

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

Maple Heights City Hall, Council Chambers

April 10, 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-14 An application from Mel Byler of Alron Homes LLC requesting approval of the following: 1) a Variance of 1,400 sq. ft. from the requirements of Sect. 1272.05(A) of the MH Codified Ordinances regarding minimum lot size and 2) a Variance of 20 ft. from the requirements of Sect. 1272.05(A) of the MH Codified Ordinances regarding minimum lot width for property located in a Residential Single Family- Medium Density (RSF-M) Zoning District at 5165 Clement Street, Maple Heights, Ohio.

2023-PZ-15 An application from The City of Maple Heights requesting approval of a Lot Consolidation of two (2) residential parcels (**PPN 782-06-062 and 782-06-063**) 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 18680 Nitra Avenue, Maple Heights, Ohio.

2023-PZ-16 An application from Tara Hill requesting approval of a Conditional Use Permit under Sect. 1278.04(P) of the MH Codified Ordinances to open a Professional Office for counseling in a Neighborhood Commercial (NC) Zoning District at 5310 Warrensville Center Road, Maple Heights, Ohio.

2023-PZ-17 An application from Antonio Golston requesting approval of a Conditional Use Permit under Sect. 1282.04(C) of the MH Codified Ordinances to operate a Bar in the Central Business District (CBD) Zoning District at 16939-41 Broadway Avenue, Maple Heights, Ohio.

2023-PZ-18 An application from Michelle Affronti of AMAROK, LLC requesting relief under Sect. 1262.03(E) and Sect. 1440.24 of the MH Codified Ordinances from the decision of the Chief Building Official under Sect. 1298.19(D)(3)(F) of the MH Codified Ordinances denying Applicant’s request to install a 10’ tall 12v/dc battery sensor (electrified) perimeter security

system, 4'- 8" behind the existing perimeter fence on property located in the Central Business District (CBD) Zoning District at 16008 Libby Road, Maple Heights, Ohio.

2023-PZ-19 An application from Tonya Nettles of A Taste of Kingston requesting approval of a Conditional Use Permit under Sect. 1278.04(V) of the MH Codified Ordinances to operate a Fast Food/Take-Out Restaurant in a Neighborhood Commercial (NC) Zoning District at 6172 Dunham Road, Maple Heights, Ohio.

2023-PZ-20 An application from Chivon Hunt requesting approval of a Three (3) Year Conditional Use Permit under Sects. 1298.22 and 1298.28(A) through (G) excluding Subsection (D) of the MH Codified Ordinances to operate a Type A child day care as a home occupation business in a Residential Single Family-Medium Density (RSF-M) Zoning District at 15329 Longvale Avenue, Maple Heights, Ohio.

The Public Hearing was closed at _____.

PUBLIC MEETING

CALL TO ORDER:

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

MINUTES: There are no minutes for review at tonight's meeting.

OLD BUSINESS:

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.

On a Motion to Return **Case No. 2023-PZ-10** to the Planning and Zoning Commission for consideration of new evidence presented by the Applicant that was passed by Council at the April 5, 2023 Regular Meeting of Council.

CASE NO. 2023-PZ-10

Application: PLANNING & ZONING
Property: 5310.5 Warrensville 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

NEW BUSINESS:

CASE NO. 2023-PZ-14

Application: PLANNING & ZONING
Property: 5165 Clement Street
Applicant: Mel Byler of Alron Homes LLC
Request: Approval of the following: 1) a Variance of 1,400 sq. ft. from the requirements of Sect. 1272.05(A) of the MH Codified Ordinances regarding minimum lot size and 2) a Variance of 20 ft. from the requirements of Sect. 1272.05(A) of the MH Codified Ordinances regarding minimum lot width
Zoned: Residential Single Family- Medium Density (RSF-M) Zoning District
Codes: Chapter 1272; 1272.05(A); 1262.13

Planning and Zoning must take action by June 9, 2023

_____MVD_____SEC_____AA

_____GA _____KJ _____TM _____VS _____AO

CASE NO. 2023-PZ-15

Application: PLANNING & ZONING
Property: 18680 Nitra Avenue
Applicant: City of Maple Heights
Request: Approval of a Lot Consolidation of two (2) residential parcels (**PPN 782-06-062 and 782-06-063**) 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 June 9, 2023

_____MVD_____SEC_____AA

_____GA _____KJ _____TM _____VS _____AO

CASE NO. 2023-PZ-16

Application: PLANNING & ZONING
Property: 5310 Warrensville Center

Applicant: Tara Hill
Request: Approval of a Conditional Use Permit under Sect. 1278.04(P) of the MH Codified Ordinances to open a Professional Office for counseling services
Zoned: Neighborhood Commercial (NC) Zoning District
Codes: Chapters 1278;1278.04(P); 1290.06; 1262.12

Planning and Zoning must take action by June 9, 2023

_____MVD_____SEC_____AA

_____GA_____KJ_____TM_____VS_____AO

CASE NO. 2023-PZ-17

Application: PLANNING & ZONING
Property: 16939-41 Broadway Avenue
Applicant: Antonio Golston
Request: Approval of a Conditional Use Permit under Sect. 1282.04(C) of the MH Codified Ordinances to operate a Bar
Zoned: Central Business District (CBD) Zoning District
Codes: Chapters 1282; 1282.02(M)); 1282.04(C); 1290.06(V);1282.10(B)(4); 1282.10(B)(3); 1262.12

Planning and Zoning must take action by June 9, 2023

_____MVD_____SEC_____AA

_____GA_____KJ_____TM_____VS_____AO

CASE NO. 2023-PZ-18

Application: PLANNING & ZONING
Property: 16008 Libby Road
Applicant: Michelle Affronti of AMAROK, LLC
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 Sect. 1298.19(D)(3)(F) of the MH Codified Ordinances denying Applicant’s request to install a 10’ tall 12v/dc battery sensor (electrified) perimeter security system, 4”- 8” behind the existing perimeter fence
Zoned: Central Business District (CBD) Zoning District
Codes: Chapters 1282; 1298.19(D)(3)(F); 1262.03(E); 1440.24;

Planning and Zoning must take action by June 9, 2023

_____MVD_____SEC_____AA

_____ GA _____ KJ _____ TM _____ VS _____ AO

CASE NO. 2023-PZ-19

Application: PLANNING & ZONING
Property: 6172 Dunham Road
Applicant: Tonya Nettles of A Taste of Kingston
Request: Approval of a Conditional Use Permit under Sect. 1278.04(V) of the MH Codified Ordinances to operate a Fast Food/Take-Out Restaurant
Zoned: Neighborhood Commercial (NC) Zoning District
Codes: Chapters 1278; 1278.04(V); 1290.06; 1262.12

Planning and Zoning must take action by June 9, 2023

_____ MVD _____ SEC _____ AA

_____ GA _____ KJ _____ TM _____ VS _____ AO

CASE NO. 2023-PZ-20

Application: PLANNING & ZONING
Property: 15329 Longvale Avenue
Applicant: Chivon Hunt
Request: Approval of a Three (3) Year Conditional Use Permit under Sect. 1298.22 and 1298.28(A) through (G) excluding Subsection (D) of the MH Codified Ordinances to operate a Type A child day care as a home occupation business
Zoned: Residential Single Family-Medium Density (RSF-M) Zoning District
Codes: Chapters 1272; 1298.22; 1298.28 (4); 1298.28 (A) through (G) excluding (D); 1262.12

Planning and Zoning must take action by June 9, 2023

_____ MVD _____ SEC _____ AA

_____ GA _____ KJ _____ TM _____ VS _____ AO

ADJOURNMENT: Time _____