

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

Maple Heights City Hall, Council Chambers

June 12, 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, SANDERS, OGLESBY & GILLETTE**

OATH OF OFFICE: **Robert Gillette - to complete the unexpired term ending
May 31, 2028**

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-26 An application from Shaina Horton requesting approval of Variance from the requirements of Sect. 1298.15 of the MH Codified Ordinances to install a 10' x 16' utility shed in the backyard of property located in a Residential Single Family – Medium Density (RSF-M) Zoning District at 5150 Stanley Avenue, Maple Heights, Ohio.

2023-PZ-27 An application from Cong Nguyen requesting approval of a Conditional Use Permit under Sect. 1278.04(G) of the MH Codified Ordinances to operate a Convenient Store in a Neighborhood Commercial (NC) Zoning District at 5820 Lee Road South, Maple Heights, Ohio.

2023-PZ-28 An appeal from Timia Mitchell 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 without the required outdoor play area with a permanent 5' fence as per Sect. 1298.28(G)(1)(a) and (b) of the MH Codified Ordinances in a Neighborhood Commercial (NC) Zoning District at 5150 Warrensville Center Road, Maple Heights, Ohio.

PUBLIC MEETING

CALL TO ORDER:

ROLL CALL: **ARNOLD, JAMED, SANDERS, OGLESBY & GILLETTE**

MINUTES: April 10, 2023; May 8, 2023 Meetings

_____ **MVD** _____ **SEC** _____ **AA**
_____ **GA** _____ **KJ** _____ **VS** _____ **AO** _____ **RG**

CASE NO. 2023-PZ-26

Application: PLANNING & ZONING
Property: 5150 Stanley Avenue
Applicant: Shaina Horton
Request: Approval of a Variance from the requirements of Sect. 1298.15 of the MH Codified Ordinances to install a 10' x 16' utility shed in the backyard
Zoned: Residential Single Family – Medium Density (RSF-M) Zoning District
Codes: Chapter 1272; 1298.15; 1262.13

Planning and Zoning must take action by August 11, 2023

_____ **MVD** _____ **SEC** _____ **AA**
_____ **GA** _____ **KJ** _____ **VS** _____ **AO** _____ **RG**

CASE NO. 2023-PZ-27

Application: PLANNING & ZONING
Property: 5820 Lee Road South
Applicant: Cong Nguyen
Request: Approval of a Conditional Use Permit under Sect. 1278.04(G) of the MH Codified Ordinances to operate a Convenient Store
Zoned: Neighborhood Commercial (NC) Zoning District
Codes: Chapter 1278; 1278.04(G); 1262.12

Planning and Zoning must take action by August 11, 2023

_____ **MVD** _____ **SEC** _____ **AA**
_____ **GA** _____ **KJ** _____ **VS** _____ **AO** _____ **RG**

CASE NO. 2023-PZ-28

Application: PLANNING & ZONING
Property: 5150 Warrensville Center Road
Applicant: Timia Mitchell
Request: 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 without the required outdoor play area with a permanent 5' fence as per Sect. 1298.28(G)(1)(a) and (b) of the MH Codified Ordinances
Zoned: Neighborhood Commercial (NC) Zoning District
Codes: Chapters 1262.03(E); 1440.24; 1278; 1298.28(G)(1)(a) and (b); 1262.13

Planning and Zoning must take action by August 11, 2023

_____MVD_____SEC_____AA

_____GA _____KJ _____VS _____AO _____RG

ADJOURNMENT: Time_____