PROCEEDINGS OF THE CITY PLANNING COMMISSION

November 7, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, November 7, 2025, was held in the Council Chambers of City Hall, 801 Plum Street, Cincinnati, Ohio 45202 and virtually on Zoom.

Pursuant to Chapter 121 of the Cincinnati Municipal Code enacted by Ordinance 298-2021, the Cincinnati City Planning Commission held its meeting on November 7, 2025, in-person and via videoconference (on Zoom). The manner of remote participation complied with all requirements of the Open Meetings Act. The meeting could be watched in real time on CitiCable or by livestreaming the meeting at www.cincinnati-oh.gov/media. Members of the public were invited to participate in-person by registering online to receive the Zoom link. Public comments and questions to be shared with the City Planning Commission could be submitted to the Department of City Planning and Engagement in advance of the meeting.

Present: Mr. Jacob Samad, Chair
Ms. Daniella Beltran, Vice Chair
Mr. Darrick Dansby, Commissioner
Mr. John Eby, Commissioner (Zoom)
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner
Ms. Anne Sesler, Commissioner (Zoom)
Assistant City Manager, Mr. William "Billy" Weber, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager
Ms. Maria Dienger, City Planning & Engagement, City Planner
Ms. Carly Evans, City Planning & Engagement, City Planning Administrative Specialist
Mx. Sophia Ferries-Rowe, City Planning & Engagement, City Planner
Mr. Kyle Gibbs, City Planning & Engagement, City Planner
Mr. Andrew Halt, City Planning & Engagement, City Planner
Ms. Sage Morrison, City Planning & Engagement, Co-op Intern
Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad called the meeting to order at 9:03 a.m.
and asked that everyone join in the Pledge of Allegiance.

Minutes

Commission Action:
Approved the minutes from the October 17, 2025, meeting.

Motion:	Ms. Beltran
Second:	Mr. Weber
Ayes:	Ms. Beltran, Mr. Dansby, Mr. Eby, Ms. Kearney, Mr. Weber
Nays:	None
Abstain:	Mr. Samad, Ms. Sesler

Mr. Samad requested a vote to move Item 5 to the Discussion Agenda since members of the public were present to speak.

Vote to move Item 5 to the Discussion Agenda.

Motion:	Mr. Weber
Second:	Ms. Kearney
Ayes:	Ms. Beltran, Mr. Dansby, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Weber
Nays:	None

Consent Agenda – Legislative

ITEM 1
A report and recommendation on a proposed lease agreement at 255 Setchell Street for a neighborhood pocket park in the East End. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

1) **APPROVE** the proposed lease agreement at 255 Setchell Street for a neighborhood pocket park in the East End.

ITEM 2
A report and recommendation on the proposed donation of artwork on public property at 1847 Reading Road in Mt. Auburn. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

1) **APPROVE** the proposed installation of artwork on public property at 1847 Reading Road in Mt. Auburn with the following conditions:

   a) That the artwork installation, size, location, and design be reviewed and approved by the City at the time of permit review;

   b) The applicant shall coordinate with the City regarding the donation of the artwork on public property including a contract with the City in a similar form as the City of Cincinnati Donation Agreement (Exhibit C); and

   c) All artists involved in the creation and installation of the artwork shall provide the City with a Waiver of Rights pursuant to the Visual Artists Rights Act (Exhibit D).

ITEM 3
A report and recommendation on the proposed renaming of "Mercy Health Place" to "Patricia McCollum Way" in Bond Hill. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

1) **APPROVE** the proposed renaming of "Mercy Health Place" to "Patricia McCollum Way" in Bond Hill.

<u>Consent Agenda – Quasi-Judicial</u>

ITEM 4
A report and recommendation on a proposed Development Plan and Final Plat, including relief from the Cincinnati Zoning Code, for the subdivision of land at 3961 Eastern Avenue in the East End. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed in this staff report;

2) **ADOPT** the Department of City Planning and Engagement findings, analysis, recommendation, and conditions of the zoning special exception as outlined in the Zoning Relief Staff Report (Exhibit D);

3) **APPROVE** the variances requested from the Cincinnati Zoning Code as outlined in the Zoning Relief Staff Report (Exhibit D); and

4) **APPROVE** the proposed Development Plan and Final Plat for 3961 Eastern Avenue in East End, based on the fact that the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09(c)(1).

Commission Action:
Adopted the staff's recommendation for Items 1-4 on the Consent Agenda.

Motion:	Mr. Weber
Second:	Ms. Kearney
Ayes:	Ms. Beltran, Mr. Dansby, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Weber
Nays:	None

<u>Consent Agenda – Quasi-Judicial</u>

ITEM 5
Ms. Couch presented a report and recommendation on a proposed Development Plan and Final Plat, including relief from the Cincinnati Zoning Code and Subdivision Regulations, at 1627 E. McMillan Street in East Walnut Hills. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

1) **APPROVE** the requested variance from the Subdivision Regulations for the rear lot configuration under Section 800-03(c) of the Subdivision Regulations;

2) **ADOPT** the Zoning Division findings that the proposed relief is generally consistent with the Hillside Development Standards, as outlined in Section 1433-23 of the Cincinnati Zoning Code;

3) **APPROVE** the requested zoning relief from the Cincinnati Zoning Code as detailed in the Zoning Relief Staff Report (Exhibit G);

4) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the decision criteria for Development Plans, as outlined in Section 300-09 (a)(6), of the Subdivision Regulations; and

5) **APPROVE** the proposed Development Plan and Final Plat for 1627 E. McMillan Street in East Walnut Hills, as the proposed subdivision is generally consistent with General Provision Purposes, as outlined in Section 100-03 of the Subdivision Regulations.

Mr. Tidd swore the speakers in as Item 5 was quasi-judicial.

Speakers and Discussion:
Mr. Rick Lauer, legal counsel for the applicant, addressed the rear lot approval needed and stated that it was necessary to preserve the exiting home. Removal of the home would cause a much larger disturbance to the hillside. The three proposed lots meet the subdivision regulations with regard to size; they were seeking a variance to the rear yard setback requirement. Mr. Lauer asked the applicant to address the tree removal and to add any additional information that had not yet been presented.

Mr. Angelo Pusateri, applicant, spoke about the removal of some trees at the request of nearby residents to improve their views. He confirmed that some type of shrubbery would be installed to cover the hillside but maintain the views. With regard to the number of lots proposed, they considered several options and ultimately landed on the current proposal to preserve the existing home and stabilize the hillside.

Mr. Steve Ramos, a member of the East Walnut Hills Assembly and DeSales Community Urban Redevelopment Corporation, spoke in support of the proposed project and referenced the October 30, 2025 letter of support from both organizations.

Ms. Karen Robertson, neighbor, referenced the Subdivision Regulations and shared her opposition to the proposed project due to the proposed building height and the number of lots. She requested that the design be scaled back with a maximum building height of 36-feet and no more than three lots total.

Ms. Mary Mosby, neighbor, shared concerns about the proposed height and how it would impact her view of the river.

Mr. Pusateri confirmed that the project had been designed to maintain the views.

Mr. Eric Russo, from The Hillside Trust, referenced the staff report; the public comment section stated that The Hillside Trust had been engaged by the applicant team and Mr. Russo stated that he had not been contacted. He further stated his opposition to the proposed project, citing concerns with altering the hillside.

Mr. Pusateri replied that he had attempted to contact The Hillside Trust on several occasions; he referenced the dates and times of correspondence.

Mr. Dansby thanked the applicant team and speakers for their time. He stated that the City had a housing inventory problem and commended the team on an innovative approach to creating more housing.

Ms. Beltran referenced the geotechnical report that indicated that the proposal was consistent with the hillside development standards and that that was a factor in her decision making regarding the proposed project.

Mr. Weber applauded the development team on their engagement, specifically with the community council and community development corporation. He suggested that the proposal was thoughtful and did not take advantage of the existing zoning designation which permitted more density.

Commission Action:
Adopted the staff's recommendation for Item 5 on the Quasi-Judicial Consent Agenda.

Motion:	Mr. Dansby
Second:	Mr. Weber
Ayes:	Ms. Beltran, Mr. Dansby, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Weber
Nays:	None

Ms. Sesler was recused from Items 6 and 7 and left the meeting.

Discussion Agenda – Legislative

ITEM 6
Ms. Dienger presented a report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88 (PD-88), Three Oaks, located at 2800 Robertson Avenue in Oakley. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

1) **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

2) **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88 (PD-88), Three Oaks, located at 2800 Robertson Avenue as outlined in this report.

Commission Action:
Adopted the staff's recommendation for Item 6 on the Legislative Discussion Agenda.

Motion:	Mr. Dansby
Second:	Ms. Kearney
Ayes:	Ms. Beltran, Mr. Dansby, Mr. Eby, Ms. Kearney, Mr. Samad, Mr. Weber
Nays:	None

Discussion Agenda – Quasi-Judicial

ITEM 7
Ms. Dienger presented a report and recommendation on a proposed Final Development Plan for Planned Development #88 (PD-88), Three Oaks, located at 2800 Robertson Avenue in Oakley. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

1) **APPROVE** the Final Development Plan for Planned Development #88 (PD-88), Three Oaks, located at 2800 Robertson Avenue in Oakley, and;

2) **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 6 of this report.

Mr. Tidd swore the speakers in as Item 7 was quasi-judicial.

Speakers and Discussion:
Mr. Chris Dobrozsi, Neyer Properties and a member of the applicant team, presented several slides on the proposed project and how it had evolved since they began conceptualizing the project in 2018.

Commission Action:
Adopted the staff's recommendation for Item 7 on the Quasi-Judicial Discussion Agenda.

Motion:	Mr. Eby
Second:	Mr. Dansby
Ayes:	Ms. Beltran, Mr. Dansby, Mr. Eby, Ms. Kearney, Mr. Samad, Mr. Weber
Nays:	None

Director's Report

Ms. Keough-Jurs thanked the Commissioners for their time. She shared several promotions within the Department of City Planning and Engagement and asked that the Commission join her in congratulating them; Wes Munzel and Matt Lascheid were promoted to Senior Zoning Plans Examiner and Eunique Avery was promoted to Senior Community Engagement Specialist. She stated that the next City Planning Commission meeting was scheduled for November 21, 2025.

The meeting adjourned at 10:10 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the November 7, 2025, Regular Meeting are approved as distributed.

November 7, 2025

Katherine Keough-Jurs, FAICP, Director Department of City Planning and Engagement	Jacob Samad, Chair City Planning Commission
Date: 2/6/2026	Date: 2/6/2026