

CITY OF CLEVELAND HEIGHTS PLANNING COMMISSION

MINUTES FOR THE JULY 9, 2025 REGULAR MEETING

At 7:00 P.M. on Wednesday, July 9, 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
Judith Miles
Ken Surratt
Jessica Wobig
Robert Brown

PLANNING COMMISSION MEMBERS ABSENT

Leonard Horowitz

STAFF PRESENT

Justin Hines Assistant Law Director
Christy Lee, Recording Secretary
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 7:04 P.M. She welcomed the audience to the July 9, 2025, regular Cleveland Heights Planning Commission meeting.

APPROVAL OF MINUTES

All Minutes will be approved at the August 13, 2025 regular meeting.

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

PROJ. NO. 25-14 CEDAR HILL VILLAS, PAUL VOLPE, PPNS 685-24-001 AND 685-24-033

Proj. No. 25-14 Cedar Hill Villas, Paul Volpe, PPNs 685-24-001 and 685-24-033, requests lot resubdivision to combine PPNs 685-24-001 and 685-24-033. Note: this agenda item is contingent on City Council legislative action. *This case has been withdrawn as a result of City Council's June 30, 2025 legislative action.*

PROJ. NO. 25-15 LITTLE LEADERS DEVELOPMENT CENTER [IMANI TEMPLE MINISTRIES], 2463 NORTH TAYLOR

Ms. Siggers gave a PowerPoint Presentation:

Proj. No. 25-15 Little Leaders Development Center [IMANI TEMPLE MINISTRIES], 2463 North Taylor, 'A' Single-Family, requests conditional use permit to allow daycare to reach capacity of up to one hundred six (106) children per Chapters 1131, 1151, and 1153.

CONTEXT:

The subject property (PPN 681-32-043) is located two (2) lots southeast of the North Taylor and Edison Road intersection. The site is about 5 acres in size and is part of the Imani Temple Ministries campus. The property is zoned 'A' Single-Family and is surrounded by single-family homes to its north, west, and east; and an 'MF-2' Multiple-Family district to its south consisting of the Council Gardens complex.

The daycare will lease space in the former elementary school building.

HISTORY:

1994: Proj. No. 94-16 – a Conditional Use Permit was granted to add approximately forty-five (45) preschoolers to the Catholic elementary school.

2007: Proj. 07-17 – a Conditional Use Permit was issued for Woodside Center to operate a 100-child childcare center/kindergarten/after-school program at former St. Louis School 6:30 A.M. to 6:30 P.M. Monday through Friday in five (5) classrooms, office, and social hall.

2008: Proj. 08-04 – Woodside Center's Conditional Use Permit was revised to add fifty (50) children to enrollment for a total of one hundred fifty (150) children.

2011: Proj. 10-26 – Imani Temple Ministries was granted a Conditional Use Permit to operate a church in the former St. Louis Church.

2011: Proj. 11-25 – D. Longino, dba Imani Youth Academy, was granted a Conditional Use Permit to operate 24-child after-school tutoring program grades K-10 operating from 4 P.M. – 8 P.M. Monday through Friday.

2011: Proj. 11-33 – ITM Building Blocks Child Care Center WAS granted a Conditional Use Permit to transfer operations of Woodside Child Care to ITM Building Blocks for an 80-child daycare center open from 6:30 A.M. – 6:30 P.M. Monday through Friday.

2014: Proj. 14-33 – Bridge Builders Academy for Girls was granted a Conditional Use Permit for a 125-student sixth, seventh, and eighth grade middle school in the school building.

2015: Proj. 15-5 – Aurora Health Alternatives, Ltd., dba Higgins Healthcare Institute, was granted a Conditional Use Permit for a special training school for nursing/health care.

2016: Proj. 16-23 – K. & R. Hicks dba Heights Room to Grow Preschool, LLC was granted a Conditional Use Permit for a 170-child daycare, before-after school care, and full-day programs on holidays and summer. *NOTE: never opened at Imani*

2021: Proj. No. 21-14 – R Hicks, dba Buds and Blossoms Childcare Center, LLC, was granted a Conditional Use Permit for a 106-child daycare operating before and after school child care and full-day programs on holidays and during the summer.

2025: DC-02-2025 – The Little Leaders Child Development Center relocated operations and was administratively issued a Conditional Use Permit for a child care facility for forty-nine (49) or fewer children at 2463 North Taylor Road on May 27, 2025.

2025: Proj. No. 25-15 – The Little Leaders Child Development Center applied for a Conditional Use Permit for a child care facility for one hundred six (106) children or fewer.

MATERIALS SUBMITTED:

Attachment A: Proof of ownership – Lease

Attachment B: Site Plan

Attachment C: Consent Form

PROJECT DESCRIPTION:

The Little Leaders Child Development Center is an established child care center that has operated in Cleveland Heights since 2021. They are relocating operations to a larger facility in order to provide child care services for more families. They will soon be licensed for a total of one hundred six (106) or fewer children, and are requesting that their facility be approved to provide child care services for this capacity.

A total of six (6) full-time and two (2) part-time employees will staff the day care facility. They will serve children between the ages of six (6) weeks and three (3) years old. The kitchen will be used to prepare meals and the outdoor fenced-in space will be utilized as a play area for the children. Hours of operation will be between 6:00 A.M. and 6:00 P.M. Monday through Friday. They currently care for a total of twenty-five (25) children. Management is committed to remaining in compliance with the Ohio Department of Jobs and Family Services and the Fire Department, and will set capacity and staff to student ratios according to those standards. The building has one hundred twenty-three (123) parking spots, and the first three (3) parking spots outside the rear door will be used for pickups and drop-offs. The rear entrance will be the primary entrance. The side door is also available in case an alternative or additional location for pickups and drop-offs is needed.

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;

Daycare centers are conditionally permitted in this "A" Single-Family zoning district.

Previous approvals for operation on this site were for up to 170 children, which is more than the 106-child operation proposed by the applicant. This proposal is in keeping with the objectives of the district, which allows for child care in religious and school buildings. The site has ample parking, open space and play areas isolated from North Taylor Road traffic.

- 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 operation of an established child care program should not impact the neighborhood and will continue a service for working parents.

- 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;

No changes in the character of the community are expected as a result of providing child care services at this location. No exterior changes will be undertaken.

- 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 site can easily accommodate the use without negative impacts on the neighborhood.

- e) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

This facility will be located on the Imani Temple Ministries campus. No negative impacts are expected as a result of providing child care at this location. Church services are also held at this location. Having childcare available in the district provides a service to working parents.

- f) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
There is adequate utilities drainage and the necessary facilities are present.
- 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;
Access to the parking lot is from North Taylor Road. The use should not have a significant impact 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 use should not be detrimental to the economic welfare of the community or invoke public costs. The proposed operations provide child care for working parents in the community.
- 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;
Provision of child care at this location should not affect surrounding uses or create hardships on the potential for future development of surrounding properties.
- j) That the conditional use shall address the sustainability guidelines of Section 1165.06.
As this is an existing building many of the Sustainability Guidelines do not apply. However, the first guideline concerning historic preservation and adaptive reuse of existing structures is addressed by allowing an existing daycare to operate and expand its services in an existing structure.
- 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.
The Code conditionally permits day care facilities in residential districts with Zoning Administrator approval for forty-nine (49) or fewer children. Planning Commission approval is provided for facilities seeking to care for more than forty-nine (49) children.

STAFF RECOMMENDATION:

Planning Staff recommends that the Planning Commission approve the conditional use permit to allow to allow the Little Leaders Development Center to operate a child care facility for up to one hundred six (106) children 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. At least two (2) parking spaces shall remain designated for child-care pickups and drop-offs only;
4. The applicant shall return to the Planning Commission for approval of any significant alteration or expansion of their operations;
5. The Applicant shall adhere to all Building Codes and State child care requirements; and
6. Any required construction and installation of the use shall be completed within eighteen (18) months of Planning Commission approval.

Mr. Horowitz motioned approval of Proj. No. 25-15 Little Leaders Development Center [IMANI TEMPLE MINISTRIES], 2463 North Taylor, 'A' Single-Family, requests conditional use permit to allow daycare to reach capacity of up to one hundred six (106) children per Chapters 1131, 1151, and 1153. With the staff conditions.

The motion was seconded and carried 6-0.

PROJ. NO. 25-16 PRENTISS PLACE TRANSITIONAL LIVING FACILITY FOR WOMEN WITH CHILDREN [IMANI TEMPLE MINISTRIES], 2435 NORTH TAYLOR

Ms. Siggers PowerPoint Presentation:

Proj. No. 25-16 Prentiss Place Transitional Living Facility for Women with Children [IMANI TEMPLE MINISTRIES], 2435 North Taylor, 'A' Single-Family, requests a) a conditional use permit to allow a lodging house to be used as a 30-person transitional living facility for homeless women and children, and b) a reduction in required parking to allow eight (8) parking spaces where thirty (30) are required per Code Chapters 1111, 1115, 1121, 1151, 1153, & 1161.

CONTEXT:

The subject property (681-11-011) is located on North Taylor Road and is the first lot southeast of the North Taylor and Edison Road intersection. The property is 19,050 square feet in area, and is adjacent to Imani Temple Ministries campus. This location was previously a convent connected to the Saint Louis Church and School campus. The adjacent Imani Temple Ministries campus includes a church that also hosts a preschool, and a former rectory, where The Applicant previously proposed transitional housing facility will be located. The Applicant would now like to hold the operations that were previously proposed for the Ophelia Myers Manor at the former rectory location in this building. 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.

HISTORY:

This is an existing building that was built in 1962 and was a convent on 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, the former convent, and the

former rectory.

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 amend 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.

This project was proposed to the Planning Commission to be located at the former rectory, now called the Ophelia Myers Mansion at 2475 North Taylor, and was approved on February 12, 2025. The Applicant has since decided that 2435 (the former convent) is a better location for the proposed operations, and would like to host the same program at this location.

Planning Commission issued two conditional uses for the adaptive reuse of a nonresidential building for this former convent:

1. Proj. No.20-01: In February of 2020, Eye for Change Youth and Family Services received a conditional use permit a 16-resident residential care facility and received a reduction in parking. This proposal was to provide 24-hour supervised housing and treatment to 16-women for up to 30 days. This project did not go forward.
2. Proj. No. 21-02: Viva City Inc./Viva City Recovery House in March of 2021 to permit a 16-resident boarding house for women over the age of 18 recovering from drug and alcohol addictions. This project did not go forward,

MATERIALS SUBMITTED:

Attachment A: Proof of Ownership – Deed to the Property

Attachment B: Site Plan

Attachment C: Floor Plans

Attachment D: 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 convent to become a transitional living facility for homeless women and children. The maximum resident capacity is thirty (30) individuals. 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 prohibits visitations in order to protect residents facing domestic violence or similar sensitive interpersonal issues. The parking lot consists of eight (8) parking spaces.

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. There will also be a suite reserve for residents with special needs that is handicap accessible. The basement will consist of two (2) large rooms for programming, recreation, additional office space, a laundry room, and storage space.

Additional on-site services will be provided to assist no more than thirty (30) residents at a time transitioning into permanent housing. These services will include case management, financial literacy training, resume writing, job interview preparation and 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. The facility contracts a chef to prepare three nutritious meals daily for residents.

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:

- I) 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 convent, 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 proposed purpose is similar to the original purpose of the structure, which consisted of a convent for communal living. 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.

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;*

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.

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;*

The building was originally constructed to house nuns and to provide office and meeting space 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 convent use.

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 Applicant states that the facility and its services have been planned and coordinated to minimize 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. Full-time night shift security personnel will be employed as well. They also have strict eligibility requirements and screening processes for potential residents. Transportation needs are managed through an on-site van to encourage structured scheduling which reduces random coming and going minimizing traffic.

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;*

This project involves thoughtful adaptation of space of the former convent and will not significantly impact surrounding properties. The former convent 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.

- q) *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.
- 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 asserts that adequate measures, such as the provision of transportation, will be taken to minimize traffic congestion. 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.
- 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 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, and entrances/exits.
- 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 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.
- u) *That the conditional use shall address the sustainability guidelines of Section 1165.06.*
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.
- 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.*
Not applicable.

PARKING STANDARDS FOR THIS CONDITIONAL USE SEC. 1161.03(a)(6)
A boarding house requires 1 parking space for each bed.

The target population lacks financial and housing resources and therefore is not expected to have vehicles and so the existing seven (7) parking spaces are ample to accommodate the staff residents. Per Code section 1161.05, Modification of Requirements, "whenever the parking requirements based on functions and uses...can be shown by the applicant to result in an excessive number of parking spaces and that a lesser number of spaces is appropriate and consistent with these regulations, the Planning Commission may approve a reduction in required spaces as a conditional use..."

STAFF RECOMMENDATION:

Planning Staff recommends that the Planning Commission approve the a)conditional use permit to allow the adaptive reuse of a non-residential building in a residential district for a lodging house to be used as a transitional living facility for homeless women and children; and b) a reduction in required parking to allow eight (8) parking spaces where thirty (30) are required 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. Any housing, building, or fire code modification required must be completed prior to occupancy;
5. Any expansion of the use shall require a new Conditional Use Permit; and
6. Any required construction and installation of the use shall be completed within thirty-six (36) months of Planning Commission approval.

Ms. Cohen asked was this project already granted a conditional use permit. She also wanted to know why they are asking for thirty-six (36) months and not the normal eighteen (18).

Ms. Siggers stated that yes, this project was previously approved for a different building north of the past location. Regarding the length of time for completion, it was extended due to fire code concerns that need to be addressed and updated for compliance. The space would not be occupied until all issues have been resolved.

Mr. Brown asked if this was an expansion in operations or a relocation of the facility.

Ms. Siggers: "A relocation."

Ms. Wobig asked where the parking was going to be located and the total number of staff members that will be on-site.

Ms. Knittel brought up the PowerPoint to show the location where all parking will be located. Regarding the total number of staff members, The Applicant would able to answer that question. She added that there will also be on-street parking during the day.

Bob Ivory of 10105 Brushwood Drive affirmed the oath. He stated that there will a rotating shift of two (2) full-time employees per shift along with himself for a 24-hour center.

Ms. Cohen asked if they know the number of vehicles that would be on site.

Mr. Ivory stated that there will not be a numerous number of parking needed for residents due to the economic challenges for prospective clientele. The parking will more than likely be primarily utilized by staff personnel. The capacity of thirty (30) individuals includes the fifteen (15) mothers and fifteen (15) children that will occupy the space.

The floor was opened for public comment

Marc Dear of 3587 Bendemeer affirmed the oath. Mr. Dear went on to say that Imani Temple Ministries will not provide volunteer support for the project. He went to share his personal negative feelings regarding Mr. Ivory.

Ms. Wobig asked about the plan for over flow parking.

Mr. Ivory responded, however the audio didn't pick it up.

Mr. Gaynier motioned for approval of Proj. No. 25-16 Prentiss Place Transitional Living Facility for Women with Children [IMANI TEMPLE MINISTRIES], 2435 North Taylor, 'A' Single-Family, requests a) a conditional use permit to allow a lodging house to be used as a 30-person transitional living facility for homeless women and children, and b) a reduction in required parking to allow eight (8) parking spaces where thirty (30) are required per Code Chapters 1111, 1115, 1121, 1151, 1153, & 1161. With staff recommendations.

Mr. Surratt seconded the motion, carried 6-0.

Ms. Knittel gave a small PowerPoint Presentation followed by an addition 57 slide PowerPoint Presentation from the David Craun.

PROJECT NO. 25-17 S-2 PARK SYNAGOGUE DEVELOPMENT PLAN – PHASE 1 PRELIMINARY PRESENTATION

The Cleveland Planning Advisors team will make a preliminary presentation of Phase 1 of the S-2 Park Synagogue Development Plan at the July 9, 2025 Planning Commission meeting. As you know, the S-2 Development Plan and Standards were approved by City Council. These along with the Zoning Code establish the guidelines for this development.

Phase 1 includes infrastructure improvements, renovation of the historic synagogue, and the proposed multi-family housing on the parcel close to Euclid Heights Boulevard, shown as development site C1 on the approved development plan.

As was anticipated during the S-2 Development Plan meetings, a couple of variances will be required. Application has been made to the Board of Zoning Appeals. The case information is posted online: <https://www.clevelandheights.gov/1729/July-2025-Cases>

As with all of our projects, the process is for any required BZA review and action to take place before the final Planning Commission's review and approval. The timing of application deadlines resulted in the requirement that the request for a variance be submitted before the preliminary review. As we all understand, the variance process is a separate process from the Planning Commission. Finding of practical difficulty and approval of a variance request remains solely with the Board of Zoning Appeals. The BZA variance process will be completed prior to the phase 1 development coming back to the Planning Commission for a final review and consideration.

As this is a preliminary presentation, no action or vote will be taken by the Planning

Commission. Questions and comments by Commissioners are expected and appropriate. Public comment will also be heard. Global and specific comments are encouraged to allow for the development team to respond and potentially revise the project design. Comments and questions will be catalogued and sent with staff comments to the applicant after the Planning Commission meeting.

Questions where asked however the audio wasn't audible.

Mr. Brown asked about the additional trees that will be added to the site, and if they will be used to buffer the development from neighboring residences.

Mr. Craun stated "yes" they will be used in to buffer the location from the surrounding area.

Ms. Wobig asked for clarification on the Sycamore Road trail or entrance and if it still exists.

Mr. Craun "yes" it does and it will be used. Mr. Craun proceeded with the seconded half of the PowerPoint Presentation.

Ms. Cohen interjected asking what will happen to the items such as books and artwork that were once in the Synagogue.

Mr. Craun stated that the items that could be saved were saved. As well some of the original art that was in the building, some have been given back to the families that once donated them, and some books have been given to the library. Others just could not be saved. The stained-glass windows have been housed elsewhere. He continued on with his PowerPoint Presentation.

He mentioned that the neighboring residences will not be significantly affected by the development.

Mr. Gaynier asked about fencing around the location and if residences neighboring the site have individual fences.

Mr. Craun stated that any fences are privately owned by each individual, so there's no one Park Synagogue fence. The majority are chain link fences, which often disappear during the summers as tree growth happens more rapidly.

He went on to show additional slides in response to the current questions about fencing and the location of the dumpsters. At the conclusion of his presentation he stated the will provide night and day slides for a better visual of the whole project.

Josh Rosen affirmed the oath, and went on to say the trash will pick up will take place about twice a week.

Ms. DeGolia 1648 Compton, affirmed the oath. She went on to express that she was a member of the Boulevard Neighbors Group which have had a number of meetings with the developers of this project, and expressed her excitement of the overall project.

Costas Sarris of Saint Constantine Greek Orthodox Church stated that he was president of the organization. He wanted to express his excitement of the project as well. He wanted to know if there will new traffic lights to help regulate the follow of traffic.

MS. Cohen let him know that they will make note of his concern and let him know when the next meeting will be for this project.

Alisha Fiddler 1561 Compton Road affirmed the oath and expressed her concerns regarding the fencing around the location and lighting that may disrupt the surrounding areas as well the potential of tree removal.

OLD BUSSINESS

None

NEW BUSSINESS

None

ADJOURNMENT

This meeting was adjourned at 9:05 P.M.

Respectfully submitted,

Brooke Siggers

Brooke Siggers, Secretary to the Landmark Commission

9/12/2025

Date

Approved,

Jessica Cohen

Jessica Cohen, Planning Commission Chair

9/11/25

Date

