

**CITY OF CLEVELAND HEIGHTS
REGULAR PLANNING COMMISSION
May 10, 2023
MINUTES OF THE REGULAR MEETING**

PRESENT MEMBERS:	Jessica Cohen	Chair
	Michael Gaynier	Vice Chair
	Jessica Wobig	
	Adam Howe	
	Ken Surratt	

STAFF PRESENT:	Eric Zamft	Planning Director
	Lee Crumrine	Assistant Director of Law
	Karen Knittel	Assistant Planning Director
	Christy Lee	Recording Secretary

CALL TO ORDER

Ms. Cohen called the meeting to order at 7:00 p.m. Ms. Gaynier welcomed the audience to May 10, 2023, regular Cleveland Heights Planning Commission meeting.

APPROVAL OF MINUTES

Ms. Cohen asked if there were any comments or corrections to the Minutes, hearing none, she stated that the minutes from April 20, 2023, are approved as distributed.

Lee Crumrine swore in staff and members of the public who intend to comment on projects.

Karen Knittel reviewed the staff report with a PowerPoint presentation.

Proj. No. 23-12 CAPL Retail LLC, 3983 Mayfield Rd., "C-3" General Commercial requests revised Conditional Use Permit for operation of existing gasoline station per Code Chapters 1111, 1115, 1121, 1153, 1161, 1163 & 1166.

CONTEXT: The BP gasoline station, 3983 Mayfield Road is located at the northwest corner of Mayfield and Warrensville Center roads. To the east along Mayfield Road and located within the Mayfield-Noble-Warrensville Center roads triangle are commercial properties zoned "C-3" General Commercial. The commercial properties south across Mayfield Rd. are zoned "S-2" Mixed-Use. Immediately east across Warrensville Center Road is a commercial property in South Euclid.

The Future Land Use Map located within the City's adopted Master Plan shows this area as being mixed-use commercial and retail.

HISTORY: 3983 Mayfield Road has been the location of a gasoline service station for over 46 years.

Cal. No. 991, 1997: revised conditional use permit, variance for the location of an accessory building to permit canopy over gasoline pumps (Sohio)

Proj. No. 90-9, 1990: Lot consolidation of PPNs 683-06-017 and 683-06-016 (BP)

Cal. No. 2179, 1990: revise conditional use permit to allow sales of non-automotive merchandise (BP)

Cal. No. 2203, 1990: revised conditional use permit & granted variance for 20 ft.-tall pole sign with 169 square feet of signage (BP)

Cal. No. 2220, 1990: revised conditional use permit for new automobile service station and car wash, variances granted to 1) store refuse outside the building; 2) permit the automated car wash; 3) permit rear yard to be one foot in depth; 4) permit car wash sign to be 8 square feet in area (BP)

Cal. No. 2328, 1992: variances granted for signage on each dispenser island; signage over retail store doors, and signage on canopies

Cal. No. 2576, 1995: prior building sign variances relinquished & received new variance permitting building sign 32.7 square feet in area (BP)

PROJECT DESCRIPTION:

The applicant has acquired the BP gasoline station business and real estate. This gasoline station includes a convenience (retail) store and car wash, all uses will continue. The gasoline station will continue under the BP branding and the convenience store will operate under the name Joe's Kwik Marts. Other than updating the signage there are no plans to alter the building or site. The business will continue to operate 24 hours per day. The business will continue to operate with between 8 and 12 employees.

STANDARDS FOR CONDITIONAL USES

A conditional use, and uses accessory to such conditional use, shall be permitted in a residential, commercial or special district only when specified as a permitted conditional use in such district, or when such use is determined by the Planning Commission to be a similar use, and only if such use conforms to the following standards in addition to any specific conditions, standards and regulations for such category of use set forth in Chapter 1151 of the Zoning Code. Furthermore, the Planning Commission shall find:

- a) That the conditional use will be in general accord with the purpose, intent and basic planning objectives of this Zoning Code, and with the objectives for the district in which located;

Code 1131.01(c) states that the C-3 general commercial district is to provide for higher intensity commercial uses (including automotive uses) along certain major streets where the level of traffic volume warrants such use and provide locations for commercial uses which generally require independent, freestanding buildings and larger amounts of parking. This is a new owner and operator of an existing gasoline station, convenience store & car wash. The new owner-operator has stated that the business will continue operations as it has and no changes other than signage are planned for the site.

- 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 site operated as a gasoline station with a convenience store and car wash since 1990 and the operation will not be changed.
- 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 essential character of the neighborhood will not be substantially altered. This is a continuation of the gasoline station, automotive car wash, and convenience that has been on this site since 1990. Staff is recommending that an updated landscape and screening plan be submitted for the Zoning Administrator's approval.

- 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;*
This is a continued use. We have had no complaints from the current use.
- c) 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;*
No changes to the site layout are proposed and this use should not impede other development.
- d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;*
Utilities, access roads, and other facilities are in place as this is a continuation of an existing use.
- e) That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets;*
Ingress and egress patterns will continue as they have been and therefore the use is not expected to result in traffic congestion on public streets.
- f) 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 operation will not be detrimental to the economic welfare of the community. The business will contribute to the community through employment and property taxes.
- g) 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;*
There is minimal potential for future hardship resulting from the business being surrounded by permitted uses.
- h) That the conditional use shall address the sustainability guidelines of Section 1165.06 (see below).*
Continued use of the site as a gasoline station, car wash, and convenience store addresses the utilization of existing properties.
- i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.*
(see Staff Commentary on Supplemental Standards)

SUPPLEMENTAL STANDARDS FOR THIS CONDITIONAL USE Code section 1153.05 (t)
Automobile Service Station - Major Repair, Automobile Service Station - Minor Repair, Car Wash:

- (1) *Such use should be located so as to be least disruptive to pedestrian traffic;*
- (2) *A gasoline station in a C-2 District shall comply with all of the standards set forth in Section 1131.09;*
- (3) *A gasoline station may be combined with a car wash or service station provided that the minimum lot area shall be no less than 30,000 square feet and that such dual uses in compliance with the regulations established for each use;*

STAFF COMMENTARY ON SUPPLEMENTAL STANDARDS

This is an existing gasoline station with the existing conditions in place.

Conditions should include adherence to the standards stated in Section 1131.09 including:

- The location, display, or storage of rental trailers, automobiles, trucks, or other rental equipment on the premises is prohibited.
- No merchandise except fuel and oil may be stored or displayed outside the building.
- Except while being services at the pump island, no vehicles shall be parked between the pump and the setback line and the front property line, nor on a corner lot shall any vehicles be parked between the pump setback line and the property line on either of the intersecting streets. A vehicle parked in violation hereof during the time such station is open for business shall be presumed to have been parked with the knowledge and consent of the operator of that station.
- No junk, inoperative, or unlicensed vehicle will be permitted to remain on gasoline station property for more than forty-eight (48) hours.
- All refuse shall be kept or stored within the building or be screened from view as required by Section 1166.10.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve CAPL Retail LLC, 3983 Mayfield Road request for a conditional use permit to continue the operation of the gasoline station with convenience retail and carwash, as shown on the drawings and described in their application materials, with the following additional conditions:

1. This use shall not be injurious to the use and enjoyment of other properties in the Immediate vicinity or create a nuisance for adjacent properties;
2. The applicants shall work with staff to resolve any complaints from neighbors;
3. The location, display, or storage of rental trailers, automobiles, trucks, or other rental equipment on the premises is prohibited;
4. No merchandise except fuel and oil may be stored or displayed outside the building.
5. Except while being services at the pump island, no vehicles shall be parked between the pump and the setback line and the front property line, nor on a corner lot shall any vehicles be parked between the pump setback line and the property line on either of the intersecting streets. A vehicle parked in violation hereof during the time the station is open for business shall be presumed to have been parked with the knowledge and consent of the operator of that station;
6. No junk, inoperative, or unlicensed vehicle will be permitted to remain on gasoline station property for more than forty-eight (48) hours.
7. All refuse shall be kept or stored within the building or be screened from view as required by Section 1166.10.

8. An updated landscaping and screening plan shall be approved by the Zoning Administrator. The dumpster shall be screened as required by Section 1166.10(a);
9. Parking lots shall be striped in accordance with the approved site plan and cars shall park in an orderly manner as shown on the approved plan;
10. Architectural Board of Review approval shall be required for any exterior changes to the building, including signage.
11. All signage shall conform to zoning requirements, considering previous variances, including the prohibition of temporary freestanding signs, pennants, banners, streamers, whirligigs, balloons, and other similar devices;
12. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

Lora Kugler affirmed that she took the oath, stating her address is 3983 Mayfield Rd. Ms. Kugler asked if she need to present the landscape plan.

Ms. Cohen stated that would be a part of the conditional use permit. Ms. Cohen then asked for a motion.

Mr. Horowitz motioned approval for **Proj. No. 23-12 CAPL Retail LLC, 3983 Mayfield Rd., "C-3" General Commercial** requests revised Conditional Use Permit for operation of existing gasoline station per Code Chapters 1111, 1115, 1121, 1153, 1161, 1163 & 1166. Motioned was second by Mr. Gaynier **motioned passed 5-0.**

Andrew Sargent 7408 Detroit Ave Cleveland, Oh. Representing the Cleveland Heights-University Heights Library reviewed the renovation plans for the park area, "Peace Park", adjacent to the Coventry Library with a PowerPoint presentation. Mr. Sargent showed the new concept design of how the park would now, implementing a design of the Ohio state bird the cardinal as the new main attraction replacing that pirate ship. This play structure will provide a new adventure for the family to slide down, play and explore. He went on to show how the new landscape would also encourage families to stroll through the park, adding more space and use to an already viable part of the community. Mr. Sargent mentioned that additional seating would be added to the area for parents to watch children play, for those who may just want to come to sit and relax in the park while enjoying the pavilion stage. Mr. Sargent reviewed the proposed realignment of the sidewalk on Euclid Heights Blvd. He said the existing sidewalk would be realigned to come through the park explaining that the site would be regraded so that the pathways would meet ADA standards. He spoke of adding additional parking along Washington Blvd providing a PowerPoint example of the possible new parking arrangements that would be a future improvement.

Ms. Cohen stated that she had some questions about the sidewalk. With the idea of incorporating it into the park, and as a woman the thought of walking through a park at night makes me uncomfortable. What is the reason for having the sidewalk pushed into the park and not remaining out in the open as is?

Mr. Sargent stated that the reason for this new design is to have continuous circulation around the park. He points out that currently there doesn't exist a complete walk-through for the park, this would provide a fluid walking path for visitors and would provide better access for those who are in wheelchairs and or walkers.

Ms. Cohen asked how tall the trees in the landscaping are between the sidewalk and Euclid Heights Blvd.

Mr. Sargent explained that there are currently existing trees that are about 25 feet in height, he added that they would plant new canopy trees as a part of the new landscape design.

Mr. Gaynier commented that he understands Ms. Cohen's concerns about safety, stating that there's a lot of activity at the corner of the street. However, he likes the follow and would like to see what the final project would look like considering that we're not at the point of being able to plan on the final landscape design at this moment. Mr. Gaynier stated that he appreciates the solution that is being presented as far as access for all and if the park with has sufficient lighting along the walkway, this would end up being a great design.

Mr. Horowitz commented on the sidewalk stating that he would like to see how the entire park will remain visible so you don't feel closed off. He suggested this could be accomplished by providing lower shrubs, lower branches, etc. He noted that the half-basketball court is next to the tot lot and asked how that would function with the location being so close to toddlers at play.

Mr. Sargent stated that there will be screening around the basketball court, adding the basketball court would make use of the asphalt area which will also provide access for deliveries. He asses that the area would also provide space for chalk drawing for all.

Ms. Cohen stated that there was a small parking lot off Euclid Heights Blvd and asked if those parking spots would remain or be removed.

Mr. Sargent replied that they would remain.

Mr. Horowitz asked for clarification that the existing parking will remain, and new parking will strictly be for ADA spaces.

Mr. Sargent "Yes" but we will not look at that in this being only phase one. But the goal in the end is to provide closer parking spaces for visitors especially those with ADA access.

Ms. Knittel stated that at this time they are asking for approval of the park design. Ms. Knittel explained that phase two of the project which included the parking was not being considered at tonight's meeting.

Ms. Cohen asked if there was a Coventry SID, like the special improvement district. She mentioned that she has concerns regarding the sidewalk and the safety it may or may not provide. She asked if the SID had commented on this project.

Ms. Knittel responded that there is a SID and suggested that this may be a better question for the library representative to answer.

Nancy Levin, Director of the Library, gave her address as 2345 Lee Road. She stated that there is a SID and these plans have been shown to them. She said that Tommy Fellow along with others commented that they support the project and are looking forward to revitalizing the park because it will be a draw to the economic area. She added the new path will be elevated, explaining that there is a grade difference between the road and the pathway. She said that they will plan for safety for all that will utilize the walkway. There is a plan for lighting as well as a camera to be put in place for added security. She added that the basketball court will only be a half-court, allowing or attracting shooting practice, but not

full-out games. She also mentioned that the library has sponsored a "Hoop and Hang" for about 3 years where residents and visitors come out to interact with a librarian and staff.

Ms. Cohen wanted to clarify if the landscaping was all under administrative approval.

Ms. Knittel referred to the recommended staff condition using a Power Point presentation, saying that it will also need Architectural Board of Review Approval. and that the sidewalk relocation would need to be approved by a formal city process to ensure that it remains open to the public. Ms. Knittel referred to Condition Number 6 regarding the landscape and its approval process.

Ms. Cohen asked for more information regarding the current fence.

Mr. Sargent the fence will be replaced with an oriental fence that will go around the entire park.

Mr. Gaynier asked about what type of grade change there would be and how this impacts moving the sidewalk for the approach to the corner coming up Coventry Road and Euclid Heights Blvd. He asked if the sidewalk would be higher or if it would be moved out more, and approximately how far you are planning to move it.

Mr. Sargent replied that as Nanc/y stated, the sidewalk would be higher than normal and that it would be just within the fence line. In consideration of visibility we are showing a heavily planted landscape bed however with the finished project there are changes making things clear as far as visual landscape.

Ms. Cohen confirmed that the sidewalk will remain for public use.

Ms. Cohen stated that she is comfortable with administrative approval for the landscape.

Mr. Crumrine swore in Mr. Brown for public comment.

Robert Brown 2903 Hampshire Road, stated that this park is a landmark and known for its unique character. He went on to say that he sees how people utilize the sidewalk and wouldn't want to see people lose the ability to use the sidewalk, stated that he hopes that the change in the sidewalk would not make it so people can't use the sidewalk for public access. He asked if some parts of the historic features would remain such as the giant slide,

Mr. Sargent stated that the current structure that now exists at the park is hazardous to children due to its current condition and therefore there have been several reports of injuries. The hope is to replace the current structure with a new wooden structure with a new look that would still allow for conversation and year-long play for generations to come. There will be a new big slide for children to play, along with a nest that will be atop the cardinal allowing children to feel as though they are flying.

Karen Knittel reviewed the staff's report using a PowerPoint presentation:

Proj. No. 23-13 Cleveland Heights-University Heights Public Library, 1925 Coventry Rd-2843 Washington Blvd, “A” Single-Fam., requests a revised conditional use permit for renovations to the park area adjacent to the library per Code Chapters 1111, 1115, 1121, 1153, 1161, 1163 & 1166.

CONTEXT: The Cleveland Heights-University Heights (CH-UH) Public Library address is 1925 Coventry Road. The library also manages the former Coventry Elementary School, 2843 Washington Blvd., and the public green space located between them. This is located at the southeast corner of the Coventry Road and Euclid Heights Boulevard intersection. The property is zoned “A” Single-Family. The rear of the property abuts Washington Boulevard. There are single-family homes, zoned “A” Single-Family east along Euclid Heights Boulevard and south along Washington Boulevard. To the southwest are single-family homes, zoned “A” Single-Family along Coventry Road and on Washington Boulevard.

HISTORY: The site has a long history of having public spaces, first as an elementary school and public green space, and since 2009, the elementary school building has been adaptively reused for offices and education/daycare uses. The playground and green space area have been maintained as an area open for public use. The CH-UH Public Library took ownership in 2018.

The Future Land Use Map located within the City’s adopted Master Plan shows this area as being institutional.

PROJECT DESCRIPTION:

The Ch-UH Public Library is proposing to renovate this open green space. The plan connects it more directly with the library with an outdoor reading garden, a $\frac{1}{4}$ mile storybook look, and continues to provide open space and playgrounds and a more defined area for outdoor performances that includes a pavilion.

Please note that the plans also include a phase 2 project that will redesign parking along Washington Boulevard. This phase of the project is not being reviewed.

The library is a conditionally permitted use in the “A” Single-Family District and therefore a revision to their Conditional Use Permit is requested for the improvement of this park area.

MATERIALS RECEIVED:

- Conditional Use Permit Application
- General Standard for Conditional Use for the Coventry Library Peace Park area
- Landscape Architectural Drawings dated June 19, 2020
 - L1.01 General Notes
 - L1.02 Concept Plan
 - L1.03 Demolition Plan
 - L1.04 Site Plan
 - L1.05 Site Plan
 - L1.06 Site Plan
 - L2.01 Layout Plan
 - L2.02 Layout Plan

L2.03 Layout Plan
L3.01 Grading Plan
L3.02 Grading Plan
L3.03 Grading Plan
L4.01 Materials Plan
L4.02 Materials Plan
L4.03 Materials Plan
L6.01 Planting Plan
L6.02 Planting Plan
L6.03 Planting Plan

REQUEST FOR REVISION OF CONDITIONAL USE PERMIT STANDARDS FOR CONDITIONAL USES

A conditional use, and uses accessory to such conditional use, shall be permitted in a residential, commercial or special district only when specified as a permitted conditional use in such district, or when such use is determined by the Planning Commission to be a similar use, and only if such use conforms to the following standards in addition to any specific conditions, standards and regulations for such category of use set forth in Chapter 1151 of the Zoning Code. Furthermore, the Planning Commission shall find:

- j) 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 former Coventry School property was transferred to the CH-UH Library in 2018 and the park area has been open and accessible to the public. The CH-UH library maintains the property with landscaping, trash pick-up, and parking lot maintenance (including snow plowing). The park area is open to the public from dawn to dusk. Families, children, and seniors use this space. CH-UH library estimates that the number of people who use this space daily can range from 100 to 1,000 individuals, with the higher numbers occurring when there is a cultural event. Activities in this open space include play on the playground, soccer, theater, music, community cultural events, and picnics. Library staff often use the site for programs.

- k) 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 installation of a new playground and rejuvenated landscaped areas will enhance public health, safety, morals, comfort, and general welfare. The current play structure which is 30 years old will be replaced. The whole site will be accessible for persons with mobility disabilities including those requiring wheelchairs and therefore will also be easier for those using strollers.
- l) 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 continued use of this green space will not change the character of the neighborhood. The plan will add 60 trees, replace the chain link fence with a decorative fence, add a storybook loop, a reading garden area adjacent to the library, and have a distinctive red cardinal play structure.

- m) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood*

The proposed plan and uses are similar to the uses that have occurred in this space.

- n) 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*
Re-grading the site to enable all of the pathways to be accessible to people with mobility disabilities may result in a portion of the public sidewalk along Coventry Road being removed and re-aligned. This may result in a portion of this sidewalk being located on the CH-UH Library property. The CH-UH Library is including this in the project scope however appropriate permission from the city to move a public sidewalk to private land needs to be attained, this should be a condition of approval.

Replacing the play equipment and enhancing the landscape will have a positive impact on the neighborhood and area.

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

This is a continued use of this space. Plans include drainage, lighting, plantings, picnic table biofiltration, and native pollinator plants.

- p) That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets*

This is a renovation of an existing outdoor space. The design does not change the current ingress or egress. Parking is available in the Washington Blvd. parking lot and across Euclid Heights Blvd. in the public surface parking lot.

- q) 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*

This is a renovation of a current public green space. The improvements will enhance the neighborhood and commercial district.

- r) 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 library is capable of maintaining the area there is minimal potential for future hardship.

- s) That the conditional use shall address the sustainability guidelines of Section 1165.06 – see below.*

Guideline #9. Additional open space and recreational amenities such as recreational open space and playgrounds, including athletic fields, dog parks, and natural water features and conservation areas above that required by the Ordinance.

- This renovation maintains a green open space with play equipment and play areas for the neighborhood, enhances the ability for the library to offer outdoor activities, provides a reading garden, a storybook loop trail, and includes a pavilion stage. The pathways will all be accessible to people with mobility challenges.

Guideline #7 Innovative stormwater management techniques that exceed the performance standards required by the Ordinance and the City Code, and reduce the amount of impervious surface on the site.

- The plans include a biofiltration area close to the former Coventry Elementary School building.

Guideline #9 Community amenities such as public art, places to congregate such as plazas, malls, gardens, outdoor seating, and pedestrian and transit facilities.

- The plan will refresh and add additional landscaping area and includes intentional seating areas such as the reading garden and the playground area is being designed around a red cardinal play structure.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the revised conditional use permit to permit the renovation to the Cleveland Heights-University Heights Coventry Library park area as described in the Planning Commission application and shown on the drawings submitted with the application dated June 19, 2020, with the following additional conditions:

1. Approval of the Architectural Board of Review;
2. The applicant shall receive city approval for the removal and/or relocation of any public sidewalk currently in the public right-of-way;
3. Receipt of all other required local approvals and permits;
4. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
5. The Applicant shall work with staff to resolve any complaints from neighbors;
6. The final landscape and fence plan and lighting plan shall be approved by the Zoning Administrator and
7. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

Mr., Gaynier's motion for approval of **Proj. No. 23-13 Cleveland Heights-University Heights Public Library, 1925 Coventry Rd-2843 Washington Blvd**, "A" Single-Fam., requests a revised conditional use permit for renovations to the park area adjacent to the library per Code Chapters 1111, 1115, 1121, 1153, 1161, 1163 & 1166 with the seven conditions in the staff report and adding condition number 8: in designing the landscape consideration will be given to ensuring visibility in both directions in the area where the park sidewalk replaces the public sidewalk.

Mr. Howe seconded the motion, which **carried 5-0**.

Ms. Cohen added that there was a point made by the public regarding signage and that should be something staff should be aware of for consideration.

Mr. Zamft introduced a new member of the planning department Garrett Winfree, planning clerk. He mentioned that a proposed Aldi on Mayfield will have a preliminary review either in June or July of this year 2023. He reported that for the Taylor Tudor Project / Cain Park, staff has been working on zoning and that there may be changes to the C2X District and mapping that incorporate some form-based zoning. He reported that the text amendments recommended for approval by the Planning Commission will be considered by Council on June 5, 2023. He said there will be some upcoming park planning in the further that will come before the Planning Commission.

Ms. Knittel added that there will be a public meeting that the sewer district will hold one virtual and one in-person to view the Doan Brook restoration project.

Mr. Zamft added that the Cedar-Lee Meadow Brook Groundbreaking would be on June 16, 2023.

The meeting adjourned at 7:54 p.m.

Jessica Cohen, Chair

Eric Zamft