



# CITY OF CLEVELAND HEIGHTS

# PLANNING COMMISSION AGENDA

## NOVEMBER 12, 2025

The Planning Commission of the City of Cleveland Heights will hold a regular meeting at **7:00 P.M. on Wednesday, November 12, 2025** in Council Chambers, on the second floor at City Hall, 40 Severance Circle.

### A G E N D A

1. Call to order
2. Approval of minutes for the September 11, 2025, and October 21, 2025 regular Planning Commission meetings
3. **Project No. 25-22 Severance Town Center Proposed Zoning Text Amendment (Ord. No. 226-2025) and Zoning Map Change (Ord. No. 227-2025) referral from City Council** regarding the zoning map to create a Zoning Overlay District for the entire Severance Circle properties (inside and outside of the ring road) zoned 'S-1' Mixed-Use and adjacent properties (PPNs 683-33-003 and 683-33-004).
4. Old Business
5. New Business
6. Adjournment

*NOTE: If your property is adjacent to this case, you received this notice as an invitation to learn about and comment on the project prior to or during the Planning Commission meeting. For more information visit <https://www.clevelandheights.com/410/planning-commission-cases>.*

*Comments are welcomed at the public hearing. Comments emailed to [planningcommission@clevelandheights.gov](mailto:planningcommission@clevelandheights.gov) will be shared with the Planning Commission members and the applicants prior to the meeting. Please include your name and address in your email comments. These comments will be entered into the Planning Commission case record.*

**TIMELINE OF PUBLIC MEETINGS FOR SEVERANCE TOWN CENTER  
AND ADJACENT PROPERTIES ZONING AMENDMENT (updated October 31, 2025)**

**TUESDAY, OCTOBER 21, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

Planning Commission will hear an informal presentation from MPACT about form base code.

*No action will be taken. Completed.*

**\*PUBLIC COMMENT OPPORTUNITY\***

**MONDAY, NOVEMBER 3, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

City Council First Reading of Zoning Amendments Ordinance(s)

*Zoning is then referred to Planning Commission for review and comments. Planning Commission has a minimum of 30 days and a maximum of 60 days to comment. A public hearing date is then established.*

**\*PUBLIC COMMENT OPPORTUNITY\***

**WEDNESDAY, NOVEMBER 12, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

Planning Commission reviews zoning code amendments at the regular meeting.

*Action may be taken.*

**\*PUBLIC COMMENT OPPORTUNITY\***

**WEDNESDAY, NOVEMBER 17, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN EXECUTIVE CONFERENCE ROOM**

Joint City Council Committee of the Whole and Planning & Development Committee of Council meeting to discuss zoning code amendments.

*No action will be taken.*

**MONDAY, DECEMBER 15, 2025 AT 5:00 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

Council Public Hearing on the Proposed Zoning Code Amendments

*No action will be taken.*

**\*PUBLIC COMMENT OPPORTUNITY\***

**MONDAY, DECEMBER 15, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

City Council consideration of adoption of the Zoning Amendments.

*Action may be taken.*

**\*PUBLIC COMMENT OPPORTUNITY\***