

**CITY PLANNING COMMISSION
MINUTES OF MEETING
September 8, 2022 – 5:00 P.M.
TOWN HALL MEETING**

Participants: Commission Members – Mr. Melosky, Mr. Malozi, and Ms. Cohen. City staff included Darlene Heller and Craig Peiffer of the Planning and Zoning Bureau, Basel Yandem and Tiffany Wells of the Engineering Bureau, and Attorney Matthew Deschler as Solicitor to the Commission. Attending in person were Mr. Eric Evans, Mr. Dave Ronca, Atty. Jim Holzinger, Mr. Steve Walsh, Mr. Bob Smith, Mr. Joe Rentko, Mr. Domenic Villani, Mr. Michael Alkahal, Mr. Dennis Benner, Mr. Darrin Heckman, Eng., Mr. Brian Gasda, Eng., Atty. James Preston, Mr. Jordan Clark, Mr. Jeff Quinn, Mr. Phil Clark, Mr. Rafael Palomino, Mr. Bill Scheirer, Ms. Kim Carrel-Smith.

1. APPROVAL OF MINUTES – August 18, 2022.

Ms. Cohen made a motion to approve the minutes of the August 18, 2022 Planning Commission meeting. The motion was seconded by Mr. Malozi and passed with a 3-0 vote.

2. NON-UTILITY CAPITAL IMPROVEMENT PROGRAM – 2023-2027

A. Ms. Darlene Heller presented the program.

There were no public comments.

Mr. Malozi made a motion to recommend approval of the Non-Utility Capital Improvement Program for 2023-2027 to City Council. The motion was seconded by Ms. Cohen and passed with a 3-0 vote. The recommendation will be forwarded to City Council.

3. LAND DEVELOPMENT AND SUBDIVISION REVIEW

A. (21-018 LD&S) – 21120008 –(21-015 LD) – 21100009 – 117 E. 4th Street– Land Development Plan – Ward 2, Zoned CB, plan dated October 1, 2021 and revised July 19, 2022. The applicant proposes the construction of an 8 story apartment building containing 70 dwelling units and 1st floor retail space on a 0.51 acre lot. Lower level parking is also provided.

Mr. Benner explained the project and introduced the engineer for the project, Mr. Darrin Heckman.

Mr. Melosky asked about the Brinker Lofts abutting the building at 321 Adam Street pertaining to the windows on the eastern wall. Is there any information that the applicant can share or add? Mr. Benner stated that he didn't think those windows were appropriately located. He continued to say that the representatives involved at that property and he are working together to come up with a solution that can accommodate both parties.

Mr. Melosky asked Ms. Heller if she had any comments. Ms. Heller stated that parking is not required in the CB Zone but they are proposing some underground parking which is unusual for a downtown project and is a good thing. Ms. Heller also mentioned that the applicant did go to HCC and received approval for the massing of the building, but will need to go back in the future to have the architectural details and materials reviewed and approved. Ms. Heller continued to say that the building has two fronts and that the City continues to have conversations with the applicant about what the façade is going to look like on the Greenway, especially the first couple of floors where there's immediate interaction with the public. Ms. Heller also reviewed the EAC's letter.

Mr. Melosky asked Mr. Benner about the view/façade on the Greenway. Mr. Benner stated that he has had conversation with City staff and he is supportive of the request for modifications to the elevation. He will continue to work with City staff and come up with revisions that are acceptable. Mr. Melosky asked about

the parking. Mr. Benner responded there are 35 parking spaces. Mr. Benner continued to say that, at his other properties in the downtown area, tenants are not using the parking spaces he has leased from the Parking Authority. They prefer using public transportation.

Ms. Cohen asked about the loading location and garbage disposal. Mr. Heckman responded there is an existing loading zone in front of the adjoining property which they intend to extend to accommodate loading for this property. As for the garbage, Mr. Heckman stated there will be a central location for trash via canister and it will be placed out front as needed.

Mr. Melosky asked for the breakdown of the units in the building. Mr. Benner stated there will be 10-studio apartments, 40-one bedroom apartments and 20-two bedroom apartments.

Mr. Malozi asked if there was only one driveway to the underground parking lot. Mr. Benner concurred. Mr. Malozi asked if the building was stepped back. Ms. Heller stated that Sheet 2 shows how the building is stepped back.

Mr. Scheirer, 1890 Eaton Avenue, talked about the design of the building. He found it to be stark especially when you compare the rendering with Holy Infancy. He continued to say that Holy Infancy is an interesting building. He hopes that there can be some tweaking done to the design to make it more interesting.

Mr. Malozi made a motion that the Planning Commission approve the land development and subdivision plan contingent upon the conditions outlined in the City's September 1, 2022 letter for the property at 117 E. 4th Street. The motion was seconded by Mr. Melosky and passed with a 3-0 vote.

- B. (21-007 LD&S) – 21060016 – 30 W. 4th Street (4th & Vine) - Ward 2, Zoned CB, plan dated June 11, 2021 and revised July 19, 2022.** The applicant proposes the construction of a six-story building containing 22,750 sq. ft. with 25 residential apartments and retail space on the first floor, located on a 0.12 acre lot.

Mr. Benner explained the project. Mr. Melosky asked Ms. Heller about the "Bump Out" area. Ms. Heller stated that the applicant is proposing to extend the sidewalk out and lengthen the "Bump Out" that is on 4th Street to accommodate outdoor dining. Ms. Heller said the City asked the applicant to look into the cost to take the "Bump Out" across the frontage of Roasted Restaurant. Then it can be determined what the length of that "Bump Out" should be. Ms. Heller continued to say that it would take away some the parking area. She stated that when this is done, the Parking Authority looks at the costs long term of losing spaces. Ms. Heller stated that along Vine Street there are two parking spaces that would be lost. The City is asking that one of those spaces remain so that there would be a loading and unloading space available; otherwise unloading would be pushed back to the frontage of other buildings.

Mr. Melosky asked Mr. Heckman to elaborate on the loading and unloading. Mr. Heckman stated that after discussions with the City staff, they have decided to add the parking space for loading and unloading. Mr. Malozi asked where would residents park. Mr. Benner states it would be at the New Street parking garage.

Ms. Cohen asked if there was some sort of amenity space planned for the roof. Mr. Benner stated he was a little sensitive when it came to rooftop space. He would like to have something done on the roof, but he would need to look into it to make sure it is done in a safe way.

Mr. Melosky asked Ms. Heller if she has any data on the number of spaces at the New Street parking deck that are leased, how many are available, etc. Ms. Heller stated she did not have any information on how many spaces are still available. She did say that the New Street parking deck is being utilized more heavily than what was originally anticipated when it was constructed but stated there are still spaces available. Mr. Melosky stated that it would be helpful for the Planning Commission to know how many spaces are available at all garages in the Southside so that when plans come to them, they have a better understanding if parking will be available for these applicants.

Mr. Scheirer, 1890 Eaton Avenue, that this building is still big for the neighborhood but recognizes that originally it was going to be 12 stories and now 6 stores which is an improvement. He continued to say there isn't much Harmony with the neighborhood as the elevation has three different patterns. There is some Harmony with the top and lower but they both clash with the middle.

Mr. Malozi made a motion for the Planning Commission to approve the land development and lot consolidation plan for 30 W. 4th Street conditioned upon meeting all the comments in the City's September 1, 2022 letter. The motion was seconded by Ms. Cohen and passed with a 3-0 vote.

- C. (21-003 LD&S) - 21020002--SOUTH NEW STREET APTS -- 319-27 S. NEW STREET -- Land Development & Subdivision Plan - Ward 3, Zoned CB, plan dated October 29, 2020 and revised February 21, 2022.** The applicant proposes the consolidation of 3 lots and the construction of a multi-story retail and apartment building on a .4421 acre lot. There are 47 total dwelling units. The commercial space will be 2,925 SF located on the first floor only. It will be an 8-story building. **The plan is revised to reduce the footprint of the building and remove the encroachment onto Graham Place and the Greenway.**

Atty. James Preston and Mr. Brian Gasda, Eng. reviewed the plan. Atty. Preston stated that they have negotiated a parking lease with the Parking Authority for 100 spaces, but it has not been signed because they don't have Planning approval. Mr. Melosky asked Mr. Gasda to explain the changes to the plan. Mr. Gasda stated the biggest change to the plan is removing the overhang over Graham Place and the subsequent columns in the Greenway. He continued to state that with the new redesign it reduced the units from 61 to 47 apartment units. Mr. Melosky asked Mr. Gasda about the drop off area, i.e. Amazon, etc. Mr. Gasda explained that the drop off would be in front of the building but they are working with the Parking Authority to establish a spot for these deliveries. Mr. Melosky asked where the garbage would be located. Mr. Gasda stated that garbage pick-up would be on Graham Place. The receptacles would be put out on Graham Place on the day(s) garbage is scheduled for pick-up. Mr. Clark added they would be utilizing a central trash chute to a trash room and the receptacles will be wheeled out and picked-up by a private contractor.

Mr. Melosky asked what would go in on the first floor. Mr. Palomino stated a food court would be established on the first floor which would include Mexican, a diner called Yolk, etc. There would be 5-6 different concepts creating the same energy he did on Main Street.

Mr. Melosky asked Ms. Heller if she had any comments. Ms. Heller stated that a Trip Generation Calculations were just sent to the City this afternoon and would need to be reviewed by the Traffic Bureau. Mr. Gasda explained the information that was submitted to City staff. He stated that trips in the peak hour AM and PM on both exiting and entering trips and are less than 50. He also stated that the bicycle traffic is very minimal and the pedestrian traffic isn't much higher. He stated that they are willing to do additional crosswalks to get folks back and forth from the parking deck, if the City desires. Ms. Heller asked Mr. Yandem if he had any additional comments regarding utilities needing to be installed within the roadway. Mr. Yandem stated that the City and the applicant made an agreement to split the cost 50/50 to share the cost of the water line extension. Atty. Preston concurred that the applicant was in agreement to share the cost 50/50 on the extension but was waiting to get approval from the Planning Commission before executing the agreement.

Ms. Cohen said she did not see pedestrian crosswalks on the site plan. Mr. Gasda stated they didn't know exactly where they would go but the applicant is willing to pay for the installation of the crosswalks.

Mr. Malozi wanted confirmation from the applicant that they were in agreement with the City to split the cost 50/50 on the water extension on S. New Street and also were willing to pay all the cost for the crosswalk for pedestrians from the parking deck to their property.

Mr. Scheirer, 1890 Eaton Avenue, stated this project is the most massive proposed for the South Side. He suggested that the façade that is being retained should extend the cornice at the top on both sides so that it covers the front of the project. He also suggested extending the shutter-like effect to both sides. Mr. Melosky

stated that as mentioned on the September 1, 2022 letter that final review of all the materials will be done with HCC.

Ms. Kim Carroll-Smith, 833 Carlton Ave., stated the community has concern about the traffic and loading zone issues. Her concerns about the loading zone is whether there is enough space to accommodate the variety of uses – everything from retail, food court, tenants, etc. She feels there will be more dangerous double parking and more dangerous stopping in the middle of the block. She asked if it was possible for the loading area to be behind the building – just another way to alleviate the deliveries on the front at New Street. Mr. Melosky added that he has seen some of those issues on Main Street. He stated it doesn't happen a lot but he has seen it. He also stated that when deliveries are happening for restaurants, he has seen small vans going to deliver to these restaurants not big trucks. Mr. Palomino stated that they use Restaurant Depot to purchase their goods for the restaurants. He stated it is a one-stop shop and they use vans to deliver the items. He continued to say deliveries happen on Monday's and Thursday's. Atty. Preston confirmed what Mr. Palomino was saying because his office is located on W. Market Street and he has seen the vans and they are not there very long.

Mr. Malozi asked what would be the loading zone in front of building. Is it three spaces? Atty. Preston stated that it would be up to the Traffic Bureau to make the call on how many spaces are dedicated to this property. Mr. Melosky stated that he was impressed with the revised plan and visuals.

Mr. Malozi made a motion to approve the land development and subdivision plan for 319-327 S. New Street conditioned upon satisfactorily addressing all the comments in the City's September 1, 2022 letter and including the following two conditions: 1) to execute an agreement to share equally the cost with the City for the watermain extension along South New Street from 3rd St. to 4th St. and 2) the Developer will install pedestrian crosswalks per the City's request on S. New Street. The motion was seconded by Ms. Cohen and passed with a 3-0 vote.

4. DISCUSSIONS:

Mr. Melosky asked what items would be coming up for next month. Ms. Heller stated she will try to bring SALDO back to the Planning Commission for review.

Ms. Cohen asked if Ms. Heller can find out how many spaces are available at all garages in the Southside so that when plans do come to the Planning Commission it would be helpful to better understanding if parking will be available for these applicants. Ms. Heller stated she had made a note.

The meeting adjourned at 7:05 p.m.

ATTEST:



Darlene Heller, Commission Secretary