

**CITY OF CLEVELAND HEIGHTS
PLANNING COMMISSION
NOVEMBER 14, 2018
MINUTES OF THE MEETING**

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

STAFF PRESENT:	Richard Wong	Director of Planning
	Alix Nouredine	Assistant Director of Law
	Kara Hamley O'Donnell	City Planner II
	Christy Lee	Recording Secretary

CALL TO ORDER

Mr. Cobb called the meeting to order at 7:04 p.m., welcoming everyone to the November 14, 2018, meeting of the Cleveland Heights Planning Commission. He asked if everyone had a chance to review the minutes from the October 10, 2018, Planning Commission Meeting and asked if there were any corrections and there were none. Mr. Cobb explained to the audience that there will be presentations by staff after which anyone from the audience, including applicants, will need to take the oath or affirmation if they plan to testify. Mr. Cobb asked everyone who planned to testify on any of the cases to stand 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? Ms. Hamley O'Donnell, Mr. Wong and all who stood took the oath.

Project No. 18-27: Hebrew Academy of Cleveland, 1516 Warrensville Center Road, 'AA' single-family, conditional use permit for preschool/elementary school addition (36 classrooms) with parking, playfields & new exit driveway per Code chapters 1111, 1115, 1121, 1151, 1153, 1161, 1163, and 1166.

Ms. Hamley O'Donnell stated that she was going to let the applicant give most of the presentation. She added that the Commission was familiar with the Hebrew Academy of Cleveland site. She stated once they are complete, she will follow up with a summary.

Ronald Kluchin introduced himself as the architect of Project 18-27 Hebrew Academy of Cleveland and he added that with him was the site engineer C.J. Onyak with Neff Associates. He

stated they are here to seek a Conditional Use Permit for their new revised site plan. He thanked the Commission for earlier approval of repurposing the club house, which now house students from kindergarten to high school, the finance department, and the tennis building at the end of the structure is now the gym. He went on to refresh the Commission on the original site plan that had been before them in 2016 and approved by the Commission. He went on to explain the details and the placement of the building and the accessible area of the property. He then showed the new site plan, showing the size of the building, he added that they have reduced the size of the building from the previously approved submittal. By doing so they are able to spread the students out throughout the location taking advantage of the space. He stated they have added an atrium connecting the building to maximize the space usage on the property. By connecting the buildings, it provides four separate entryways into the building, leaving them with a space for the existing baseball fields, multiple use facility and playgrounds. He stated that they have been able to save the streams that our on the property, as well over 100 trees with the new location of the building. Mr. Kluchin stated that they intended on fencing the entire property, allowing continued usage of the main entrance on Oakwood Drive. There will be an additional entrance added on Warrensville Center Road which would also service as a fire lane. There will also be an entrance on Andrews for students who will be dropped off by parent, also allowing for walkers and bike rides to enter into the site. Mr. Kluchin went on to do an overview of the placement of the fences which will be a 7 foot high black chain link fence along the west property line with mounding and landscaping. He went to say they will also make improvements to the current fence and landscaping as needed. Mr. Kluchin then showed floor plans of each area of the building identifying their function within the school. He went on to show slides of the proposed outside structure of the building, explaining the materials that will be used in the development process. He then showed how they will add bollards that will sit in front of the building to stop curb jumping and maximize the safety of students as they enter into the building.

Mr. Nouredine confirmed that C.J. Onyak took the oath.

Mr. C.J. Onyak introduced himself 6404 York Road, Parma Heights, Ohio. He stated that he would provide a brief over of the storm water, parking and utilities for the site. He stated that there is a strong emphasis on protecting the natural features of the site. He stated the one of the improvements with this they will be able to make use of the streams and the new layout wouldn't impact any of the existing wetlands on the site. He stated that all the storm water management would be located in a central area that is located between the buildings. Mr. Onyak went on to explain the parking layout and drainage system. He stated they will still have water basins on the location which will discharge directly onto the site having no direct connection to the City public storm sewer. He went on to describe the working of the sanitary sewer at the location. Mr. Onyak stated that parking circulation will be separated by bus drop and passenger drop off to keep traffic flow manageable. Mr. Onyak stated they will have a total of 218 parking spaces available at the site and they will provide 40 bike racks as well, with the plans to add 16 additional bike ranks. He added that next to the elementary school there will a separate set of racks, a total of 36 racks.

Mr. Jeff Robertson affirmed that he took the oath, 25701 Science Park Drive, Beachwood, Ohio. He stated that he was the Deputy Director of Security for the Jewish Federation of Cleveland. He added that he was once the Chief of Police for the City of Cleveland Heights. He went on to say that he and Hebrew Academy have had conversations about the security of the site, including

lighting, traffic lights and the exterior and interior of the property. He stated that they have discussed the exterior of the property and what would be best for this site to secure the students. He stated that the building's location is ideal for proper safety and security. He mentioned that one concern for security was the entrance on Andrews Road and how the students would be able to access the property, which has been solved by adding fencing.

Ms. Cohen asked if the gate that will be located on Andrews will have an access code for entry.

Mr. Kluchin stated that the gate will only be open during specified hours.

Mr. Cobb asked if there were any other security questions.

Mr. Horowitz asked what the plans are to make the Warrensville entry more appealing with respect to the landscaping.

Mr. Kluchin stated they are in the process of replacing and repairing the fence. He stated that they have a fence person that helps in maintaining the fence when it's in need of repair or replacement. If the entire fence was to be replaced, it would have to be an ornamental fence, not chain link. The expense of that is beyond their current budget.

Mr. Horowitz asked will there be more landscaping done to the property alongside the fence to make the property more appealing. He asked what the plan was regarding the current barbwire on the fence.

Mr. Kluchin stated they can remove the barbwire and, as far as the landscape, they are the same plants that are in the golf course, they just haven't been maintained properly.

Mr. Horowitz stated that his main concern is the overall appearance of the entire property and the view it gives to the public.

Mr. Gaynier stated that he wanted to echo Mr. Horowitz's concerns in that area, that he would like to see landscape improvements on the property. He added that there needs to be a sidewalk added to the property as well offer residents and students a place to walk safely. There should be a fence that enhances the appeal of the surrounding area. He stated that the landscape should be cut down showing the site not hiding the site.

Ms. Cohen stated she feels that the location and the current landscaping provide a form of added security to the school is a great thing. She gave examples of schools being targeted that had either visual landscape or no landscape. She went to say as a parent she would want the added landscape at the location as added protection.

Mr. Mattox, Jr. stated that he would like to see the same amount of care to be given to the surrounding fence and landscape as it is inside where the school is located. He stated that he would be disheartened if the landscape maintenance didn't improve on the site, adding value to the community as a whole.

Mr. Rink asked Mrs. Cohen if she would be opposed to not having a sidewalk and only a fence.

Ms. Cohen stated that there was talk from other Commission members to have a landscaping plan for the outside part of the fence, she mention other businesses within the area that have created visual landscape with fencing. She also mentioned that her main concern is the barbed wire on the top of the fence. She suggested that possibly all of that could be removed to give off a non-threatening appearance.

Mr. Robertson stated that the placing of a sidewalk would require the removal of a lot of landscape. He added that it will also change the overall aesthetics of the terrain to change; he went on to say that, security-wise, the Jewish community faces inherit threat at all times. And the fact that school has children ranging in various ages, numbering into the thousands and growing, it is very important to consider when it comes to the overall security of the school when talking about the landscape and how it protects the school. Mr. Robertson went on to say that the landscaping is vital to the protection of the school.

Mr. Rink stated that everyone makes very good points, however he felt there should be further thought put into having a fence of some kind that still will provide some type of further security for the school and the students.

Mr. Gaynier added that he wasn't opposed to the idea of the fence.

Ms. Cohen added that even with a chain-link fence, you would be able to see through it and see the vegetation that hasn't been keep up. She added that she was not sure what it take to clean the area up, she added that she understands the need for a new fence. She also wondered if a person to just clean up the vegetation would that solve the issue.

Mr. Rink asked if Mr. Gaynier had a comment on a potential compromise.

Mr. Gaynier stated that he would like to see a sidewalk due this being a public street. He stated that he feels that a sidewalk wouldn't compromise the security of the school and its students. He added that there needs to again be a sidewalk as well as fence on the property. Mr. Gaynier went on to say that, however, he wasn't in any opposed to compromising.

Ms. Cohen asked staff who would accrue the cost if the sidewalk was put into place.

Ms. Hamley O'Donnell stated that she believed that it would be handled by the Hebrew Academy, she add that it would be helpful if the engineer could explain in detail the plans that were discussed with herself, the engineer, architect and Rabbi Dessler and they explained what would be involved in the grading of the sidewalk.

C.J. Onyak stated that basically along the 3000 foot stretch, there are many areas where the grade comes up very steep from the road and in some places it's so steep that the slope starts in the back of the curb. He adds that, in other locations, it's just the opposite. He added that along some of those locations, there are 30" to 36" oaks and maples that would have to be taken down to put a sidewalk through there. He added that, because of the grade, and because of how the grade comes up so steep, the sidewalk would not be able to exceed 2% slope to comply with ADA regulations. This would cause them to cut back 20 to 30 feet into the site and lower the grade for the sidewalk. He mentioned by doing this they would lose a lot of landscaping.

Mr. Gaynier wanted to clarify that, in order to have the sidewalk; they would have to remove landscape.

Mr. Onyak said in order to meet ADA requirements; you would be forced to cut the grade down with trees, cut the grade down in other places as well.

Mr. Gaynier asked that if on the school property, the building side of the property, there would need to be retaining walls of some kind for the sidewalk.

Mr. Onyak said yes, or they would need to grade further into the site to have an acceptable slope.

Ms. Cohen said that essentially the entire line of landscape along the fence would have to be removed in order to put in a sidewalk.

Mr. Onyak replied, not the entire landscape but the majority would have to be removed.

Ms. Cohen clarified that going in 30 to 40 feet, which means that the fence would have to be 30 to 40 feet in.

Mr. Onyak stated that both the sidewalk and fence could still be within the right-of-way but that 25 to 30 feet would be if they were trying to grade without having retaining walls. He went on to show on a slide what would the possibility would be if these changes were made.

Mr. Horowitz added that he didn't know the cost of putting a sidewalk in, but however in wanting a sidewalk, he would still like to see improvement on the landscape in general. He asked that there be an amendment to the staff recommendation 1.) "That landscaping, *including along Warrensville Center Road, drainage*" and keep the rest as is. He added that he felt that there needed to be improvements made on the landscape to enhance the beauty of the school.

Mr. Rink asked Mr. Horowitz if he was suggesting that they get rid of a fence.

Mr. Horowitz stated the he wasn't being prescriptive, he stated that he does want to see improvement on the landscape, but either planting new landscape either between or outside along the current fence.

Ms. Hamley O'Donnell asked Mr. Horowitz if he was only speaking of the landscape only, or landscape and fencing. She reminded the Commission that they required, when they had approved this before, that the Architectural Board of Review approves a fencing plan. And that was done. She pointed out that what is being presented today is a change to the already approved plan. She went on to give her staff report. Mrs. Hamley O'Donnell added that if there were some more changes that needed be made, that it will go before the ABR for the fence plan.

Mr. Rink asked what was approved by ABR.

Ms. Hamley O'Donnell stated that they proposed that an ornamental metal fence along the front property line.

Mr. Wong stated that was part of the original plan; however finances didn't support that idea.

Ms. Hamley O'Donnell stated that the concern is with the appearance of the fence along Warrensville Center Road. She added that the main concern is whether or not the fence and landscape will be properly maintained.

Mr. Mattox Jr. stated that he personally wanted to see a plan for the improvements that will be made to the issue of the fence and landscape so that he would feel more comfortable with an approval.

Mr. Kluchin stated the he wasn't opposed to adding some new landscaping to help the appearance of the fence and the property. He added that they do repair the fence as needed and eventually will have the whole fence at some point.

Mr. Cobb stated that he was willing to refer to the experts and doesn't want to impose any high cost for the Academy which certainly will do with adding a sidewalk. Mr. Cobb added that he was comfortable with working with the staff and the Architectural Board of Review to come with a way to improve the appearance of the property.

Mr. Gaynier added that the his reason for wanting a sidewalk is that if you're walking along that area and wanted to go across to the other side, he would have to cross in several different areas to make one trip. Having a sidewalk would make the commute easier.

Mr. Cobb asked if there were any other questions or comments. There were none.

Ms. Hamley O'Donnell asked that staff report dated November 9, 2018, be entered into the public record for project 18-27. She went on to show pictures of the site development plan. Staff recommends approval of Hebrew Academy's proposed 36-classroom expansion, resulting in a 52-classroom building, and related site improvements, as described in the applicant's materials and this staff report, with the following additional conditions:

1. *Receipt of Planning Director approval of final plan for signage, landscaping (including along Warrensville Center Road), drainage, grading, tree preservation and protection, screening, pavement, and site lighting. Required landscaping and approved fence plan must be installed prior to issuance of building occupancy permit;*
2. *The use will not be injurious to the use and enjoyment of other property in the immediate vicinity or create a nuisance for adjacent residential properties;*
3. *The applicant shall work with staff to resolve complaints from neighbors;*
4. *Through signage and in communications with the Hebrew Academy school community, applicant shall discourage cut-through traffic on private property, such as Oakwood Drive, unless written consent is provided by the property owner(s) and homeowners association, where required, and approved by the Police Chief;*
5. *All fencing shall be maintained in good condition and damaged fencing shall be immediately repaired or replaced. Changes to the approved fencing plan (approved by ABR 1/4/2017) shall require the approval of the Architectural Board of Review and staff shall convey the Planning Commission's concerns about the Warrensville Center fence condition to the Architectural Board of Review for their consideration in reviewing the fencing plan;*

6. *A minimum of two parking spaces near the Early Childhood entrance shall be designated for pick-up and drop-off only;*
7. *Receipt of Architectural Board of Review approvals and Board of Zoning Appeals variances, as required;*
8. *Applicant shall obtain, and adhere to, Police Chief-approved operations and security plan and Fire Chief-approved safety plan which shall be updated, as needed or required;*
9. *Applicant shall obtain, and adhere to, Planning Director-approved property maintenance plan, including trash removal along the Warrensville Center Road fence;*
10. *The pedestrian gate to Andrews Road shall be locked, as needed, to control pedestrian travel and to prevent parent pick-up. If traffic on Andrews Road and surrounding streets becomes problematic, applicant shall work with Planning Department and Police Department staff to remedy the issue;*
11. *Any future expansion, site reconfiguration or lot resubdivision shall require the approval of the Planning Commission; and*
12. *The installation of the use shall be completed by December 31, 2020.*

Ms. Hamley O'Donnell add that a revision to condition #4, about consent. She added that the reasoning behind this that neighbors were concerned about the safety of the student that passed long this route. If an adjacent property owner along a street allowed passage across their property, we wouldn't want to prevent that.

Ms. Cohen added that some of the family is very happy for this amendment

Mr. Cobb asked if there was anything else to add at this time. He asked if there was anyone who wanted to make a motion on this project.

Ms. Cohen made a motion that a Project No. 18-27: Hebrew Academy of Cleveland, 1516 Warrensville Center Road, for preschool/elementary school addition (36 classrooms) with parking, playfields & new exit driveway be approved with the staff recommendations including the landscaping revision along Warrensville Center Road.

Mr. Horowitz seconded the motion.

Mr. Cobb if there was any need for any further discussion and there was not.

Passed 6-1.

Project No. 18-28: GFO Projects LLC, owner of Bluestone, 3505 Mayfield Road, PPN 681-30-064, MF1 multi-family, requests lot resubdivision for 1356-1366 Slate Court, per Code chapters 1111, 1115, 1123 and 1147.

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? Ms. Hamley O'Donnell, Mr. Wong and others stood and were sworn in.

Ms. Hamley O'Donnell stated that this project has been before the Planning Commission before for multiple lot resubdivisions. She went to show slide of the previous approvals for lot resubdivisions. Ms. Hamley O'Donnell stated that staff recommends that the Planning Commission approve the lot resubdivision as shown on the plat by Riverstone Land Surveying, dated October 26, 2018, with the condition that, prior to submitting the plat to the County Recorder, it must be signed by the Director of Law and Director of Planning.

Mr. Cobb asked was there any question for staff, there were none. He asked if there was anything the applicant wanted to add, they responded no.

Mr. Gaynier wanted to know why there was a need for an additional approval for the lot resubdivision.

Ms. Hamley O'Donnell stated that the lot plans for this section of the site had never been approved.

Mr. Cobb asked if there was a motion on the floor.

Mr. Horowitz motioned that Project No. 18-28: GFO Projects LLC, owner of Bluestone, 3505 Mayfield Road, PPN 681-30-064 lot resubdivision for 1356-1366 Slate Court be approved with the condition that, prior to submitting the plat to the County Recorder, it must be signed by the Director of Law and Director of Planning

Mr. Gaynier seconded the motion which passed, 7-0.


OLD BUSINESS

Ms. Hamley O'Donnell reminded the Commission that there will be a special meeting for Top of the Hill on November 27, 2018, at 7:00pm.

NEW BUSINESS

None.

The meeting was adjourned at 8:45 p.m.



Craig S. Cobb, Chair



Richard Wong, Secretary