

**PLANNING COMMISSION**  
**January 14, 2015 MEETING MINUTES**

|                  |                       |                                                        |
|------------------|-----------------------|--------------------------------------------------------|
| MEMBERS PRESENT: | Michael Ungar         | Chair                                                  |
|                  | Craig Cobb            | Vice Chair                                             |
|                  | James Cull            |                                                        |
|                  | Jeff Rink             |                                                        |
|                  | Len Horowitz          |                                                        |
| MEMBERS ABSENT:  | Cassandra Johnson     |                                                        |
|                  | Diana Woodbridge      |                                                        |
| STAFF PRESENT:   | Richard Wong          | Director of Planning &<br>Development                  |
|                  | Kara Hamley O'Donnell | City Planner                                           |
|                  | Elizabeth Rothenberg  | Assistant Director of Law                              |
|                  | Jason Stein           | City Council Planning &<br>Development Committee Chair |

ROLL CALL/CALL TO ORDER

The regular meeting was called to order at 7:00 PM by Mr. Ungar. He asked for roll call from Mr. Wong.

|              |      |
|--------------|------|
| Mr. Cobb     | Here |
| Mr. Cull     | Here |
| Mr. Horowitz | Here |
| Mr. Rink     | Here |
| Mr. Ungar    | Here |

Mr. Wong stated there were five this evening.

Ms. Hamley O'Donnell stated that it just occurred to her that we should be electing a chair so she asked if that could be added the agenda this evening.

Mr. Ungar asked that the agenda be amended to include the election of the Chair of the Planning Commission and a Vice Chair also.

He asked for a motion with respect to the Chair position, offered that we usually make a nomination, why don't we re-elect Mr. Ungar as Chair. Mr. Ungar asked if there is a second and Mr. Cobb seconded the motion.

Mr. Ungar stated that he will be abstaining and asked for all those in favor say aye.

Aye.

Anyone opposed, say no.

All those abstaining, Mr. Ungar stated he abstains.

Mr. Ungar stated his re-election to Chair carries 4-0-1 and he thanked everyone for it. He thanked everyone for the continuing honor of serving as Chair of this great Planning Commission.

Mr. Ungar asked for a motion for the Vice Chair position.

Mr. Rink made the motion to nominate Mr. Cobb for Vice Chair.

Mr. Ungar asked for a second, and Mr. Horowitz seconded the motion.

All those in favor say aye.

Aye.

Anyone opposed and if there were any abstentions.

Mr. Cobb did abstain.

That was approved and Mr. Cobb was congratulated by Mr. Ungar.

Mr. Ungar asked for the approval of the minutes, but he stated there is a revised first page that was at your seat this evening, 1 of 12 pages from our December meeting.

Mr. Cull stated so moved.

Mr. Rink seconded the motion.

All those in favor say aye.

Aye.

Len Horowitz did abstain since he was not at the meeting.

This was approved unanimously 4-0 with 1 abstention.

Mr. Ungar stated that he had alluded to this at the last meeting, but it is possible or if not probable that this is the last or one of the last meetings that Mr. Cull will be sitting on the Planning Commission and he believes that Councilman Stein has a few words for him on behalf of our city leadership.

Mr. Stein stood and stated he has a plaque for Jim that reads, "In grateful appreciation to James Cull for his dedicated service to the community of Cleveland Heights. James Cull served as a member of the Citizens Advisory Committee devoting countless hours to the responsibilities of advising Council regarding the Community Development Block Grant fund. In 2008, he was appointed to the Planning Commission and served with continued dedication to serve his community. James Cull is a Cleveland Heights resident who accepted responsibility to serve for many years. We thank him for his commitment and most of all for the example he has shown for what it means to be an involved citizen. On behalf of the City Council, the city staff and the people of Cleveland Heights we thank him and wish him all the best in the future. Signed by Mayor Wilcox, Vice Mayor Cheryl Stephens, Jeff Coryell, Mary Dunbar, Jason Stein, Melissa Yasinow, Council, and Tanisha Briley.

Mr. Cull said thank you and he is looking forward to his next chapter.

**Project 15-3: Yoga Roots, potential tenant at Paysage, 3451 Fairmount,** C2 Local Retail, requests Conditional Use permit to lease 600 s.f. for yoga studio w/ add'l shared parking at religious bldg. w/in 150' of site (2653 S. Taylor/3435 Fairmount), per Code Sections 1115, 1131, 1151, 1153 and 1161.

Mr. Ungar stated the next project is 15-3 Yoga Roots which is a potential tenant at Paysage at 3451 Fairmount and looking for a Conditional Use Permit to lease 600 s.f.. He asked that all of those who want to speak about this matter please stand and be sworn in by our Law Director. Ms. Hamley O'Donnell, Mr. Wong and members of the members of the audience who stood were sworn in.

Ms. Hamley O'Donnell stated that in your staff report which should be entered into public record for Project 15-3, this is information about this proposal. The existing Yoga Roots is where the blue outline is and she showed this on the overhead for all to see. She showed the existing Yoga Roots and the proposed expansion which is a portion she points out. It is a separate building within the Fairmount Taylor Commercial District. They propose to lease 600 square feet of the Paysage retail building for use as an auxiliary yoga studio which is one of the conditions of approval that we recommend is to make sure that offsite parking is maintained as part of this Yoga Roots. As you know, an exercise studio is a conditionally permitted use in this district. She pointed out the jutting out portion of the building is where the proposed new studio is. There is a large parking lot associated with the 1<sup>st</sup> studio that also serves Studio Taylor, which is a hair salon, and a few other businesses along Fairmount Boulevard. She showed where the expansion is proposed and its relation to the commercial district. She stated she reviewed this with staff and it is complying with the standards for Conditional Uses and found it meets them all. One of her concerns was the parking, so that is why she required that they have that agreement with the parking adjacent. There have been some concerns in the past with the success of On the Rise and with Gigi's, both of which have minimal parking on site and the impact that they have had

on the commercial district. With this off-site parking and the studio working with the church, we do not see it as an issue. We have talked with them about scheduling their classes when the church is not having their services and they understand that is an important part of their use. She stated she has also pointed out that on their application, they do have many people attend their classes from the neighborhood that walk or bike over to the studio. She pointed out that there is on-site parking on both sides of Fairmount Boulevard. Again Ms. Hamley O'Donnell stated that we look at our sustainability guidelines, and we like to encourage the existing buildings we have to be preserved and used efficiently. The combination of these two business owners to work together and to allow one to expand and the other to offer some space that is underutilized. She stated that our code only requires 3 off-site parking spaces, but the applicant has secured 14 spaces because there are that many spaces in the church's lot.

She stated that staff recommends that Planning Commission approve the Yoga Roots lease on Fairmount Boulevard with shared parking at the adjacent religious buildings 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, and the applicant shall work with staff to resolve neighbor complaints;*
2. *Conditional Use Permit subject to the contract dated 1/12/2015 between Paysage Home and Unity and Unity Church Of Cleveland Heights Home and Unity Church of Cleveland Heights remaining valid or the execution of another contract subject to approval by the Director of Law and filed with the Planning Director*
3. *Applicant shall be assured the classes are scheduled to take advantage of existing on-site parking and adjacent shared parking. Measures shall be undertaken to avoid scheduling classes when the church building(s) are being used at capacity*
4. *Any expansion of the YogaRoots space shall require the approval of the Planning Commission; and*
5. *Any future exterior changes or signage shall require the approval of the Architectural Board of Review.*

Ms. Hamley O'Donnell stated she knows the owner and the applicant are here this evening.

Mr. Ungar asked if there were any questions of staff.

Mr. Cull asked Ms. Hamley O'Donnell to put a slide up again and asked about the parking north of the existing Yoga. He asked whose parking lot is that. She answered that parking lot is for the existing Yoga Roots and it's for Studio Taylor and the businesses right there. She stated that one of the issues that they have had is that on Saturdays, which is one of their busiest day, people from Studio Taylor at their own expense have hired someone to monitor that lot. At the same time, Studio Taylor is not open on Sundays.

Mr. Cull asked then if the other businesses to the right of that one have access to that parking lot.

She answered no.

She showed some metered parking and permitted parking along Taylor Road and the residential side streets as well.

Mr. Ungar asked the next person to give his name and address and to confirm for the record that you were sworn in by our Law Director.

The gentleman came to the lectern and stated his name was Jesse Marquard and that their business address is 3451 Fairmount Boulevard in Cleveland Heights. He stated he was sworn in by the Assistant Law Director. He stated that this is a space they are excited to extend to Yoga Roots as well as the Community Church behind them when it comes to this parking issue, which he knows is a sensitive subject in the neighborhood. He stated they plan to work closely with the Unity Center and Yoga Roots so if there should be any special events, we will meet and compare calendars so that it will be a breeze for his customers and the other owners, so this is not an issue.

Mr. Ungar thanked him and asked if there were any other questions.

A gentleman spoke up and said he was Scott Curtis from Yoga Roots and he stated he has been sworn in by the Assistant Law Director. He thanked the Planning Commission for their consideration. He stated that they opened up in 2014 at 2000 sq. ft. facility and in the first year they have had over 1600 people come through their studio. When Mr. Marquard approached him about the additional space, it came up a lot quicker than they had anticipated. He stated while ideally it would be contiguous, that is not a possibility for them. He stated they are a studio that has a large upside that needs service and their application speaks to the fact that we are a community within a community and probably the majority of their students are residents of Cleveland Heights and many walk or ride their bike. The 600 sq. ft. additional space offers some contemporaneous classes but their primary studio will be their back space. He stated they share 50 parking spaces with Studio Taylor and Jubilee. None of the other businesses are open on Sunday morning so the entire back parking area is theirs on Sunday.

Mr. Ungar asked if anyone had any questions.

Ms. Rothenberg stated that she should submit that the code requires that the parking agreement be reviewed by the Law Director and it has been reviewed and approved by the Law Director so she submitted as part of the record this evening.

Mr. Ungar asked if there was motion regarding 15-3.

Mr. Cull moved for approval of 15-3 with staff recommendations.

Mr. Cobb seconded the motion.

All those in favor say aye.

Aye.

Any abstentions.

There were none.

This passed unanimously and Mr. Ungar wished them nothing but success.

**Project. 15-1: CH-UH City School District, Heights High School, 13263 Cedar Rd.,** S2 Mixed Use, requests preliminary review of proposed renovations to school. No formal action will be taken.

Mr. Ungar began with saying this is just going to be a sneak preview of some of the proposed renovations to Cleveland Heights High School. No formal action is going to be taken this evening so we will not be swearing in witnesses. He asked that we all understand that this is only a preview tonight.

Board representatives Steve Shergalis (CHUH BOE), Gary Balog (Architect, BSHM Architects, Inc.), Theresa Dalton (Traffic Engineer, Environmental Design Group). Because this is a preliminary review, no minutes were taken. An audio tape of the meeting is available. However, the following comments and questions are provided for reference:

- Mr. Shergalis hope to come before Planning Commission in March or April.
- Mr. Balog discussed the history of public meetings held for community engagement, and discussed the Ohio School Design Manual and the project's requirement to comply with it.
- Mr. Balog reviewed the program of requirements, schematic design phase, discussed the tightness of the site, and various considered iterations for parking on site.
- Mr. Balog explained design development and reviewed what uses (Health Services, Pharmacy) would stay on site at the high school and that the Auto Tech Program would remain at Delisle Center permanently.
- Mr. Balog listed sustainable strategies and stated that geothermal is being planned
- Mr. Balog said that the Ohio School Facilities Commission's enrollment projection is 1700 students.
- Mr. Balog walked the Commission through the floor plans and then the site plan
- Mr. Balog said there would be 90 classrooms (teaching stations vs. classrooms was discussed) and explained parking for both cars and bicycles
- Mr. Balog discussed reuse of stormwater and biofiltrations cells on portions of the site.
- Mr. Balog showed the site survey, compared existing and new building footprint, and showed a grading plan and utility plan.
- Mr. Balog showed two drives in new plan, showed parking configuration, and traffic flow.
- Ms. Dalton explained that the traffic study used 2013 Ohio School Design Manual, determined 186 parking spaces minimum were required for staff and 37 spaces for visitors (223 needed, 230 provided)
- Ms. Dalton explained the parking scheme and how the circulation affects the intersections of school drives on Washington and Cedar and how traffic circulation would affect all four intersections adjacent to the site. She discussed level of service

and capacity analysis, effectiveness of the intersections, and delays which are rated A through F. ODOT requires Cedar and Lee have minimal service rating of D. Washington and Goodnor also need D minimum. The existing conditions are B/C— and operating effectively. We want at least level service C at each intersection. One intersection goes from a C to a D with the new plan.

- Ms. Dalton explained that they predict 450 vehicles traveling the site at peak morning hour). This will increase traffic on Cedar Road.
- Ms. Dalton said an extra crosswalk not needed and recommended that we leave traffic lights and crosswalks at current locations.
- Mr. Cull asked about the parking across Cedar Road--did you take account of where people will park for larger after-hours school events; safety of crossing Cedar Road for events where people might park for football game, concert, etc.
- Ms. Dalton stated that we want to avoid mid-block crossings as vehicles don't expect to see pedestrians at mid-block. There is currently one crosswalk at Kildare and one at the drive to the parking deck, so it is ideally located there and near a bus shelter. She discussed a.m. peak coincides with roadway a.m. peak (rush hour). The school p.m. peak is different from roadway p.m. peak (rush hour). Most events aren't held during a.m. or school p.m. peaks. Both crosswalks are signalized and marked and would stay in the same place.
- Mr. Horowitz asked why there is not a curb cut pull off on Cedar Road. He felt it would it make sense to make a right turn lane onto Lee Road from Cedar westbound. A lot of people pulling in from Cedar dropping kids off and they are passing the path of cars headed southbound within the parking lot.
- Mr. Balog added that the landscape design will be sustainable. They will restore the south façade to its original appearance and wrap-around additions will match original architecture. The remainder of the building will follow mass or original building and include brick, metal panel, panels that will look like limestone
- Mr. Rink said it is a beautiful plan and are in favor of that. Traffic flow and parking and moving of cars are important issues which should be further reviewed with staff. Signage and traffic control and getting people acclimated, and enforcement of traffic rules will be important.

The meeting was adjourned at 9:04 p.m.

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Michael Ungar, Chair

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Richard Wong, Secretary