PROCEEDINGS OF THE CITY PLANNING COMMISSION

October 3, 3025

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, October 3, 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 October 3, 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 Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner Ms. Anne Sesler, Commissioner Assistant City Manager, Mr. William "Billy" Weber, Commissioner
Excused:	Mr. John Eby, Commissioner
Staff Present:	Ms. Katherine Keough-Jurs, City Planning & Engagement, Director Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager Ms. Emily Burns, 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. Andrew Halt, City Planning & Engagement, City Planner Ms. Sage Morrison, City Planning & Engagement, Co-op Intern Mr. Jesse Urbancsik, City Planning & Engagement, City Planner Mr. Kevin Tidd, Law, Legal Counsel

Mr. Samad called the meeting to order at 09:02 a.m. and asked that everyone join in the Pledge of Allegiance.

Minutes

Commission Action:
Approved the minutes from the August 1, 2025, meeting.

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

Commission Action:
Approved the minutes from the August 15, 2025, meeting.
Motion: Ms. Kearney
Second: Mr. Weber
Ayes: Ms. Beltran, Mr. Dansby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Weber
Nays: None

Consent Agenda

Mr. Samad informed the Commission that there were members of the public who wished to speak on Item 2 and asked for a vote to move Item 2 to the Discussion Agenda.

Commission Action:
Moved Item 2 to the Discussion Agenda.
Motion: Ms. Beltran
Second: Mr. Weber
Ayes: Ms. Beltran, Mr. Dansby, Ms. Kearney, Ms. Sesler, Mr. Samad, Mr. Weber
Nays: None

Mr. Samad stated that Ms. Sesler needed to recuse herself from Item 5, and both Ms. Sesler and himself would need to recuse from Item 6. Ms. Beltran would serve as chair during his absence. Items 7 and 8 are related and would be taken together. The agenda was re-ordered as follows: Items 1, 3, 4, 5, 2, 7, 8, 6.

Consent Agenda – Legislative

ITEM 1
A report and recommendation on the proposed dedication and acceptance of a portion of Madison Road right-of-way in Madisonville. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

1) **APPROVE** the proposed dedication and acceptance of a portion of Madison Road right-of-way in Madisonville.

ITEM 3
A report and recommendation on a proposed lease amendment at 6141 Campus Lane in Mt. Washington. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

1) **APPROVE** a proposed lease amendment at 6141 Campus Lane in Mt. Washington.

Consent Agenda – Legislative

ITEM 4
A report and recommendation on a proposed amendment to an existing lease for Lunken Airport Lease Areas 4, 30, and 40 in the East End and Linwood neighborhoods. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

1) **APPROVE** the proposed amendment to an existing lease for Lunken Airport Lease Areas 4, 30, and 40 in the East End and Linwood neighborhoods.

Commission Action:
Adopted the staff's recommendation for Items 1, 3 and 4 on the Consent Agenda.

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

Ms. Sesler was recused from Item 5 and left the room.

Consent Agenda – Legislative

ITEM 5
A report and recommendation on a proposed conveyance of the property located at 1 E. McMillan Street in Mt. Auburn and the re-conveyance of the property to Core Cincinnati McMillan, LLC. The staff of the Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

1) **APPROVE** the proposed conveyance of the property located at 1 E. McMillan Street in Mt. Auburn and the re-conveyance of the property to Core Cincinnati McMillan, LLC.

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

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

Ms. Sesler returned to the meeting.

Discussion Agenda – Legislative

ITEM 2
Ms. Sage Morrison presented a report and recommendation on the proposed installation of artwork on City-owned traffic control boxes in the right-of-way in Clifton. The staff of the Department of

City Planning and Engagement recommended that the City Planning Commission take the following action:

> **APPROVE** the proposed installation of artwork on City-owned traffic control boxes in the right-of-way in Clifton with the following conditions:
>
> 1) The artwork installation, size, location, and design will be reviewed and approved by the Department of Transportation and Engineering at the time of permit review;
>
> 2) The petitioner will coordinate with the City regarding the donation of the artwork in the right-of-way including a contract with the City in a similar form as the City of Cincinnati Artwork Donation Agreement (Exhibit C); and
>
> 3) 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).

Speakers and Discussion:
Mr. Christopher (Kip) Eagan, an independent curator and public art coordinator for various projects around the city, said that this project was inspired by the wrapped crosswalk boxes in the Over-the-Rhine and CUF neighborhoods. The historical images of Clifton that are selected by the committee will be interpreted by an artist, to avoid copyright infringement, and produced.

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

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

<u>Discussion Agenda – Legislative</u>

ITEM 7
Mr. Andrew Halt presented a report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive 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 #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive in Oakley as outlined in this report.

Discussion Agenda – Quasi-Judicial

ITEM 8
Mr. Andrew Halt presented a report and recommendation on a proposed Final Development Plan for Planned Development #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive 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 Final Development Plan for Planned Development #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive in Oakley.

Mr. Tidd swore the speakers in as Item 8 was a quasi-judicial item.

Speakers and Discussion:
Mr. Andy Juengling, from McBride Dale Clarion and a member of the applicant team, stated that the amendment to the Concept Plan and Development Program Statement was needed for the accessory structure on site and that the developer was planning to start construction as soon as possible.

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

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

Commission Action:
Adopted the staff's recommendation for Item 8 on the Quasi-Judicial Discussion Agenda.

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

Ms. Sesler and Mr. Samad were recused from Item 6 and left the meeting.

Discussion Agenda – Legislative

ITEM 6
Mx. Sophia Ferries-Rowe presented a report and recommendation on a proposed Notwithstanding Ordinance to notwithstand the signage standards in the Downtown Development (DD) zoning district for 101 W. 5th Street in the Central Business District. The Department of City Planning and Engagement recommended that the City Planning Commission take the following action:

DENY the Notwithstanding Ordinance to notwithstand the signage standards in the Downtown Development (DD) zoning district for the building located at 101 W. 5th Street in the Central Business District.

1) The Department of City Planning and Engagement typically does not support Notwithstanding Ordinances for land use decisions because the ordinances do not comply with the zoning laws that the Department of City Planning and Engagement is charged with developing and enforcing.

If the City Planning Commission decides to recommend APPROVAL of the Notwithstanding Ordinance, the City Planning Commission should consider the following conditions:

1) The building identification signs and ground sign should be placed and dimensioned consistent with the locations and dimensions identified on the plans proposed in Exhibit B – Signage Package.

2) The projecting sign should be reconfigured to be consistent with the Cincinnati Zoning Code.

3) The digital display screen should be moved to the interior of the building and be at least two feet from the windows.

4) The ordinance shall not provide a deviation from any other laws of City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code and the DD, "Downtown Development" zoning district.

Speakers and Discussion:
Mr. John Back from 3CDC and a member of the applicant team, asked that the City Planning Commission consider their request for the notwithstanding ordinance as submitted for several reasons. First, the proposed projecting signs are 18-feet in height; several properties near the subject property have projecting signs that are taller than what is being proposed. Regarding the digital display sign, Mr. Back pointed out that the Zoning Code allows for marquee signs, but that the building does not qualify since they are only permitted for a convention center or hotel. The purpose of the digital display sign is to welcome visitors from other regions and offices downtown; it would only be used for on-site purposes and there would be no advertisements. Mr. Back continued and stated that the applicant team did not believe the digital sign was a safety hazard to drivers or pedestrians since drivers would not be able to see the sign until they were past it headed south on Race Street, which is currently southbound one-way.

Ms. Beltran asked if they had explored designs that met the current regulations.

Mr. Steve Verdin from Paycor and a member of the applicant team, stated that the facility would be used by both Paychex and Paycor employees, most of which work remotely. There are ninety workstations in the building, and the rest of the space would be used for meetings, gatherings, and training. This would be one of two training hubs in the United States for more than 16,000 employees. The digital signage would welcome employees and/or clients to the building; there would be no advertising.

Mr. Weber stated that the staff recommendation was to move the digital sign inside. He asked if the digital sign would have the same effect if placed inside the building. Mr. Verdin responded that by having the digital sign on the exterior of the building, it would be helpful in providing guidance on which entrance of the building to use.

Ms. Kearney referenced the staff recommendation that suggested the projecting sign should be reconfigured to be consistent with the square footage and height permitted by the Cincinnati Zoning Code. Mr. Back replied that 3CDC had completed The Foundry building across the street and received a notwithstanding ordinance to allow for 20-foot-tall projecting signs. The proposed sign would be 16-feet-tall, which is 8-feet taller than permitted. Ms. Kearney was comfortable with the digital display sign since she felt it did not pose a hazard to drivers or pedestrians.

Mr. Weber expressed concern with the digital display sign and asked legal counsel if the City or Commission should be concerned with setting a precedent if they were to approve that signage. Mr. Tidd responded that while it is not technically precedent-setting, once you accept one, there will likely be other requests.

Ms. Beltran understood the desire for the digital sign in this case but wondered if other options had been explored. While the proposed digital display sign was not facing vehicular traffic at this time, that is reliant on the current condition of Race Street being one-way, which could be changed at some point in the future. Ms. Beltran suggested that there are other alternatives for a welcome sign that are more in scale with the building; larger signage was typically used on larger buildings. The purpose of the digital display sign does not warrant what is proposed, which feels out of place. Ms. Beltran also expressed concern with the proposed projecting sign being so much larger than what is permitted by code.

Ms. Kearney shared her perspective that the signage could aid in traffic calming and did not find any issue with the item as submitted.

Mr. Weber expressed support for all items aside from the digital display sign. He shared his observation that 3CDC has historically used digital signs in the urban core very intentionally, referencing the kiosks and work at the convention center. Mr. Weber suggested that the purpose of the digital display sign could be achieved with an internal installation.

Ms. Beltran stated her belief that the digital display sign would still be visible to drivers on 4th Street. Mr. Back replied that the sign was mid-block and it would not be a distraction to drivers on 4th Street unless they were stopped at the stoplight.

Mr. Dansby shared his support for the staff recommendation.

Mr. Back asked if the Commission would permit the digital display sign if it were smaller. Mr. Tidd stated that the City Planning Commission can only vote on an item as presented and that any revisions or changes would need to be presented in a new application for future consideration.

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

1) The Signage Improvements must substantially conform to the plans attached as Attachment B to the ordinance.

2) The proposed outdoor digital display screen should be moved to the interior of the building and at least two feet from any window if it is installed.

3) The ordinance shall not provide a deviation from any other laws of City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code and the DD, "Downtown Development" zoning district.

Motion:	Mr. Weber
Second:	Ms. Beltran
Ayes:	Ms. Beltran, Ms. Kearney, Mr. Weber
Nays:	Mr. Dansby

Director's Report

Ms. Keough-Jurs thanked the Commissioners for their time, welcomed Ms. Sage Morrison back, and congratulated her on her first presentation to the City Planning Commission during this internship. Ms. Keough-Jurs stated that staff from the Department of City Planning and Engagement collaborated with staff from the Department of Community and Economic Development to participate in the City Manager Office's Olympics last week and commended their winnings this year.

Ms. Keough-Jurs also congratulated the Department of City Planning and Engagement on winning the *Best Practice in Innovation* award from the Ohio Chapter of the American Planning Association (APA) at the state conference in Toledo for their work on Connected Communities. She stated that the next City Planning Commission meeting was scheduled for October 17, 2025.

Mr. Dansby thanked Ms. Keough-Jurs and the Department of City Planning and Engagement staff for their participation in the Build Forward Conference that was held on September 19, 2025, and extended an invitation to the upcoming Housing Policy Symposium on October 24, 2025.

The meeting adjourned at 10:16 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

The minutes for the October 3, 2025, Regular Meeting are approved as distributed.

October 3, 2025

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

Date: 11/21/2025

Jacob Samad, Chair
City Planning Commission

Date: 11/21/2025