprehensive safety and security measures in order to ensure neighborhood stability including an extensive surveillance camera system and multiple layers of professional oversight and supervision.

- 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 Applicant states that this project involves thoughtful adaptation of space on Imani Temple Ministries' campus that will not significantly impact surrounding properties. The former rectory was a residential facility for women and children, so the proposed use will maintain the building's historic role. The project seeks to

support orderly development by strengthening community institutions, maintaining appropriate density, and assisting in stabilizing families in need.

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

The facility is adequately equipped with utilities, access roads, and drainage, and the project should not impact the existing infrastructure. The building has reserved twenty-five (25) parking spaces for facility staff and residents.

- 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 asserts that ingress and egress should have little to no impact on traffic as it is located on the existing campus. The facility conducts intensive structured programming and the schedule is designed to minimize unnecessary traffic. Residents will primarily be coming and going due to work schedules, securing permanent housing, and attending on-site activities. Visitation hours are limited to the weekends, and should have minimal effects on 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 Applicant explains that the facility's comprehensive approach to security and resident supportive services has been planned carefully in order to minimize impact on public services. The facility will employ private security staff with monitors in all common areas, hallways, campus grounds, and entrances/exits.

- 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 confirms that the project has been designed to seamlessly integrate into the neighborhood and community fabric. The facility's focus on families and children align well with nearby schools and the family-centric neighborhood.

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

The Applicant states repurposing the building that was constructed in 1962 is a sustainable project as it minimizes the need for new construction and reduces environmental impacts by adapting it to meet contemporary community needs.

- 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.*

Not applicable.

STAFF RECOMMENDATION:

Planning Staff recommends that the Planning Commission approve the conditional use permit to allow the adaptive reuse of a non-residential building in a residential district with the following conditions:

1. This use will not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The Applicant is to work with staff to resolve any complaints from neighbors;
3. The Applicant is to obtain all required approvals from the Architectural Board of Review;
4. All required construction and installation of the use is to be completed within thirty-six (36) months of Planning Commission approval;
5. Any housing, building or fire code modification required must be completed prior to occupancy;
6. Existing landscaping shall be maintained or, if desired, a new landscape plan shall be approved by the Planning Director;
7. Any expansion of the use shall require a new Conditional Use Permit; and
8. Any required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

Ms. Cohen asked if there were questions from staff.

Mr. Surratt asked for clarification on the difference between the fourth and eighth conditions.

Ms. Siggers explained that it was a typo and will be removed as well revised.

Mrs. Knittel interjected that there have been other similar uses that have come before and been approved by the Planning Commission in the past, so this is not an unlikely case that should draw attention and concern. Additionally, like all cases that come before the Commission if they are approved there will be guidelines that will need to be followed. If problems arise, they will work with Planning Staff and come back to the Planning Commission to resolve them.

Ms. Cohen asked if there was anyone from the public that wishes to comment. Rev. Sheppard of 2463 North Taylor Road, pastor of The Imani Temple came forward to speak. Rev. Sheppard went on to express that this project would meet a need within the community, especially for those 167 students in the Cleveland Heights School System facing homelessness. This facility would allow for financial training for the mothers or parents to secure a better future for the entire family. There has been a partnership made with PNC Bank, along with other institutions, in attempts to provide financial literacy classes to promote stability and provide

healthy, comfortable shelter for up to 30-120 days. This allows for ministry and engagement between the family, facility, and staff to rebuild stability for those in need in the Cleveland Heights School System and community as whole.

Mr. Gaynier asked about what happens after they have they have completed the 120-day program what are the next steps for the families.

Bob Ivory, the Ophelia Myers Manor Program Director, of 10105 Brushwood Drive, Streetsboro addressed this inquiry. He stated that they will not require them to go until they are prepared to establish a stable residence, employment, and linkage to community resources.

Mr. Ivory went on to give insight to his personal background of working with the public, and the City of Cleveland. He went on to say that this program would be an "Open Door" form which allows for access to case management once they've secured housing, as well as growth, stability, and knowledge for all. All that occupy the facility will be those who have been referred from The Cleveland Heights School District, these students and mothers already live in the community but have found themselves in a situation of homelessness. Staff within the schools as well the facility will work together with families, helping the process to benefit all. Mr. Ivory mentioned that his program "Student of Promise" which has worked with the district for over 11 years which will provide after care and work with Ophelia Myers Manor, to provide service not only for the moms but for the students.

Mr. Gaynier asked about how availability of space will be managed.

Mr. Ivory "Yes, I understand your concern this is not just for Cleveland Heights, Cuyahoga County has a homeless dynamic which does cause a challenge because of the needs of housing for mothers and children not just for transition but for follow up services. We are partnered with Murtis Taylor Human Services System to ensure that case management is in place, so from the time a family enters into the program they will be guided every step of the way even after completing the program to ensure there's no relapse.

Mark Dear at 3587 Bendemeer expressed that Cleveland Heights is a melting pot of diversity that has always been welcoming to all. Stating that he feels that this will improve the community's education system regarding homelessness and the effects it has on the students in Cleveland Heights. Allowing families with sensitive housing circumstances to find a safe haven will promote economic growth and financial literacy and provide help and security to those in the community.

Ms. Miles expressed her concerns regarding transitional housing, discussing that she has witnessed how they can affect neighborhoods. Ms. Miles wanted to know what would be different about this housing situation versus the other transitional housing programs.

Rev. Sheppard stated that The Imani Temple has a long-standing reputation as being a community hub of worship and community enrichment. He also added that he, along with staff, want to ensure that service is top notch for all program participants. He went on to say that the focus of this project is to uplift, enrich, and elevate those who are in need by extending a helping hand and providing services completely void of judgment for residents'

circumstances. They aim to be the example of what it is to welcome and help all people regardless of circumstances; and to be the example of humanity, humility, and service for all.

Mr. Ivory interjected echoing Rev. Sheppard's sentiments, adding that balance is achievable, because this is a service that will help current residents of the Cleveland Heights community and school system. There are many students who face the daily reality of not knowing where they, their sibling(s), and parents will lay their heads that evening. They want to provide a safe, warm, and helpful environment allowing for the families to not feel ashamed of their circumstances while providing education through financial literacy, prayer, love, and frequent post-programmatic follow-ups. This project will help mothers in our community, and provide helpful tools and linkage to community resources for those with unstable housing conditions. He also stated that these are not families that are facing homelessness due to drugs, alcohol, or other harmful vices, but, families that simply are a part of the growing rate of families being priced out of their homes due to raising rental cost.

Ms. Miles asked for clarification on the first and second staff recommendations.

Mr. Ivory stated that there will be a standard of operations in place detailing what is expected from staff as well as residents who become a part of the program. Programs will be in place to engage the students and mothers to continue uplifting environment, and residents will consist of people who are apart of the community who want to stay apart of the community. Potential residents will be people who are looking for help to ensure that their child can stay in the Cleveland Heights school system to ensure they complete their education in their local community. They also hope to promote partnerships with seniors for community bonding to enrich and expand knowledge, wisdom, and a spirit of paying it forward.

Ms. Knittel reminded everyone this is a conditionally permitted use, and that if at anytime they do not comply with the standards of the Conditional Use Permit, they are subject to have the permit pulled to investigate compliance and potentially revoked. She clarified the meaning of a lodging house, which our Code defines as a building occupied for, or arranged, intended or designed to be occupied for rooming, or rooming and boarding for compensation by not less than four (4) persons by prearrangement for definite periods of not less than one (1) week in contrast to a hotel which is open for occupancy for shorter periods.

Greg Jones of 1425 Forest Hills expressed his overall concerns of having this establishment in the area, and how this will not be an all-around productive investment for the community. He, too, echoed the concerns of Commission Member Miles. He mentioned that these types of housing and shelter projects occur without notice to community, however notices regarding people who maybe dangerous to the children in the community are received.

Ms. Cohen interjected that anytime conditionally permitted uses such as lodging houses are established they must come before the Planning Commission to obtain a Conditional Use Permit which requires notifications to the surrounding properties.

Angela Clark, a resident on Edison Street, stated that she lives right next to the facility. She raised concerns that she's afraid of the possibility of having people standing outside waiting to enter the shelter at night or roaming around during the day waiting for reopening.

Public comment was closed by the Planning Commission Chair, and Rev. Sheppard and Mr., Ivory returned to speak.

Mr. Ivory addressed the concerns that were raised by the public, clarifying that this project is not a homeless shelter. He pointed out that in Downtown Cleveland on Lakeside there is a homeless shelter where you will see people standing, waiting, and possibly roaming the area once they have stayed a night at the shelter. However, this is not what they are proposing to do. They will be providing short-term stays to individuals in need, especially for students here in the Cleveland Heights School System. Families that have been evicted and need a place to so their children can remain in the district and not be uprooted and placed in another area far from those that they know. People will not be able to just knock on the door at 2am and say "I need a bed." Rather, there will be a process in place for admittance. This facility will be an inspiration to those who have faced the challenge of homelessness seeing that life can change for better by way of some of our staff members whom have been in the same situation as the families we intend to service.

Mr. Horowitz asked for clarification on what a typical day would look it for a family at the facility.

Mr. Ivory gave an example of a mom with small school age children who attend Noble Elementary with the youngest attending daycare and the mom working, which would be a typical day for many families. While residing at the Ophelia Myers Manor, which also has resources to help the mom with transportation, they can receive resources provided by one of the organizations with which the Ophelia Myers Mansion have partnered. They hope that the provision of services, housing, resources, and education will enrich and stabilize them and improve their quality of life. He highlighted that staff will not be babysitters; parents will be responsible for the care of their own children. He reminds the Commission that there will be a case manager to help with the transition of families.

Ms. Cohen inquired about 90-120 days being the goal for the duration of stay and if there is any form or issue that could arise what is plan for de-escalation.

Mr. Ivory said there will be a detailed exit plan in the event of an unforeseen problem that will cause harm or danger to the others at the facility. Unfortunately, it will result in the removal of family from the facility. When a family comes to the facility they will receive a welcome package, place to wash their clothes, and a place to feel safe from not only the threat of homelessness but of having to be surrounded by opposition. This will ultimately be a place to nurture, grow, and advance members of the community that need housing help.

Mr. Gaynier asked for a scenario of what will go on at the property in mornings.

Mr. Ivory stated that in the morning as staff arrive and families start their day getting kids off to school and mothers leave for work, it will be a peaceful transition that will not interfere with the daily routine of the neighboring residences. The goal is not to disrupt the lives of those around us. Transportation will be provided for residents to and from school and work when needed.

Mr. Horowitz stated that they have received two (2) addresses during the public comment period which seem to be group homes and asked if Staff can have the additional information regarding them to be brought to the next meeting regarding their code compliance.

Mr. Brown interjected that he was pleased to see that this will be a well-staffed establishment that has goals to help those in need and promote personal growth.

Ken Surratt made a motion to approve Proj. No. 25-06 The Ophelia Myers Manor, 2475 North Taylor, 'A' Single-Family, review of conditional use permit to allow a lodging house to be used as a transitional living facility for homeless women and children per Code chapters 1111, 1115, 1121, 1151, 1153, & 1161 with the listed staff recommendations.

Mr. Gaynier seconded the motion, which was carried 6-0.

Ms. Cohen expressed to those who raised concerns regarding noncompliant group homes that staff will consider if any Code violations have occurred.

PROJ. NO. 24-33 PARK SYNAGOGUE, 3300 MAYFIELD, 'A' SINGLE-FAMILY & 'MF-1' MULTIPLE FAMILY

Ms. Knittel introduced the Park Synagogue case for a preliminary review of site plans and development plan standards per code chapters 1111, 1115, 1131, 1151, 1153, 1165, & 1166.

Ms. Knittel gave a brief overview of the Park Synagogue project, showing a Power Point Presentation, making the Board aware of the steps that will be taken for this particular project to receive necessary approvals to implement the proposed plans.

Park Synagogue Planning Advisor David Craun echoed Ms. Knittel's presentation and gave additional details regarding the project's current development stages.

Crandall Miller of 1528 Compton Road affirmed the oath. Mr. Miller stated that he has lived near the location for years and is aware of what previously existed on the property and asked for some confirmation that the green space will be utilized and saved.

Alisha Fiddler of 1561 Compton affirmed the oath. Ms. Fiddler stated that she expressed her love for Park Synagogue and that she's against any retail space being added to the property. She wants to see the current green space saved and maintained.

Josh Rosen, part of the project team, from Cleveland stated that this is a slow process and assured that they plan to keep most of the green space and that any trees that require removal will be replaced with additional viable plants.

PROJ. NO. 25-07 PROPOSED ZONING CODE AMENDMENTS

Ms. Knittel introduced the next case, review of Zoning Code amendments regarding private enclosed private parking garage regulations, driveway widths, accessory parking, fences,

frontages and yards, sidewalks/shared-use paths, landscaping requirements, non-conformities, yard requirements in residential districts, PRD district, zoning complaints, role of the zoning administrator, inclusive language, and general changes to ensure consistency within the zoning code (Ordinance No.10-2025) for review and recommendation per code Chapters 1111, 1115, & 1119. She gave a brief overview of the legislation to refresh Commissioners of the changes in which it would result.

Mr. Horowitz motioned approval for Proj. No. 23-07 Proposed Zoning Code Amendments regarding private enclosed private parking garage regulations, driveway widths, accessory parking, fences, frontages and yards, sidewalks/shared-use paths, landscaping requirements, non-conformities, yard requirements in residential districts, PRD District, zoning complaints, role of the Zoning Administrator, inclusive language, and general changes to ensure consistency within the Zoning Code (Ordinance No.10-2025) for review and recommendation per Code chapters 1111, 1115, & 1119.

The motion was seconded by Mr. Surratt and carried 6-0.

STAFF REPORT ON PLANNING

None

OLD BUSINESS

Planner Brooker Siggers reported that Proj. No. 21-17 Cedar Lee Meadowbrook development request for time extension.

Mr. Horowitz motioned for approval for the time extension request, the motion was seconded by Mrs. Miles and carried 6-0.0

NEW BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 9:11 P.M.

Respectfully submitted,



Brooke Siggers, Secretary to the Landmark Commission

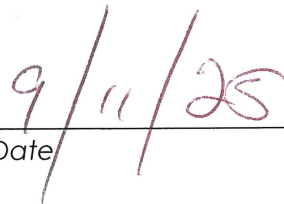
9/12/2025

Date

Approved,

A handwritten signature in blue ink, appearing to read "Jessica Cohen", written over a horizontal line.

Jessica Cohen, Planning Commission Chair

A handwritten date "9/11/25" in blue ink, written over a horizontal line.

Date