



Commission discovers that this is not enough time and they need more time, then there would have to be a Special Hearing because the December meeting is more than 60 days from when the Code was introduced to the Planning Commission. Ms. Knittel stated that tentatively City Council would hold their Public Hearing on November 27, 2017, which would allow City Council to schedule time to consider the Code on December 4, 2017. She stated that if this passes on December 4, 2017, then it would be enacted as of January 3, 2018.

After Ms. Knittel's presentation, the following questions were asked by the Planning Commission:

Mr. Cobb asked if it was possible to have a one-story building with multiple uses in the C-1 District. Ms. Knittel explained that staff and the Law Department purposefully stated that in the C-1 District that it should be a multi-story building. By the definition the Mixed-Use Building has to be more than one story. Mr. Cobb asked if there are any current buildings that would be grandfathered in. Ms. Knittel replied that there are, such as the Pontiac Building.

Mr. Horowitz asked if the family restriction based on definition would prohibit roommates from living in Cleveland Heights. He stated he is concerned that the criteria used to identify a family would exclude this arrangement. Ms. Knittel replied that staff considers various factors that define what family is and could work in defining this more. She stated this procedure is heavily modeled after the City of Kent and working well.

Ms. Cohen stated that she is concerned about discontinuing the newspaper notifications as it limits some residents' ability to gain insight or limits City transparency. She also questioned why we were not utilizing the Community Center for a free advertisement spot. She stated she wants to be sure transparency is maintained. Mr. Wong suggested putting advertisement in the City's bi-weekly newsletter. Ms. Hamley O'Donnell stated that there is an e-mail list from the Planning Department that gets notifications of agendas and actions. She stated that any resident could be added on this list. Ms. Knittel stated that Ms. Cohen was correct in wanting to advertise widely and that is part of the reason the change in procedure was taking place.

Mr. Horowitz stated that he is concerned about extending the time frames for meetings to be too far. He questioned what the motivation to complete the application in a reasonable time would be with the extensions. Karen Knittel stated that sometimes by the time the applicant gets the complete application submitted and a meeting has been canceled because nothing was on the agenda, it would be more that the codified timeframe when the next meeting date occurred. An extension is a window that should cover some unforeseen situations. Ms. Hamley O'Donnell stated that often there is more than 30 days between meetings and then there is no room to move forward with an applicant. She stated that staff wants to have a bit of room for handling an application.

Ms. Cohen questioned the number of students in an "exercise class" and whether noise would make a difference? She stated that a group of 10 students could impact the neighborhood greatly if there is loud music for fitness. Ms. Hamley O'Donnell stated that staff looked at the number of complaints and the number of situations this has occurred in, and it is few. She stated staff would still conditionally permit these uses and would still include various conditions that protect the level of noise in the neighborhood. She stated that the permit would look exactly the same as always issued, it would just be issued by staff to be expedited.

Ms. Knittel asked if the Planning Commission would like to handle any appeals that are the result of the Zoning Administrator denying a conditional use application. The Planning Commission unanimously agreed that this made the most sense for this process. Ms. Knittel stated that staff would draft language for this to be included.

Mr. Horowitz asked about satellite receiving antennas. He wanted to discuss amending this. Ms. Hamley O'Donnell replied that this was too big an issue to tackle at this time, but it is on the list of items to examine.

Mr. Mattox, Jr. asked staff what would happen if a day care started at 49 children and then grew to 55. Ms. Hamley O'Donnell stated that the applicant would have to come back and get approval from the Planning Commission as the increased growth would impact the community with possible noise and increased traffic flow.

Mr. Horowitz asked staff if someone was to become disabled and needed to build a ramp extending from their porch, if the ramp is excluded from the set-back calculation. Ms. Knittel explained that the ramp would not have to be included in the 10 feet setback requirement from the front of the building. She stated that the ramp would have to go to ABR for review. There is still a definition that it is not to be in the required front yard, but it could extend 6 feet into the required front yard. Ms. Hamley O'Donnell stated that they do not foresee many applicants needing a variance.

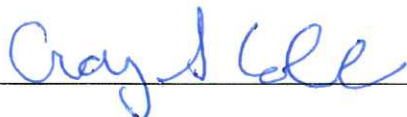
Mr. Horowitz asked about animal clinic/veterinary offices and where it would fall under new zoning amendments. Ms. Knittel stated that staff will review it as a medical office but stated that staff will look at this further.

Mr. Horowitz asked for an example of a building that would not need two parking spaces per unit. Ms. Hamley O'Donnell replied that Bluestone townhouses have some one-car garages per unit. Mr. Wong replied that Waldorf Towers has one-car garages. Ms. Knittel stated that there was a lot of clean up in parking regulations and she encouraged the Planning Commission to read through that section.

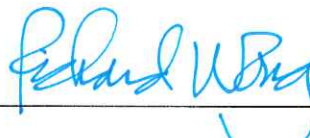
Mr. Cobb thanked Ms. Knittel for her presentation and advised Planning Commission to hold on to their materials.

Mr. Cobb asked if any more information needed presented.

With no further business brought forth, Mr. Cobb adjourned the October 10, 2017, meeting at 7:48 pm.



Craig S. Cobb, Chair



Richard Wong, Secretary

