

PROCEEDINGS OF THE CITY PLANNING COMMISSION

December 5, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, December 5, 2025, was held 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 December 5, 2025, 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
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner
Assistant City Manager, Mr. William “Billy” Weber, Commissioner

Excused: Ms. Anne Sesler, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Ms. Carly Evans, City Planning & Engagement, City Planning Administrative Specialist
Mx. Sophia Ferries-Rowe, City Planning & Engagement, City Planner
Mr. Jesse Urbancsik, City Planning & Engagement, City Planner
Mr. Kevin Tidd, Law, Legal Counsel

*Mr. Samad called the meeting to order at 9:00 a.m.
and asked that everyone join in the Pledge of Allegiance.*

Mr. Samad asked for a vote to move Item 1 to the Discussion Agenda because members of the public were present to speak.

Commission Action:

Voted to move Item 1 to the Discussion Agenda.

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

Discussion Agenda – Quasi-Judicial

ITEM 1

Mx. Sophia Ferries-Rowe presented a report and recommendation on a proposed Development Plan and Final Plat, including relief from the Subdivision Regulations, for the subdivision of land at 325 Seitz Street in Mt. Auburn. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

- 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 report; and
- 2) **APPROVE** the proposed Development Plan and Final Plat for the subdivision of land, including relief from the Subdivision Regulations, located at 325 Seitz Street, based on the fact the proposed subdivision is substantially consistent with Sections 300-09(a)(6) and 300-09(c)(1) of the Subdivision Regulations, in Mt. Auburn.

Mr. Tidd swore the speakers in as Item 1 was quasi-judicial.

Speakers and Discussion:

Ms. Heather Estridge, architect and a member of the applicant team, stated that she was available for any questions.

Mr. Chris Lacey, a member of the applicant team, stated that project began in 2016 with the construction of two units on Mulberry Street, but was put on hold due to COVID.

Mr. Vince Means, resident of 332 Mulberry Street, asked about the rear yard variance and the fence that was erected. Mr. Lacey replied that there should not be any issues with the fence, but given this would be an urban construction project, he could not guarantee it. He stated there would be minimal site disturbance since this would be slab construction and there should be enough room to maneuver any heavy equipment that would be used for construction. Mr. Lacey confirmed that if the fence needed to come down for construction, they would reconstruct it when finished.

Mr. Means stated that a survey indicated that property line stopped at the end of the deck and not at the fence line. Mr. Lacey assured Mr. Means that they could sort out the details offline.

Mr. Dansby commended the developer and the Mt Auburn community on the infill housing project. Ms. Beltran also expressed her excitement for the addition of housing.

Commission Action:

Adopted the staff's recommendation for Item 1 on the Quasi-Judicial Discussion Agenda.

Motion: Mr. Dansby
Second: Ms. Kearney

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 and stated that the next City Planning Commission meeting was scheduled for December 19, 2025. She congratulated and thanked Urban Conservator Doug Owen on his ten-year work anniversary with the City. She also acknowledged and congratulated City Planner Emily Burns for passing the American Institute of Certified Planners (AICP) exam. In closing, Ms. Keough-Jurs shared that City Planner Kyle Gibbs, and his wife Kelsey welcomed their first child on Tuesday, December 2, 2025. She congratulated them and wished them well.

The meeting adjourned at 9:17 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the December 5, 2025, Regular Meeting are approved as distributed.

December 5, 2025



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement



Jacob Samad, Chair
City Planning Commission

Date: 2/6/2026

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