

Minutes
CLEVELAND MUNICIPAL PLANNING COMMISSION
TUESDAY, MARCH 19, 2019 AT 6:00 PM
CLEVELAND MUNICIPAL BUILDING 190 CHURCH STREET NE

The regular meeting of the Cleveland Municipal Planning Commission was called to order by Dee Burris at 6:01 P.M.

Members present included Larry Presswood, Tricia Pennington, Bill Hamilton, Jamie Creekmore, Dee Burris, Clarke Taylor, Maryl Elliott & David May, Jr.

Alma Dotson was absent and will be sworn prior to our next meeting.

Legal Counsel present included John Kimball, Attorney for the City of Cleveland.

Staff present included Corey Divel, Senior Planner, Darla Jenkins, Executive Secretary I, Teresa Torbett, CDBG Consultant, and Cathy Andrews, Redevelopment Coordinator.

Others present included Donna Howard, Randy Lonas, Rita Lonas, Mike Montgomery, William Rush, James Marcum, Willa Dean Taylor, Paul Taylor, Christy Gardner, Kevin Gardner, Jim Richmond of Richmond Surveying, Mitch Kinder of Cleveland Surveying, Josh Harn, Will Horton of Farmer/Morgan, Theda Thurman Nason, and Ben Farmer of Farmer/Morgan.

The minutes of the regular February 19, 2019 planning commission meeting were presented for approval.

Maryl Elliott made a motion to approve and Tricia Pennington seconded the motion. A vote of 8-0 passed the motion.

In Public Hearings,

- a. **Public Hearing to hear comments on the 2019-2024 Five Year Community Development Block Grant Consolidated Plan/ 2019-2020 Annual Action Plan and Analysis of Impediments to Fair Housing Choice**

Chairman Burris opened the public hearing by allowing Ben Farmer of Farmer/Morgan Consulting to address the Planning Commissioners and those in attendance. A brief history of the CDBG program outlined the primary objectives and national objectives of the program and the Consolidated Plan/Action Plan. Mr. Farmer discussed the Analysis of Impediments to Fair Housing. The purpose of the public hearing was to gather further input on perceived potential projects to be considered for the 2019-2023 Five Year Community Development Block Grant Consolidated Plan and the 2019-2020 Annual Action Plan, and information and data for the Analysis of Impediments to Fair Housing. Mr. Farmer discussed data collection and outcome from community surveys,

meetings with partner agencies and public hearings. The Planning Commissioners were also asked for further input as well.

In the Consent Agenda,

- a. **Request by Joshua Keller for preliminary plat approval of Calli Grove. Property is located on Pleasant Grove Church Rd SW and Humphrey Bridge Rd (also described as Tax map 56 Parcels 57.00) and is zoned R1 Single Family Residential Zoning District (pg1).**
- b. **Request by Joshua Keller for final plat approval of Calli Grove, lots 1-3. Property is located on Pleasant Grove Church Rd SW and Humphrey Bridge Rd (also described as Tax map 56 Parcels 57.00) and is zoned R1 Single Family Residential Zoning District (pg5).**
- c. **Request by Jimmy Smith for final plat approval of Ellis Ann Subdivision. Property is located on Cardinal Ln NW (also described as Tax map 34 Parcel 13.00) and is zoned RA Residential Agricultural Zoning District (pg8).**
- d. **Request by Southern Style Home Builders, LLC for final plat approval lot 1 of Fleeman Place. Property is located on Michigan Ave Rd, Foxfire Rd NE and Fleeman Place Dr (also described as Tax map 50D Group E Parcel 1.00) and is zoned R2 Low Density Single and Multi-family Residential Zoning District (pg10).**
- e. **Request by Jones Properties for final plat approval of Jones King Den Property. Property is located on King Den Dr NW (also described as Tax map 34 Parcels 29.00 & 30.03) and is zoned RA Residential Agricultural Zoning District (pg12).**
- f. **Request by Cramer Investments, LLC for final plat approval of revised plat of lot 3, Homer Green Property. Property is located on South Lee Hwy, Smith Dr and Jacobs Ave (also described as Tax map 57G Group B Parcels 6.00 through 9.00) and is zoned CH Commercial Highway Zoning District (pg14).**
- g. **Request by CTP Properties for final plat approval of Heartland Subdivision. Property is located on Tasso LN NE (also described as Tax map 34 Parcel 25.07) and is zoned PUD17 Planned Unit Development District (pg16).**

Jimmy Richmond of Richmond Surveying requested Item C be removed from the agenda. Christi Thurman Gardner spoke concerning Item C. and the deed restrictions. Jimmy Richmond stated he pulled the plat due to the new-found deed restriction and the developer had no intentions of violating the deed restrictions.

David May, Jr. made a motion to approve the consent agenda with Item c. removed and subject to staff comments. Bill Hamilton seconded the motion. Voting 8-0, the motion passed. Tricia Pennington disclosed she had financial interest in Item D. and Southern Style Home Builder, LLC. Yes-8 No-0

There was no Old Business.

In New Business,

- a. **Request by Betty Gallaher and Iris Garcia for final plat approval of Gallaher Property. Property is located on King Edward Ave (also described as Tax map 57L Group A Parcels 19.00, 19.01 & 20.00) and is zoned IL Light Industrial Zoning District (pg19).**

David May, Jr. made a motion to deny the final plat approval due to lot dimensions not conforming to the existing zoning. Tricia Pennington seconded the motion. Voting to deny the final plat approval included Clarke Taylor, David May, Jr., Bill Hamilton, Maryl Elliott, Tricia Pennington, Larry Presswood, and Jamie Creekmore. Dee Burris voted not to deny. Yes-7 No-1

A motion was made by Tricia Pennington for the City not to initiate a rezoning and allow Betty Gallaher and Iris Garcia apply for rezoning of the property. Maryl Elliott seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0

- b. **Consideration of a rezoning request by City staff for approximately 1.75 acres of property (described as Tax Map 57E Group G Parcels 4.00 through 13.00) located on King Edward Ave SE from IH Heavy Industrial Zoning District to R2 Low Density Single and Multi-family Residential Zoning District (pg22).**

Clarke Taylor made a motion to approve the rezoning request and Jamie Creekmore seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0

- c. **Request by Mike and Leslie Montgomery and James and Diane Williams for consideration of a resolution to adopt a Plan of Service for about 7.42 acres, more or less, for property located at 1396 Lewis St NE (pg27).**

Clarke Taylor made a motion to approve the request and David May, Jr. seconded the motion. Voting 8-0, the motion passed. Yes-8 No-0

- d. **Request by Mike and Leslie Montgomery and James and Diane Williams for consideration of a resolution to annex about 7.42 acres, more or less, for property located at 1396 Lewis St NE (pg38).**

Clarke Taylor made a motion to approve the request as referenced in District 2 and David May, Jr. seconded the motion. Voting 8-0, the motion passed. Yes-8 No-0

- e. **Request by Mike and Leslie Montgomery and James and Diane Williams for consideration of an ordinance to zone about 7.42 acres, more or less, to MU Mixed Zoning District for property located at 1396 Lewis St NE (pg41).**

Clarke Taylor made a motion to approve the request and David May, Jr. seconded the motion. Voting 8-0, the motion passed. Yes-8 No-0

- f. **Request by Linda Howard for consideration of a resolution to adopt a Plan of Service for about 1.12 acres, more or less, for property located at 702 Martin Dr NW (pg44).**

Tricia Pennington made a motion to approve the request and Maryl Elliott seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0

- g. **Request by Linda Howard for consideration of a resolution to annex about 1.12 acres, more or less, for property located at 702 Martin Dr NW (pg55).**

Tricia Pennington made a motion to approve the request and Maryl Elliott seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0

- h. **Request by Linda Howard for consideration of an ordinance to zone about 1.12 acres, more or less, for property located at 702 Martin Dr NW (pg58).**

Tricia Pennington made a motion to approve the request and Maryl Elliott seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0

There was no Chairman's Report

There was no Director's Report

The meeting adjourned at 7:06 P.M.