

**CITY OF CLEVELAND HEIGHTS  
PLANNING COMMISSION  
AUGUST 14, 2019  
MINUTES OF THE REGULAR MEETING**

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

CALL TO ORDER

Ms. Cohen called the meeting to order at 7:00 p.m. She welcomed the audience to the August 14, 2019, regular meeting of the Cleveland Heights Planning Commission. Ms. Hamley O'Donnell called roll; all were present at 7 p.m. and Jeffrey Rink entered at 7:02 p.m. Ms. Cohen asked if the Commission read the minutes from the July 10, 2019, regular Planning Commission meeting and asked if there were any corrections needed. There were no corrections needed and the minutes stand approved.

Mr. Nouredine swore in Ms. Hamley O'Donnell, Mr. Wong and all those who stood and wished to testify.

**SUBJECT: Proj. No. 19-16: F&C Development Corporation, Inc., Indiana Corporation**, prospective developer of properties at intersection of Euclid Heights Blvd., Cedar & Edwards roads (685-18-008 through 685-18-013, 685-18-016, 685-18-018, & 685-18-019) **Top of the Hill**, S2 Mixed-Use, requests lot resubdivision per Zoning Code chapters 1111, 1115 & 1145.

Ms. Hamley O'Donnell stated that the person who stood to be sworn is a representative of the applicant. She added that Tim Boland, Director of Economic Development, and Brian Anderson, Business Development Manager, were also in attendance. Ms. Hamley O'Donnell stated that Project No. 19-16 is a resubdivision plan. In December 2018, the Planning Commission approved full vacation of Edwards Road, joining the entire site into one parcel and access was provided entirely with access easements. The new plan includes partial street vacation paired with access easements. In both cases, all non-right-of-way parcels are joined into one parcel. No changes to the Planning Commission approved development plan are proposed.

To vacate a roadway, Council must pass legislation and that is anticipated to happen in September.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve the lot resubdivision as shown in the drawings by Polaris, dated 7/8/19, and Landform, dated 7/1/19, with the following additional conditions:

1. Planning Commission approval is subject to City Council vacation of a portion of Edwards Road; and
2. Prior to submitting the plat to the County Recorder, it must be signed by the Director of Law and Director of Planning.

Ms. Cohen asked if there were questions for staff.

Mr. Horowitz asked for clarification of the actual building layout along Edwards Road.

Ms. Hamley O'Donnell clarified the placement of the proposed buildings.

Mr. Horowitz stated his main concern was the possibility of underground utilities.

Ms. Hamley O'Donnell stated that the engineer has addressed those concerns and this will not impact utilities.

Ms. Cohen asked if the applicant had any questions and asked if there was a motion.

Mr. Gaynier made a motion to approve the lot resubdivision as shown in the drawings by Polaris, dated 7/8/2019, and Landform, dated 7/1/2019, with the two conditions included in the staff recommendation.

Seconded by Mr. Howe, the motion was approved 6-0.

**OLD BUSINESS**

Ms. Hamley O'Donnell informed that Planning Commission that we expect Council will appoint a seventh member to the Commission in September.

Ms. Cohen added that she would not be present for the September 11, 2019, meeting nor the November 13, 2019, meeting. She added that the October 10, 2019, meeting will be held on a Thursday and asked would Commission members be open to starting the meeting at 7:30pm.

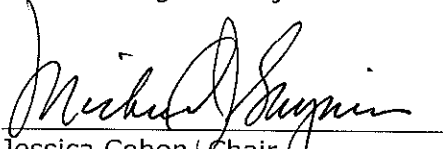
Mr. Horowitz made a motion that the October 10, 2019, meeting start at 7:30 p.m.

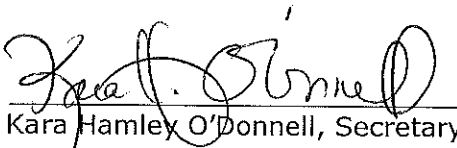
Seconded by Anthony Mattox, Jr., the motion passed 6-0.

**NEW BUSINESS**

There was no New Business.

The meeting was adjourned at 7:28 p.m.

  
Michael J. Gaynier, M-J6  
Vice Chair

  
Kara Hamley O'Donnell, Secretary