

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

Maple Heights City Hall, Council Chambers

February 13, 2023

**Caucus Meeting:** 6:00 PM  
**Public Hearing:** 6:30 PM  
**Public Meeting:** Immediately following the Public Hearing

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**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-05** An application from Timia Mitchell requesting approval of a Conditional Use permit under Sects. 1278.04(H) and 1298.28(G) of the MH Codified Ordinances to operate a Child Day Care Center located in a Neighborhood Commercial (NC) Zoning District at 5310 Warrensville Center Road, Maple Heights, Ohio.

**2023-PZ-06** An application from Anthony Rockman of Bedford Nissan Collision, LLC requesting approval under Sect. 1268.02 of the MH Codified Ordinances to rezone PPN 781-16-025 from Residential Single Family-Medium Density (RSF-M) Zoning District to the Central Business District (CBD) Zoning District for the expansion of the existing vehicle parking area for the Applicant's adjacent auto body repair business located at 7 Broadway Avenue, Bedford, Ohio.

**2023-PZ-07** An application from Rishaun Vann requesting approval of a Conditional Use Permit under Sect. 1278.04(Q) of the MH Codified Ordinances to operate a barbershop as a Personal Services Business located in a Neighborhood Commercial (NC) Zoning District at 5242 Warrensville Center Road, B-2, Maple Heights, Ohio.

**2023-PZ-08** An appeal from Essence Sullins 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 a child day care center which is neither a principally permitted nor a conditionally permit use in a Residential Two-Family (RTF) Zoning District at 17051 Libby Road, Maple Heights, Ohio.

**2023-PZ-09** An application from Matt VerBeck of Archer Signs requesting approval of the following Variances for signs to be installed at the new Chipotle Restaurant: 1) a Variance from the requirements of Sect. 1296.05(h) of the MH Codified Ordinances for Sign C of 6' for vertical clearance from the required 15'; and 2) a Variance from the requirements of Sect.

1296.05(h) of the MH Codified Ordinances for Sign F of 2' 6" for vertical clearance for property located in a Neighborhood Commercial (NC) Zoning District at 5501 Warrensville Center Road, Maple Heights, Ohio.

**2023-PZ-10** An application from Michelle Beden-Payne of Shell's Learning Center LLC requesting approval of a Conditional Use permit under Sects. 1278.04(H) and 1298.28(G) of the MH Codified Ordinances to operate a Child Day Care Center located in a Neighborhood Commercial (NC) Zoning District at 5310.5 Warrensville Center Road, Maple Heights, Ohio.

**2023-PZ-11** An appeal from Fawzia Sarniallah requesting relief under Sect. 1262.03(E) and Sect. 1440.24 of the MH Codified Ordinances from the decision of the Chief Building Official and requesting approval of the following: 1) A Variance from the requirements of Sect. 1272.05 (A) of the MH Codified Ordinances of 1666 sq. ft. minimum lot size and 15.55 ft. minimum lot width; 2) a Variance from the requirements of Sect. 1272.06(C )(1) of the MH Codified Ordinances of 10.43 ft. from the minimum rear yard setback of 25 ft.; and 3) a Variance from the requirements of Sect. 1290.05(10)(a) of the MH Codified Ordinances that paved areas used for parking shall not be located where a building is not permitted; parking in the rear setback is not permitted for property located in a Residential Single Family-Medium Density (RSF-M) Zoning District at 20806 Hansen Road, Maple Heights, Ohio.

**2023-PZ-12** An appeal from Fawzia Sarniallah requesting relief under Sect. 1262.03(E) and Sect. 1440.24 of the MH Codified Ordinances from the decision of the Chief Building Official and requesting approval of the following: 1) A Variance from the requirements of Sect. 1272.05 (A) of the MH Codified Ordinances of 1240 sq. ft. minimum lot size and 12 ft. minimum lot width; 2) a Variance from the requirements of Sect. 1272.06(C )(1) of the MH Codified Ordinances of 10.43 ft. from the minimum rear yard setback of 25 ft; and 3) a Variance from the requirements of Sect. 1290.05(10)(a) of the MH Codified Ordinances that paved areas used for parking shall not be located where a building is not permitted; parking in the rear setback is not permitted for property located in a Residential Single Family-Medium Density (RSF-M) Zoning District at 21206 Hansen Road, Maple Heights, Ohio.

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

**PUBLIC MEETING**

**CALL TO ORDER:**

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

**MINUTES:           September 12, November 14, 2022 Meetings**

\_\_\_\_\_ **MVD** \_\_\_\_\_ **SEC** \_\_\_\_\_ **AA**

\_\_\_\_\_ **GA**   \_\_\_\_\_ **KJ**   \_\_\_\_\_ **TM**   \_\_\_\_\_ **VS**   \_\_\_\_\_ **AO**

January 9, 2023 Meeting

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

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_VS \_\_\_\_\_AO

**CASE NO. 2023-PZ-05**

Application: PLANNING & ZONING  
Property: 5310 Warrenville Center Road  
Applicant: Timia Mitchell  
Request: Approval of a Conditional Use permit under Sects. 1278.04(H) and 1298.28(G) of the MH Codified Ordinances to operate a Child Day Care Center  
Zoned: Neighborhood Commercial (NC) Zoning District  
Codes: Chapters 1278; 1278.04(H); 1298.28(G); 1262.12

Planning and Zoning must take action by April 14, 2023

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

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_VS \_\_\_\_\_AO

**CASE NO. 2023-PZ-06**

Application: PLANNING & ZONING  
Property: 5741 South Boulevard  
Applicant: Anthony Rockman of Bedford Nissan Collision, LLC  
Request: Approval under Sect. 1268.02 of the MH Codified Ordinances to rezone PPN 781-16-025 from Residential Single Family-Medium Density (RSF-M) Zoning District to the Central Business District (CBD) Zoning District for the expansion of the existing vehicle parking area for the Applicant's adjacent auto body repair business located at 7 Broadway Avenue, Bedford, Ohio  
Zoned: Residential Single Family-Medium Density (RSF-M) Zoning District  
Codes: Chapters 1268.02; 1272; 1282.04(B); 1290.05(10)(e)(1); 1290.05(10)(e)(2)

Planning and Zoning must take action by April 14, 2023

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

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_VS \_\_\_\_\_AO

**CASE NO. 2023-PZ-07**

Application: PLANNING & ZONING  
Property: 5242 Warrensville Center Road, B-2  
Applicant: Rishaun Vann  
Request: Approval of a Conditional Use Permit under Sect. 1278.04(Q) of the MH Codified Ordinances to operate a barbershop as a Personal Services Business  
  
Zoned: Neighborhood Commercial (NC) Zoning District  
Codes: Chapters 1278; 1278.04(Q); 1290.06(U); 1262.12

Planning and Zoning must take action by April 14, 2023

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

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_VS \_\_\_\_\_AO

**CASE NO. 2023-PZ-08**

Application: PLANNING & ZONING  
Property: 17051 Libby Road  
Applicant: Essence Sullins  
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 operate a child day care center which is neither a principally permitted nor a conditionally permit use in a Residential Two-Family (RTF) Zoning District  
  
Zoned: Residential Two-Family (RTF) Zoning District  
Codes: Chapters 1262.03(E ); 1440.24; 1274; 1274.02; 1274.04; 1298.28

Planning and Zoning must take action by April 14, 2023

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

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_TM \_\_\_\_\_VS \_\_\_\_\_AO

**CASE NO. 2023-PZ-09**

Application: PLANNING & ZONING  
Property: 5501 Warrensville Center Road  
Applicant: Matt VerBeck of Archer Signs  
Request: Approval of following Variances for signs to be installed at the new Chipotle Restaurant: 1) a Variance from the requirements of Sect. 1296.05(h) of the MH Codified Ordinances for Sign C of 6’ for vertical clearance from the required 15’; and 2) a Variance from the requirements

of Sect. 1296.05(h) of the MH Codified Ordinances for Sign F of 2' 6" for vertical clearance

Zoned: Neighborhood Commercial (NC) Zoning District  
Codes: Chapters 1278; 1296.05(h); 1296.09(c)(1); 1262.13

Planning and Zoning must take action by April 14, 2023

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

\_\_\_\_\_GA\_\_\_\_\_KJ\_\_\_\_\_TM\_\_\_\_\_VS\_\_\_\_\_AO

**CASE NO. 2023-PZ-10**

Application: PLANNING & ZONING  
Property: 5310.5 Warrenville Center Road  
Applicant: Michelle Beden-Payne of Shell's Learning Center LLC  
Request: Approval of a Conditional Use permit under Sects. 1278.04(H) and 1298.28(G) of the MH Codified Ordinances to operate a Child Day Care Center  
Zoned: Neighborhood Commercial (NC) Zoning District  
Codes: Chapters 1278; 1278.04(H); 1298.28(G); 1262.12

Planning and Zoning must take action by April 14, 2023

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

\_\_\_\_\_GA\_\_\_\_\_KJ\_\_\_\_\_TM\_\_\_\_\_VS\_\_\_\_\_AO

**CASE NO. 2023-PZ-11**

Application: PLANNING & ZONING  
Property: 20806 Hansen Road  
Applicant: Fawzia Sarniallah  
Request: Relief under Sect. 1262.03(E) and Sect. 1440.24 of the MH Codified Ordinances from the decision of the Chief Building Official and requesting approval of the following: 1) A Variance from the requirements of Sect. 1272.05 (A) of the MH Codified Ordinances of 1666 sq. ft. minimum lot size and 15.55 ft. minimum lot width; 2) a Variance from the requirements of Sect. 1272.06(C)(1) of the MH Codified Ordinances of 10.43 ft. from the minimum rear yard setback of 25 ft.; and 3) a Variance from the requirements of Sect. 1290.05(10)(a) of the MH Codified Ordinances that paved areas used for parking shall not be located where a building is not permitted; parking in the rear setback is not permitted  
Zoned: Residential Single Family-Medium Density (RSF-M) Zoning District

Codes: Chapters 1262.03(E); 1440.24; 1272; 1272.05 (A); 1272.06(C)(1); 1290.05(10)(a); 1262.13

Planning and Zoning must take action by April 14, 2023

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

\_\_\_\_\_GA\_\_\_\_\_KJ\_\_\_\_\_TM\_\_\_\_\_VS\_\_\_\_\_AO

**CASE NO. 2023-PZ-12**

Application: PLANNING & ZONING  
Property: 21206 Hansen Road  
Applicant: Fawzia Sarniallah  
Request: Relief under Sect. 1262.03(E) and Sect. 1440.24 of the MH Codified Ordinances from the decision of the Chief Building Official and requesting approval of the following: 1) A Variance from the requirements of Sect. 1272.05 (A) of the MH Codified Ordinances of 1240 sq. ft. minimum lot size and 12 ft. minimum lot width; 2) a Variance from the requirements of Sect. 1272.06(C)(1) of the MH Codified Ordinances of 10.43 ft. from the minimum rear yard setback of 25 ft; and 3) a Variance from the requirements of Sect. 1290.05(10)(a) of the MH Codified Ordinances that paved areas used for parking shall not be located where a building is not permitted; parking in the rear setback is not permitted  
Zoned: Residential Single Family-Medium Density (RSF-M) Zoning District  
Codes: Chapters 1262.03(E); 1440.24; 1272; 1272.05 (A); 1272.06(C)(1); 1290.05(10)(a); 1262.13

Planning and Zoning must take action by April 14, 2023

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

\_\_\_\_\_GA\_\_\_\_\_KJ\_\_\_\_\_TM\_\_\_\_\_VS\_\_\_\_\_AO

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