

PROCEEDINGS OF THE CITY PLANNING COMMISSION

December 19, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, December 19, 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 December 19, 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 (Zoom)
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. Gabrielle Couch, City Planning & Engagement, City Planner
Ms. Carly Evans, City Planning & Engagement, City Planning Administrative Specialist
Mr. Jesse Urbancsik, City Planning & Engagement, City Planner
Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad called the meeting to order at 9:01 a.m. and asked that everyone join in the Pledge of Allegiance.

Consent Agenda – Legislative

ITEM 1

A report and recommendation on a proposed lease at 2125 Vine 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) **APPROVE** the proposed lease at 2125 Vine Street in Mt. Auburn.

Commission Action:

Adopted the staff's recommendation for Item 1 on the Legislative Consent Agenda.

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

Mr. Dansby joined the meeting at 9:05 a.m.

Ms. Kearney joined the meeting via Zoom at 9:09 a.m.

Discussion Agenda – Legislative

ITEM 2

Mr. Jesse Urbancsik presented a report and recommendation on the proposed designation of the Brinker Building located at 4030 Glenway Avenue as a Local Historic Landmark in West Price Hill. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following actions:

- 1) **APPROVE** the proposed designation of the Brinker Building located at 4030 Glenway Avenue as a Local Historic Landmark in West Price Hill under Criteria 1 and 3 of the Cincinnati Zoning Code (§1435-07-1a); and
- 2) **ADOPT** the conservation guidelines.

Speakers and discussion:

Mr. Samad verified whether all four criteria outlined in the Cincinnati Zoning needed to be met or if two were sufficient to approve a Local Historic Landmark designation. Mr. Urbancsik stated that it only needed to meet one of the listed criteria; the proposed designation met two of the criteria.

Ms. Morgan Smith, from K8 Construction and a member of the applicant team, stated that she was present to answer any questions. Ms. Beltran inquired about the timeline for designation and applying for historic tax credits. Ms. Smith replied that they needed the designation in place by the end of February 2026 and planned to submit for state historic tax credits in the Spring of 2026 with construction beginning in the third quarter of 2026.

Ms. Sesler commented that the state historic tax credit program was competitive and asked what the plan was if they were not granted tax credits. Ms. Smith replied that if they were not granted tax credits in the first round, that they would apply again in the fall. They have other funding sources lined up but would prefer to use tax credits.

Mr. Weber commended the applicant team for figuring out how to make the financials of the project work.

Ms. Beltran and Mr. Dansby thanked the applicant team and were pleased with the community engagement undertaken.

Commission Action:

Adopted the staff's recommendation for Item 2 on the Legislative Discussion Agenda.

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

Director's Report

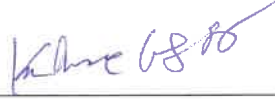
Ms. Keough-Jurs thanked the Commission for their time and stated that the next City Planning Commission meeting would be held on Friday, January 16, 2026. That meeting will begin with elections of the Chair and Vice Chair for 2026 and will conclude with the 2025 Annual Report and 2026 Work Program. Ms. Keough-Jurs congratulated Senior Zoning Plans Examiner Wes Munzel on 10 years of service with the city. She concluded the meeting by wishing commission member and Assistant City Manager Weber a happy birthday.

The meeting adjourned at 9:18 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the December 19, 2025, Regular Meeting are approved as distributed.

December 19, 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