

PROCEEDINGS OF THE CITY PLANNING COMMISSION

May 2, 2025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, May 2, 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 May 2, 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
Mr. Darrick Dansby, Commissioner
Mr. John Eby, Commissioner
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner
Ms. Anne Sesler, Commissioner
Assistant City Manager, Mr. William “Billy” Weber, Commissioner

Excused: Ms. Daniella Beltran, Vice Chair

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager
Ms. Carly Evans, City Planning & Engagement, Administrative Specialist
Mr. Kyle Gibbs, City Planning & Engagement, City Planner
Mr. Andrew Halt, City Planning & Engagement, Senior City Planner
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner
Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad called the meeting to order at 9:05 a.m. and asked that everyone join in the Pledge of Allegiance.

Mr. Samad stated that the applicant for Item 2 requested that their item be postponed to a future agenda. The Secretary of the Commission, Director Keough-Jurs, authorized the postponement. He stated that Ms. Sesler needed to recuse from Item 4, so that item would be considered separately.

Ms. Kearney requested clarification on Item 1, requiring it be moved to the Discussion Agenda.

Mr. Samad made a Motion to move Item 1 from the Administrative Agenda to the Discussion Agenda.

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

Consent Agenda – Quasi-Judicial

ITEM 3

A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land located at 4528 Hamilton Avenue in Northside. 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 on pages 1-3 of this report; and
- 2) **APPROVE** the proposed Development Plan and Final Plat for the subdivision of land located at 4528 Hamilton Avenue in Northside, 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 recommendations for Item 3 on the Quasi-Judicial Consent Agenda.

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

Ms. Sesler recused from Item 4 and left the room.

Consent Agenda – Quasi-Judicial

ITEM 4

A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land located at 36 E. 7th Street in the Central Business District. 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 located at 36 E. 7th 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 the Central Business District.

Commission Action:

Adopted the staff's recommendation for Item 4 on the Quasi-Judicial Consent Agenda.

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

Ms. Sesler returned to the meeting.

Discussion Agenda – Legislative

ITEM 1

Mr. Kyle Gibbs presented a report and recommendation on the proposed acceptance of Riverside Drive right-of-way 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 acceptance of Riverside Drive right-of-way in the East End.

Speakers and Discussion:

Ms. Kearney asked what it meant for right-of-way to be “dedicated but not accepted”.

Mr. Tidd responded that the dedication of right-of-way was the first step in the process. Once it had been accepted by the City, then the City would take certain responsibility for it under the law.

Commission Action:

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

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

ITEM 5

Mr. Jesse Urbancsik presented a report and recommendation on the proposed Westwood Plan as the Westwood neighborhood's guiding comprehensive plan document. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

- 1) **APPROVE** the proposed Westwood Neighborhood Plan as the Westwood neighborhood's guiding comprehensive plan document.

Speakers and Discussion:

Mr. Brandon Kraeling, from the Westwood Civic Association, presented the process that was used in developing the neighborhood plan, including door-to-door engagement, surveys and public meetings, and gave some background information on Westwood, including demographics, size, and opportunities for improvement.

Mr. Greg Hand, President of the West CURC, and Ms. Stephanie Collins, from Westwood Works, presented Neighborhood Business District Development goals from the Westwood Neighborhood Plan.

Ms. Katie Query, from Westwood Civic Association, and Mr. Abe Brandyberry, from Cincinnati Urban Promise, presented the Community Pride and Connections goals from the Westwood Neighborhood Plan.

Ms. Sarah Beach, from Westwood United Methodist Church, presented the Housing goals from the Westwood Neighborhood Plan.

Ms. Katie Frazier, from Westwood Civic Association, and Mr. Michael Besl, from the Westwood Historic Association, presented the Transportation & Circulation goals from the Westwood Neighborhood Plan.

Ms. Query, Mr. Brandyberry, and Ms. Collins presented the Future Development Recommendations from the Westwood Neighborhood Plan.

Mr. Urbancsik closed out the presentation by thanking everyone who contributed to the Westwood Neighborhood Plan and praised the partners who worked on it.

Ms. Liz Blume, from Blume Community Partners, stated that neighborhood plans can be powerful tools for change and growth, and that there is value to knowing how communities want prior to developers starting projects.

Ms. Kearney praised Ms. Blume and the Westwood community for their hard work in the short timeframe.

Ms. Emma Shirey-McNamara, from HomeBase Cincinnati and a former employee of Blume Community Partners, thanked everyone for their work on the Westwood Neighborhood Plan and expressed excitement for the implementation stage.

Mr. Eby was pleased with the community engagement undertaken to get the plan completed and fully reflect the community.

Mr. Weber praised the volunteers who put so much time and effort into the plan. He asked what items the community would like to see implemented from the plan.

Ms. Query responded with two lists; one consisted of the quick wins/right now/low-cost items and the other was a “bigger asks” list.

Items in the quick wins list consisted of the following:

1. Develop the green space around the old Mercy Hospital site;
2. Complete the streetscaping on Harrison Avenue between Urwiler Avenue and Stathem Avenue;
3. Plant trees along Glenway business district;
4. Fully fund the gym at Harrison Avenue and McHenry Avenue; and
5. \$2 million to support the redevelopment of the Westwood Theatre.

The items from the “bigger asks” list consisted of the following:

1. Support the housing project on the City-owned parcel behind Cincinnati Urban Promise and support the housing project that Cincinnati Urban Promise owns on Bracken Woods;
2. Acquire the retail center across the street from Urban Promise at Harrison Avenue and McHenry Avenue;
3. Fund the recreation center at the old Mercy Hospital site;
4. Improve access to Mount Airy Forest from Westwood; and
5. Support the Townhall Flats development.

Mr. Weber asked about the short-term vision for the old Mercy site. Ms. Collins stated that the site is currently CRC/City-owned, and that community engagement would need to take place to better understand the needs of the community.

Mr. Dansby asked Ms. Keough-Jurs if this was the first neighborhood plan completed since Connected Communities. Ms. Keough-Jurs confirmed that it was.

Mr. Dansby asked Ms. Blume to compare the Westwood Community Plan process to other planning processes, such as the OTR Neighborhood Plan. Ms. Blume replied that both are pivotal and transformative plans, and it comes down to implementing the plan. Mr. Dansby asked if Connected Communities positively affected the plan. Ms. Blume stated that Connected Communities was about growing density in important centers of community and The Westwood Plan does that. Mr. Dansby congratulated Westwood and thanked all those who worked on it.

Mr. Eby thanked Jesse Urbancsik and the planning staff for their work on the plan.

Mr. Samad congratulated the Westwood neighborhood on a successful plan.

Commission Action:

Adopted the staff's recommendation for Item 5 on the Legislative Discussion Agenda.

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

Director's Report

Ms. Katherine Keough-Jurs thanked the City Planning Commission for their time and congratulated the five families of the Westwood neighborhood for the adoption of their neighborhood plan. Ms. Keough-Jurs wished everyone a happy Flying Pig Marathon weekend.

The meeting adjourned at 10:31 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the May 2, 2025, Regular Meeting are approved as distributed.

May 2, 2025

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

Jacob Samad, Chair
City Planning Commission

Date: _____

Date: _____