

**CITY OF CLEVELAND HEIGHTS
PLANNING COMMISSION
May 13, 2020
MINUTES OF THE REGULAR MEETING**

MEMBERS PRESENT:	Jessica Cohen	Chair
	Michael Gaynier	Vice Chair
	Leonard Horowitz	
	Adam Howe	
	Anthony Mattox, Jr.	
	Jessica Wobig	
	Jeff Rink	

STAFF PRESENT:	Karen Knittel	City Planner II
	Alix Nouredine	Assistant Director of Law
	Pamela Roessner	Assistant Director of Law
	Richard Wong	Planning Director
	Christy Lee	Recording Secretary

CALL TO ORDER

Ms. Cohen called the meeting to order at 7:08 p.m. She welcomed the audience to the May 13, 2020 Webex meeting of the Cleveland Heights Planning Commission.

APPROVAL OF MINUTES

Ms. Cohen asked had the Commission read the minutes from the March 11, 2020 Planning Commission meeting and asked if there were any corrections needed. There were no additional corrections needed and the minutes stand approved.

Ms. Cohen explained to the audience that there will be a presentation by staff after which anyone from the audience, including the applicant, she also explained the procedure in which questions and comments will be addressed due to the Webex guidelines. Ms. Cohen further explained that all that will testify will still need to take the oath or affirmation. Ms. Cohen asked everyone to unmute their microphones to take the oath or affirmation.

Mr. Nouredine asked do you swear or affirm that the testimony that you're about to give to the Planning Commission is the whole truth and nothing but the truth? Karen Knittel, Richard Wong, and others who planned to testify and took the oath.

Proj. No. 20-08: Jordan Community Residential Center, 2475 N. Taylor Rd., 'A' Single-family, requests conditional use permit for 18-resident residential care facility per Code Chapters 1111, 1115, 1121, 1151, 1153, 1161 & 1166

Karen Knittel asked that an email dated May 4, 2020, be entered into the public record and gave a PowerPoint presentation outlining the history as well as the project description, including parking details. She explained that the Jordan Community Residential Center proposes to provide supportive housing for up to 18 women who have experienced trauma and /or substance abuse disorder. She further explained the internal working of the facility,

outlining how the center falls into the zoning code category of residential care facility which grouped with lodging houses, boarding houses, convents, home for the aged, and other congregate living facilities and therefore is conditionally permitted by the Use Variance. An 18-bed congregate residential care facility requires 1 parking space per bed per code section 1161.03(a)(6). The applicant's agreement reserves 21 spaces for their use; there are 145 spaces on-site. Typically, the residents do not have cars until they begin preparing for independent living. Staff will park on-site. She showed photos of the facility along with a floor plan. She shared the Standards of Conditional Uses, detailing that the character of the neighborhood wouldn't be altered with the use of this property as a treatment center. Staff will be on hand 24 hours a day, there will be added measures of security, a privacy fence may be added in the rear of the building as well as parking and how it will not negatively impact neighbors.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission approved a conditional use permit for an up-to-18-resident residential care facility, operated by Jordan Community Resource Center, as shown in the plans and as described in the 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 applicant shall work with staff to resolve any complaints from neighbors;
3. Applicant shall obtain necessary approvals from the Housing, Building, or Fire Departments based on the proposed use, and violations under the Housing, Building or Fire Code shall be corrected prior to occupancy;
4. Existing landscaping shall be maintained or, if desired, a new landscape/screening plan shall be approved by the Planning Director;
5. If new exterior lighting is proposed, the applicant shall submit a lighting plan for Planning Director approval;
6. Deliveries and trash pick-up shall not take place before 7 a.m. or after 9 p.m.;
7. Architectural Board of Review approval shall be required for significant exterior changes to the building;
8. All parking shall be accommodated on-site;
9. Any expansion of the use shall require a new Conditional Use Permit;
10. The applicant shall maintain 1 parking space per bed per Code section 1161.03(a)(6); and
11. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

Ms. Cohen asked if there are any questions for staff.

Alix Nouredine asked if Ms. Knittel would confirm that her presentation was a summary of her report for Project 20-08 Jordan Community Residential Center.

Ms. Knittel replied "Yes" and confirmed. She also asked that the staff report dated May 4, 2020, be entered into the record.

Ms. Cohen asked if the applicant had any questions or comments at this time.

Alix Nouredine asked do you swear or affirm that the testimony that you're about to give to the Planning Commission is the whole truth and nothing but the truth?

Tanisha Grant- Watson affirmed that she took the oath, Ms. Grant went on to thank Ms. Knittel and the City of Cleveland Heights. Ms. Grant-Watson went on to express their long-standing relationship with the community and how they want to continue their work throughout the City to help women who are in need.

Ann Salsich affirmed that she took the oath. Ms. Salsich went on to express her concerns for safety for the neighborhood. Ms. Salsich asked what will be put in place to ensure the safety and integrity of the neighborhood will remain.

Ms. Grant- Watson responded that her other locations which are located in the Collinwood area for 6 years and Jordan Fairfax which is located in the Fairfax area for 4 years. Neither of these has had any incidents that would require police to respond. She stated that they are faith base initiate, which gives adequate support to the individuals that are housed under their care. Ms. Grant-Watson further explained that they are well contacted with the community to engage and welcome added support.

Ms. Cohen asked if there was a motion on the floor.

Alix Nouredine asked if there were any public comments submitted via email.

Richard Wong replied "No".

Anthony Mattox Jr. made a motion to approve the Conditional Use Permit for Jordan Community Residential Center, as described in the submitted materials and the staff report, with the eleven conditions in the staff report.

Mr. Rink seconded the motion, which was approved 7-0.

Proj. No. 20-09: The Hebrew Academy of Cleveland, 1516 Warrensville Center Road (PPN 683-34-004) "AA" single-family zoning district, request lot resubdivision per Code chapters 1111, 1115, & 1121.

Ms. Knittel gave a PowerPoint presentation outlining the history as well as the project description, including details of the surrounding. Ms. Knittel stated that staff recommends that the Planning Commission approve the lot resubdivision to split parcels PPN 683-34-004 into 4 parcels:

Parcel "A-3A", 41.8319 acres (without R/W Area)

Parcel "O", 25.9748 acres

Parcel "M", 9.7962 acres

Parcel "N", 5.4518 acres

Hebrew Academy requests the lot split to facilitate the operation of the expanded campus for financing and operational purposes, Hebrew Academy wants to separate the existing 9.8-acre campus from the expansion campus of 25.9 acres during the construction and subsequent mortgage repayment term.

The lot split will result in a building on two parcels (parcel M and parcel O). The proposed parcel separation will occur between the existing school facility and the new school addition under construction. The building plan includes a firewall at this connection and the exterior wall of the existing facility was modified at this connection to meet building code requirements. The proposed lot split will not change the use of the property nor will it affect neighboring properties. However, Code Section 1165(g)(1) states that every building shall be on one lot only, therefore, should the lot split be approved, a variance is needed.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the lot resubdivision as shown on the plat by Neff & Associates, dated 3/11/2020, with the following conditions:

1. The applicant shall receive all necessary variances; and
2. Prior to submitting the plat to the County Recorder, it must be signed by the Director of Law, Director of Planning, and Planning Commission Secretary.

Ms. Cohen asked if there are any questions for staff.

Alix Nouredine asked if Ms. Knittel would confirm that her presentation was a summary of her report for Proj. No. 20-09: The Hebrew Academy of Cleveland.

Ms. Knittel replied "Yes" and confirmed. She also asked that the Staff report dated May 4, 2020, to be entered into the record.

Ms. Cohen asked if there were any comments from the applications.

Alix Nouredine asked do you swear or affirm that the testimony that you're about to give to the Planning Commission is the whole truth and nothing but the truth?

Ivan Soclof affirmed that he took the oath, Mr. Soclof went on to explain the reasoning behind the request for the lot resubdivision along with benefits that it will give the school and the community.

Ms. Cohen asked if there were any question from the Planning Commission or public, Ms. Cohen then asked if there was a motion on the floor.

Alix Nouredine asked if there were any public comments submitted via email.

Richard Wong affirmed that there weren't any public comments via email.

Mr. Horowitz made a motion to approve the Conditional Use Permit for the Hebrew Academy of Cleveland, as described in the submitted materials and the staff report, with the two conditions in the staff report.

Mr. Howe seconded the motion, which was approved 7-0.

Old Business

There was no Old Business.

New Business

There was no New Business.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.



Jessica Cohen, Chair



Karen Knittel, Secretary

