

**CITY OF CLEVELAND HEIGHTS  
PLANNING COMMISSION  
MAY 8, 2019  
MINUTES OF THE REGULAR MEETING**

MEMBERS PRESENT:	Jessica Cohen	Chair
	Leonard Horowitz	
	Adam Howe	
	Anthony Mattox, Jr.	
	Michael Gaynier	Vice Chair
MEMBERS ABSENT:	Jeff Rink	
STAFF PRESENT:	Kara Hamley O'Donnell	City Planner II
	Alix Noureddine	Assistant Director of Law
	Richard Wong	Planning Director
	Christy Lee	Recording Secretary

#### CALL TO ORDER

Ms. Cohen called the meeting to order at 7:03 p.m. She welcomed the audience to the May 8, 2019, regular meeting of the Cleveland Heights Planning Commission. Roll was called by Richard Wong and all were present but Jeffery Rink, whose absence was excused.

#### ELECTION OF CHAIR

Ms. Cohen stated that the first order of business this evening was to elect a new chair, followed by vice chair. Mr. Gaynier made a motion for Ms. Cohen to be Planning Commission Chair and the motion was seconded by Mr. Mattox, Jr., and carried with a 5-0 vote.

Mr. Horowitz made a motion that Mr. Gaynier be elected as Vice Chair of the Planning Commission. The motion was seconded by Mr. Mattox, Jr. and approved 5-0.

#### APPROVAL OF MINUTES

Ms. Cohen asked if the Commission read the minutes from the April 8, 2018, regular Planning Commission meeting and asked if there were any corrections needed. There were no corrections needed and the minutes stand approved.

#### CASES

**Project No. 19-10: M. Fish, dba Melt Bar & Grilled, 13463 Cedar**, C-2 Local Retail, requests conditional use permit for indoor game room with pinball, video games & similar devices per Code chapters 1111, 1115, 1131, 1151 & 1153.

Mr. Noureddine swore in Ms. Hamley O'Donnell, Mr. Wong and all those who wished to testify. Ms. Hamley O'Donnell asked that the staff report for Project 19-10 Melt Bar and Grilled dated April 24, 2019, be entered into the public record and it was accepted. She showed the current layout of the restaurant, detailing the possible expansion of adding a

gaming area for guest. She stated that the proposal was in keeping with the General Standards for Conditional Uses and the supplemental standards for game rooms.

Ms. Hamley O'Donnell said the Fire Inspector has stated that the proposed game layout meets Fire Code requirements and the Police Chief has approved this plan.

Staff recommends that the Planning Commission approve a conditional use permit for a game room with up to 25 amusement devices, as described in the application materials and this staff report, with the following additional conditions:

1. Applicant shall assure that the amusement devices shall not be heard by persons outside of the premises;
2. Applicant shall obtain, and adhere to, Police Chief-approved operations and security plan which shall be updated, as needed or required;
3. 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;
4. Applicant shall obtain and maintain required licenses, as required; and
5. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

Ms. Cohen asked if there were any questions for staff, none, she then asked if the applicant had anything to add.

Matthew Fish, 6825 Chadbourne Road, Valley View, Ohio, shared details and reasoning behind the proposed expansion of the new game room.

Mr. Horowitz asked if the change of the atmosphere within the restaurant would attract patrons that will cause conflict instead of harmony.

Mr. Fish replied, no, and said that this will enhance the experience of dining, allowing for a new generation of patron to experience Melt and the City of Cleveland Heights.

Mr. Horowitz asked was this the first of the Melt location that will have the expansion.

Mr. Fish stated that they have made similar expansion at their Columbus, Avon, Independence locations which are thriving with the new expansion. Mr. Fish added that they have seen a growth with business surrounding the addition and when the restaurant is on a waiting list, you will see patrons enjoying the game room.

Ms. Cohen asked if there were any other questions or if there was a motion on the floor.

Anthony Mattox Jr. made a motion to approve the conditional use permit for indoor game room with pinball, video games & similar devices with staff recommendations.

Seconded by Mr. Gaynier, the motion was approved 5-0.

**Proj: 19-11: Rich Management Co. LLC**, 1724 & 1728 Middlehurst, MF-2 Multi-Family, requests lot resubdivision to combine parcels 684-06-030, 684-06-031 & 684-06-032 per Code ch. 1111, 1115 & 1123.

Ms. Hamley O'Donnell asked that the Staff Report dated April 24, 2019, be entered into the public record and it was accepted. She showed the site, detailing the request for a lot

resubdivision. The applicant wishes to join the three parcels and potentially add additional apartment units to the enlarged parcel. The minimum development area for a lot in the MF-2 District is 20,000 s.f., minimum lot width at building line of 100', and minimum lot frontage of 60'. Joining the parcels will allow the new enlarged lot to meet these requirements.

Staff recommends that the Planning Commission approve the lot resubdivision to join permanent parcel numbers join PPN 684-06-030, 684-06-031 & 684-06-032 to create one parcel as shown on the site plan and described in this staff report, 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 & Development.

Ms. Cohen asked if there were any questions for staff or comments from the applicant.

Jonathan Rich, 95 Main Avenue 4<sup>th</sup> Floor, Cleveland, Ohio 44113, explained the reason behind the request for the lot resubdivision.

Mr. Horowitz wanted to let the applicant know that there are people on staff that would be about to assist with any planning needs they may have.

Mr. Gaynier asked if there if there was a timeframe in place.

Mr. Rich stated they have meet with the City, there's preliminary plans at the moment and also there has been a lot of thought put into this project. With the new tax abatement, this was a great time to move forward with the project.

Ms. Cohen asked if there was any further discussion or if there was a motion on the floor.

Mr. Horowitz moved approval the lot resubdivision to combine parcels 684-06-030, 684-06-031 & 684-06-032 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 & Development.

Mr. Howe seconded the motion, which was approved 5-0.

### **Old Business**

There was no Old Business.

### **New Business**


Mr. Wong announced that the Smart Road America voted Cleveland Heights number one for the best green and complete streets policy in America for 2018.

Ms. Cohen asked how the seeking and voting process would go to fill the vacant seat on the Planning Commission.

Ms. Hamley O'Donnell stated that there are applications on the City website for potential candidates which will be chosen by City Council.

The meeting was adjourned at 7:45 p.m.

  
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Jessica Cohen, Chair

  
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Richard Wong, Secretary

