

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

**Maple Heights City Hall**

**February 10, 2020**

**Caucus Meeting:** 6:00 PM, Room 7  
**Public Hearing:** 6:30 PM, Council Chambers, 2nd Floor  
**Public Meeting:** Immediately following the Public Hearing

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

**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 regular meeting, which begins after the Public Hearing, to explain your application. The Public Hearing is to permit the public to speak in favor or in opposition of the Applicant's case.

**2020-PZ-03** An application from Shaura Rodgers of Nailtorious Iconz requesting approval of a Conditional Use Permit under Sect. 1278.04(Q) of the MH Codified Ordinances to operate a nail salon as a Personal Services Business in a Neighborhood Commercial (NC) Zoning District at 5247 Warrensville Center Road, Maple Heights, Ohio.

**2020-PZ-04** An application from Clifford R. Flenory, Sr. on behalf of Temple of the Living God requesting approval of a Conditional Use Permit under Sect. 1278.04(T) of the MH Codified Ordinances to operate a Religious Place of Worship in a Neighborhood Commercial (NC) Zoning District at 5670 Dunham Road, Maple Heights, Ohio.

**2020-PZ-05** An application from Vincent Pelose of Access to Independence on behalf of Romell and Kimberly Chambers requesting approval of a Variance from the requirements of Sect.1272.06(A) of the MH Codified Ordinances regarding front yard setbacks to reduce said setback from 35' to 15' for the installation of a proposed handicap ramp in a Residential Single Family-Medium Density (RSF-M) Zoning District at 15304 Steinway Boulevard, Maple Heights, Ohio.

**2020-PZ-06** An application from Connie Thomas of Heavenly Kids, LLC requesting approval of a Variance to operate a Child Day Care Center/Activity Center in a General Commercial (GC) Zoning District located within the Broadway Corridor Overlay (BCO) Zoning District at 17096 Broadway Avenue, Maple Heights, Ohio.

The Public Hearing was closed at \_\_\_\_\_.

**PUBLIC MEETING**

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

**MINUTES:**        January 13, 2020 Meeting

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA  
\_\_\_\_\_GA    \_\_\_\_\_KJ    \_\_\_\_\_TM    \_\_\_\_\_AC    \_\_\_\_\_VS

**OLD BUSINESS:**

**CASE NO. 2019-PZ-28**

Application: PLANNING & ZONING  
Property: 5139 Warrensville Center Road  
Applicant: Niiokca Reed of Ardency Reading Rainbow Daycare  
Request: Approval of a Conditional Use Permit under Sect. 1278.04(H) of the MH  
Codified Ordinances to operate a Day Care Center  
Zoned: Neighborhood Commercial (NC) Zoning District  
Codes: Chapters 1278.04(H); 1298.28; 1262.12  
Planning and Zoning must take action by February 7, 2020

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA  
\_\_\_\_\_GA    \_\_\_\_\_KJ    \_\_\_\_\_TM    \_\_\_\_\_AC    \_\_\_\_\_VS

**NEW BUSINESS:**

**CASE NO. 2020-PZ-03**

Application: PLANNING & ZONING  
Property: 5247 Warrensville Center Road  
Applicant: Shaura Rodgers of Nailtorious Iconz  
Request: Approval of a Conditional Use Permit under Sect. 1278.04(Q) of the MH  
Codified Ordinances to operate a nail salon as a Personal Services  
Business  
Zoned: Neighborhood Commercial (NC) Zoning District  
Codes: Chapters 1278.04(Q); 1262.12  
Planning and Zoning must take action by April 10, 2020

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA  
\_\_\_\_\_GA    \_\_\_\_\_KJ    \_\_\_\_\_TM    \_\_\_\_\_AC    \_\_\_\_\_VS

**CASE NO. 2020-PZ-04**

Application: PLANNING & ZONING  
Property: 5670 Dunham Road  
Applicant: Clifford R. Flenory, Sr. on behalf of Temple of the Living God  
Request: Approval of a Conditional Use Permit under Sect. 1278.04(T) of the MH  
Codified Ordinances to operate a Religious Place of Worship  
Zoned: Neighborhood Commercial (NC) Zoning District  
Codes: Chapters 1278.04(T); 1262.12  
Planning and Zoning must take action by April 10, 2020

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_AC \_\_\_\_\_VS

**CASE NO. 2020-PZ-05**

Application: PLANNING & ZONING  
Property: 15304 Steinway Boulevard  
Applicant: Vincent Pelose of Access to Independence on behalf of Romell and  
Kimberly Chambers  
Request: Approval of a Variance from the requirements of Sect.1272.06(A) of the  
MH Codified Ordinances regarding front yard setbacks to reduce said  
setback from 35' to 15' for the installation of a proposed handicap ramp  
Zoned: Residential Single Family-Medium Density (RSF-M) Zoning District  
Codes: Chapters 1272.06(A); 1262.13  
Planning and Zoning must take action by April 10, 2020

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_AC \_\_\_\_\_VS

**CASE NO. 2020-PZ-06**

Application: PLANNING & ZONING  
Property: 17096 Broadway Avenue  
Applicant: Connie Thomas of Heavenly Kids, LLC  
Request: Approval of a Variance to operate a Child Day Care Center/Activity  
Center  
Zoned: General Commercial (GC) Zoning District located within the Broadway  
Corridor Overlay (BCO) Zoning District  
Codes: Chapters 1282.04(F); 1298.28; 1262.13  
Planning and Zoning must take action by April 10, 2020

\_\_\_\_\_MVD\_\_\_\_\_SEC\_\_\_\_\_AA

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_AC \_\_\_\_\_VS

**ADJOURNMENT: Time\_\_\_\_\_**