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City Planning Commission

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Agency: [Cleveland City Planning Commission](#)

Date: May 3, 2024

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Summary

- The driving force behind the proposed zoning map amendment (Map Change 2678) is to reuse the motel and other existing structures as residential; in order to do that, those structures have to align with the setback on the street.
- It appears that Cleveland is making efforts to address the current housing crisis by addressing zoning issues to make vacant structures (i.e. motels) into habitable residential living quarters.
- The City Planning Commission (CPC) is taking a look at its policies and procedures regarding the application process.
- The City of Cleveland aims to revamp zoning regarding cannabis retail locations to better reflect the State of Ohio legislation.

Follow-Up Questions

- What does the Ohio Legislature want to change regarding [Issue 2](#)?
- What are the state's Cannabis Division's proposed rules regarding Issue 2?

Notes

The meeting began at 9:07 a.m. and ended at 10:17 a.m.

Call to order and roll call.

Approval of last meeting minutes.

The agenda can be found here:

<https://cleveland.documenters.org/documents/agenda-153191/>

The City Planning Commission, established in 1915, has seven members – six appointed by the mayor and one by City Council. The commission is supported by a staff of

professional planners and architects. The City Charter gives the commission responsibility for preparing plans to guide “development and improvement” of the city and its neighborhoods and for reviewing all legislation and other matters that concern the “use or development of land.”

Commission members:

- Lillian Kuri, chair
- August Fluker, vice chair
- Charles Slife, Ward 17 Cleveland City Council member
- Denise McCray-Scott
- Andrew Sargeant
- Isabella McKnight
- Erika Anthony

First order: Zoning map amendments

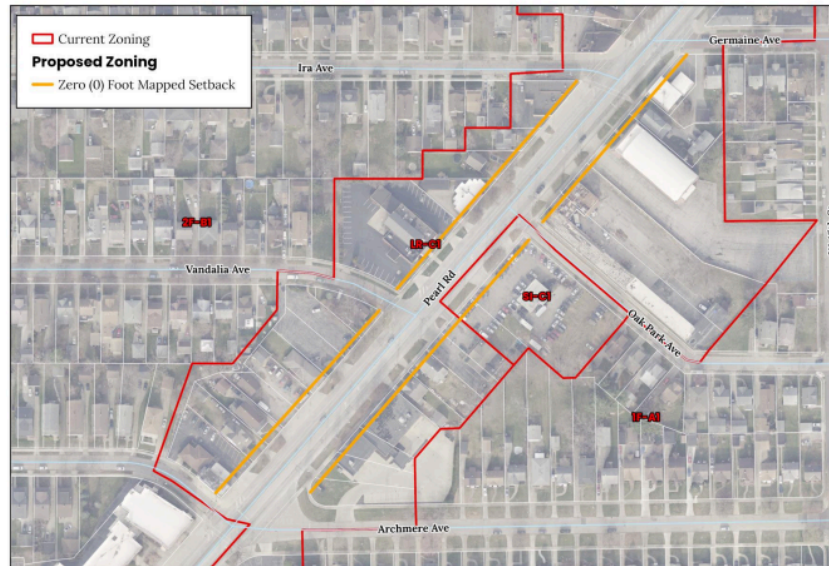
Information from [presentation](#):

Proposal: Establishing a zero (0) foot Mapped Building Setback along the easterly and westerly sides of Pearl Road between Germain Avenue and Archmere Avenue. (Map Change 2678)

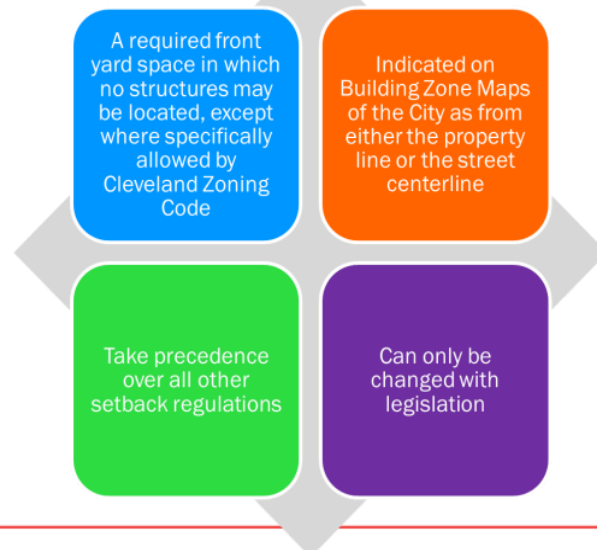
Purpose: To allow for adaptive reuse of vacant properties. To promote a variety of housing typologies and promote walkability in alignment with the Connecting Cleveland 2020 plan.

Map Change 2678

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION



Setback regulations:



Zoning change was approved. *[Editor's note: Cleveland City Council has final approval of this proposed change and the next one.]*

Second order: Zoning text amendments

Marijuana dispensaries: Amending the city's "disallowed" areas through zoning use

Four points to be presented are:

1) Current state of marijuana law in Ohio and Cleveland (Ohio Revised Code (OCR) on recreational sales and ORC on medical sales)

Current regulations for monitoring, surveillance and security of facilities are regulated in Chapter 3796:6-3 (<https://codes.ohio.gov/ohio-administrative-code/rule-3796:6-3-16>) of the ORC and further spelled out in Chapter 3780 <https://codes.ohio.gov/ohio-revised-code/chapter-3780>) "Adult Use Cannabis Control."

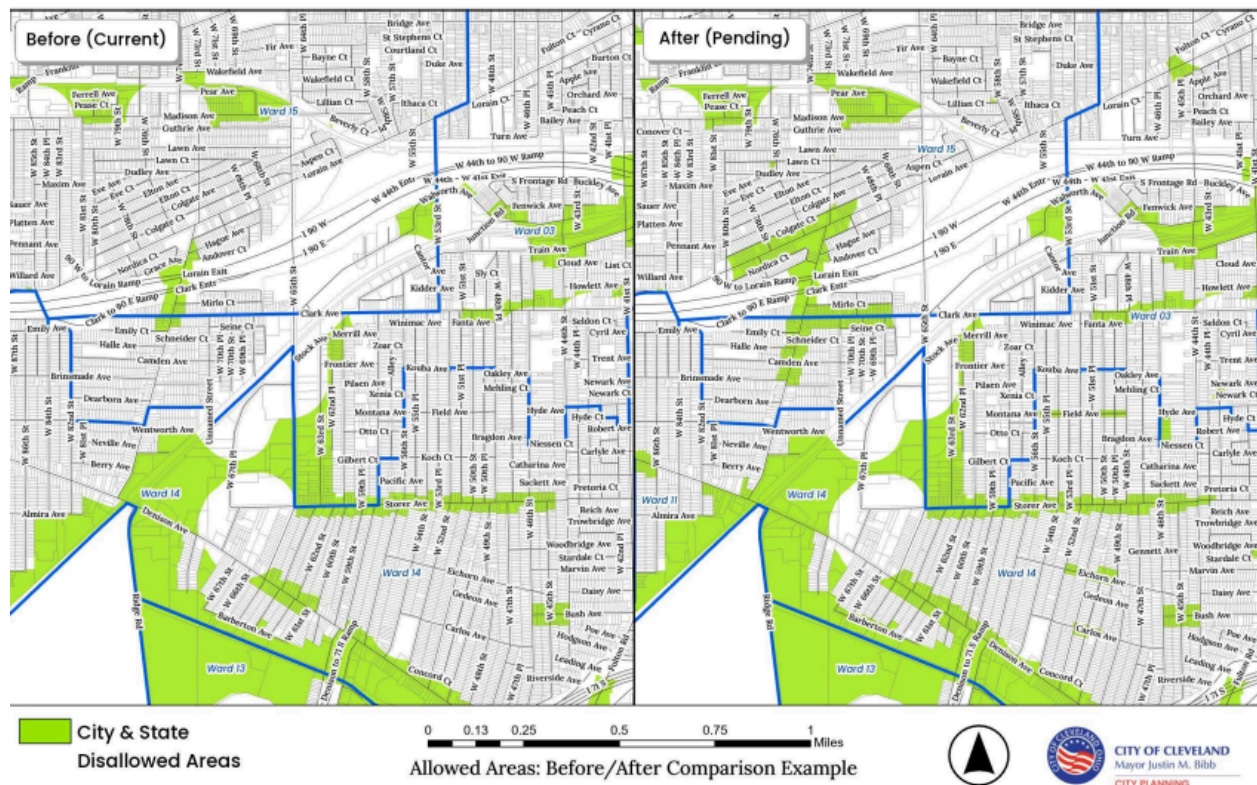
Some of the state requirements for facilities are highlighted below:

- Security systems (for the public and employees) and video surveillance

- Regulations on storage of product behind locked areas and in safes or vaults
- Additional regulations on displaying product including amount(s) and how cannabis can/cannot be stored in cases for public viewing
- Hours are limited to 7 a.m. to 9 p.m. for all dispensaries
- Inventory control and monitoring systems; record-keeping requirements
- Labeling and product quality control measures (product testing for other drugs/additives i.e. fentanyl)

2) Examples of marijuana dispensaries operating today

3) State & City Allowed Areas for Marijuana Dispensaries



[Editor's note: The bottom left corner of the map should say allowed areas, not disallowed.]

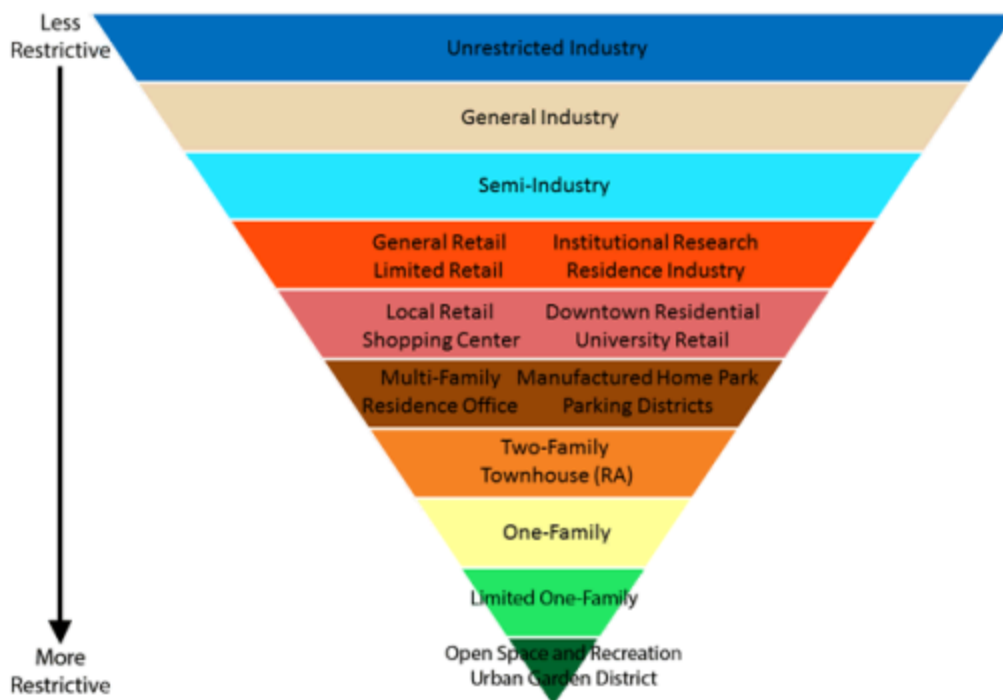
4) Local retail (LR) zoning and change proposal

From the [presentation](#):

Current regulations limit dispensaries to the fringes of the city and mainly in Industrial Districts. City rules are stricter than the State of Ohio standards.

City Planning is proposing to change the zoning district regulations (not the buffer) from just General Retail to include Local Retail, Limited Retail, Shopping Center, and University (College) Retail.

Surrounding suburban communities such as Lakewood allow dispensaries in all commercial zoning districts, increasing the chance for taxes lost out to Cleveland.



March 2024

Motion to approve was carried.

Here are a few recent links regarding the current state of Ohio's cannabis regulations and proposed changes.

<https://www.kmklaw.com/cannabis-and-craft-beer/a-post-issue-2-update-on-recreational-marijuana-in-ohio>

<https://frostbrowntodd.com/ohio-cannabis-legalization-understanding-the-basics-busine>

[ss-and-legal-implications/](#)

Third order: Downtown/Flats Design Review

DF2024-018 – Hi 5 Signage: Seeking final approval

Project address: 1052 Old River Road

Project representative: Jessica Ruff, Ruff Neon and Lighting

Projecting business identification sign:

- 12 square feet maximum permitted for projecting signs. § 350.1 4(b)
- Proposing 68 square feet
- Projecting sign shall extend horizontally no more than 4 feet from the wall surface. § 350.08(e)
- Proposing 8'-4" from post

The commission seemed excited to update the appearance of the Flats. Motion for approval was carried.

DF2024-019 – Public Square parking garage signage: Seeking final approval project

Address: 200 Public Square

Project representative: Laura Higgins-Woyma, Brilliant Electric Sign

Motion to postpone until next meeting.

DF2024-020 – Oswald Company signage: Seeking final approval

Project address: 950 Main Ave.

Project Representative: Laura Higgins-Woyma, Brilliant Electric Sign

New to agenda. Oswald is proposing a new skyline sign. It needs variances to start. John McRae, from Brilliant Electric Sign, spoke for Oswald. They are proposing a high-rise letter and LED letters that would glow red at night.

Motion for approval was carried.

Moving on to mandatory referrals *[Editor's note: Mandatory referrals and administrative approvals include items that depend on City Council for final approval.]*

Ordinance No. [406-2024](#). Authorizing the Mayor and Commissioner of Purchases and

Supplies to sell certain city-owned properties no longer needed for city's public use at 1848 East 101st St. and Woodward Avenue to Gordon Crossing Land Co. for future development.

[Gordon Crossing](#) will be a new construction, 4-story general occupancy building with 54 units on Woodward Avenue. The motion to approve was passed, and construction should start this summer.

For more information, click here

<https://ohiohome.org/ppd/proposals/2022/CentralCity/GordonCrossing.pdf>

Ordinance No. [407-2024](#). Authorizing the Mayor and Commissioner of Purchases and Supplies to sell certain properties no longer needed for the city's public use located at the southeast corner of Grovewood Avenue and East 164th Street to Greater Cleveland Habitat for Humanity for future development.

Administrative approvals - Commissioners did a quick scan of the six approvals and deemed there was nothing unusual. Motion to pass all granted (more details about them on the [agenda](#)).

- 1) Ordinance No. 402-2024.
- 2) Ordinance No. 403-2024.
- 3) Ordinance No. 418-2024.
- 4) Ordinance No. 443-2024.
- 5) Ordinance No. 482-2024.
- 6) Resolution No. 483-2024.

Director's report

City Planning Director Joyce Pan Huang shared the following:

The commission is moving forward with hiring a senior planner who will join the zoning team.

It is working through evaluating the design review process by putting out a survey to both Planning and Landmark Design Review Committee members. There are almost 100 volunteers who donate their time bi-weekly to support the city. CPC has requested a S.W.O.T. (Strengths, Weaknesses, Opportunities, Threats) analysis. Once the information is gathered, there will be a presentation, probably this summer. CPC wants to understand how they can improve the design process to benefit the applicant and the city.

Adjournment

If you believe anything in these notes is inaccurate, please email us at cleDOCUMENTERS@gmail.com with "Correction Request" in the subject line.