

**PLANNING AND ZONING COMMISSION MEETING
CITY OF MAPLE HEIGHTS**

Maple Heights City Hall, Council Chambers

January 9, 2023

Caucus Meeting: 6:00 PM

Public Hearing: 6:30 PM

Public Meeting: Immediately following the Public Hearing

CALL TO ORDER:

ROLL CALL: ARNOLD, JAMES, MARBURY, SANDERS & OGLESBY

PUBLIC HEARING

This Public Hearing is called according to Section 1262.03 of the Codified Ordinances of the City of Maple Heights. If you are an Applicant, please **REMAIN PRESENT** until you are called during the Public Meeting, which begins after the Public Hearing, to discuss your application. The Public Hearing is to permit the public to speak in favor or in opposition of the case(s) on the meeting agenda.

2023-PZ-01 An appeal from Cena McNair and Latonya Sanders requesting relief under Sect. 1262.03(E) and Sect. 1440.24 of the MH Codified Ordinances from the decision of the Chief Building Official denying Applicant's request to operate an event center which is neither a principally permitted nor a conditionally permitted use in a Neighborhood Commercial (NC) Zoning District at 5310 Warrenville Center Road, Maple Heights, Ohio.

2023-PZ-02 An application from Veranda Rodgers of Pregnant with Possibilities Resource Center requesting approval of a Conditional Use Permit under Sect. 1280.04(N) of the MH Codified Ordinances to operate a non-profit community resource and education center to provide educational classes, parenting support and community distributions located in a General Commercial (GC) Zoning District at 20700 Southgate Park Boulevard, Maple Heights, Ohio.

2023-PZ-03 An application from The City of Maple Heights requesting approval of a Lot Consolidation of two (2) residential parcels (**PPN 781-18-060 and 781-18-061**) as required under Sect. 1226.02(c) of the MH Codified Ordinances for property located in a Residential Single Family-Medium Density (RSF-M) Zoning District at 5505 Grasmere Avenue, Maple Heights, Ohio.

2023-PZ-04 An application from Charlise A. Freeman requesting approval of a Conditional Use Permit under Sect. 1282.04(J) of the MH Codified Ordinances to operate an adult day care center located in the Central Business District (CBD) Zoning District at 17001 Broadway Avenue, Maple Heights, Ohio.

The Public Hearing was closed at _____.

PUBLIC MEETING

CALL TO ORDER:

ROLL CALL: **ARNOLD, JAMES, MARBURY, SANDERS & OGLESBY**

MINUTES: September 12, October 17, November 14, December 12, 2022 Meetings

_____MVD_____SEC_____AA

_____GA _____KJ _____TM _____VS _____AO

OLD BUSINESS:

On a Motion to Hold in Abeyance until the January 9, 2023 Meeting:

CASE NO. 2022-PZ-33

Application: PLANNING & ZONING
Property: 16005 Corkhill Road
Applicant: Armar Anderson
Request: Relief under Sect. 1262.03(E) and Sect. 1440.24 of the MH Codified Ordinances from the decision of the Chief Building Official denying Applicant's request to keep an existing shed in place 18 inches from the rear property line
Zoned: Residential Single Family-Medium Density RSF-M) Zoning District
Codes: Chapters 1262.03(E); 1440.24; 1272; 1298.03; 1298.15; 1262.13

Planning and Zoning must take action by January 13, 2023

_____MVD_____SEC_____AA

_____GA _____KJ _____TM _____VS _____AO

NEW BUSINESS:

CASE NO. 2023-PZ-01

Application: PLANNING & ZONING
Property: 5310 Warrenville Center Road
Applicant: Cena McNair and Latonya Sanders

Request: Relief under Sect. 1262.03(E) and Sect. 1440.24 of the MH Codified Ordinances from the decision of the Chief Building Official under Sects. 1278.02, 1278.04 and 1290.06(DD) of the MH Codified Ordinances denying Applicant's request to operate an event center which is neither a principally permitted nor a conditionally permitted use
Zoned: Neighborhood Commercial (NC) Zoning District
Codes: Chapters 1278; 1278.02; 1278.04; 1290.06(DD); 1262.03(E); 1440.24

Planning and Zoning must take action by March 10, 2023

_____MVD_____SEC_____AA

_____GA _____KJ _____TM _____VS _____AO

CASE NO. 2023-PZ-02

Application: PLANNING & ZONING
Property: 20700 Southgate Park Boulevard
Applicant: Veranda Rodgers of Pregnant with Possibilities Resource Center
Request: Approval of a Conditional Use Permit under Sect. 1280.04(N) of the MH Codified Ordinances to operate a non-profit community resource and education center to provide educational classes, parenting support and community distributions
Zoned: General Commercial (GC) Zoning District
Codes: Chapters 1280; 1280.04(N); 1290.06(K); 1262.12

Planning and Zoning must take action by March 10, 2023

_____MVD_____SEC_____AA

_____GA _____KJ _____TM _____VS _____AO

CASE NO. 2023-PZ-03

Application: PLANNING & ZONING
Property: 5505 Grasmere Avenue
Applicant: City of Maple Heights
Request: Approval of a Lot Consolidation of two (2) residential parcels (**PPN 781-18-060 and PPN 781-18-061**) as required under Sect. 1226.02(c) of the MH Codified Ordinances
Zoned: Residential Single Family- Medium Density (RSF-M) Zoning District
Codes: Charter Article XVI, Sect. 2; Chapters 1226.02(c); 1272

Planning and Zoning must take action by March 10, 2023

_____MVD_____SEC_____AA

_____GA_____KJ_____TM_____VS_____AO

CASE NO. 2023-PZ-04

Application: PLANNING & ZONING
Property: 17001 Broadway Avenue
Applicant: Charlise A. Freeman
Request: Approval of a Conditional Use Permit under Sect. 1282.04(J) of the MH
Codified Ordinances to operate an adult day care center
Zoned: Central Business District (CBD) Zoning District
Codes: Chapters 1282;1282.04(J); 1282.05; 1282.10(B)(3);1290.06(DD); 1262.12

Planning and Zoning must take action by March 10, 2023

_____MVD_____SEC_____AA

_____GA_____KJ_____TM_____VS_____AO

ADJOURNMENT: Time_____