PLANNING AND ZONING COMMISSION MEETING CITY OF MAPLE HEIGHTS

Maple Heights City Hall, Council Chambers

September 9, 2024

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

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.

<u>2024-PZ-16</u> An application from Melvin Appling requesting a Determination of Similar Uses under Sect. 1262.11 of the MH Codified Ordinances regarding a Smoke Shop and Supplies Business which is neither a Principally Permitted Use, Accessory Permitted Use nor Conditionally Permitted Use under Chapter 1278 of the MH Codified Ordinances for property located in a Neighborhood Commercial (NC) Zoning District at 5242 Warrensville Center Road, C-3, Maple Heights, Ohio, 44137.

<u>2024-PZ-17</u> An application from Patricia Johnson requesting Approval of a Conditional Use Permit under Sect. 1278.04(H) of the MH Codified Ordinances to operate a Child Day Care Enrichment Center in a Neighborhood Commercial (NC) Zoning District at 5882 Lee Road South, Maple Heights, Ohio, 44137.

<u>2024-PZ-18</u> An application from W. Daniel Bickerstaff II of Ubiquitous Design, Ltd. requesting Approval of the following: 1) a Conditional Use Permit under Sect. 1284.04(D) of the MH Codified Ordinances to operate a Commercial Recreation Facility; 2) a Variance of 18' from the requirements of Sect. 1284.05 of the MH Codified Ordinances regarding Minimum Lot Width and 3) Variances from the requirements of Sect. 1284.06 of the MH Codified Ordinances regarding Yard Setbacks on property located in an Office/Industrial (O-I) Zoning District at 5515 Dunham Road, Maple Heights, Ohio, 44137.

2024-PZ-19 An application from Ronnell Inge requesting Approval of a Conditional Use Permit under Sect. 1278.04(W) of the MH Codified Ordinances to operate a Medical Marijuana Dispensary and Tobacco as a Retail Business in a Neighborhood Commercial (NC) Zoning District at 5322 Warrensville Center Road, Maple Heights, Ohio, 44137.

Public Hearing was closed at:	Public	Hearing	was c	losed	l at:	
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PUBLIC MEETING

CALL TO ORDER	:							
ROLL CALL:	ARNOLD), JAMES, SAND	ERS, C	GLESB	Y & G	ILLET	ТЕ	
MINUTES:	July 8, 2024 Meeting			MVDSECAA				
	GA	KJ	VS		_AO		_RG	
	August 12	, 2024 Meeting		_MVD_		SEC	AA	
	GA	KJ	VS		_AO		_RG	
<u>CASE NO. 2024-PZ</u>	<u>Z-16</u>							
Application: Property: Applicant: Request: Zoned: Codes:	5242 Warn Melvin Ap Determina Ordinance neither a F Codified C 1278.03 or Use under Neighborh Chapters 1	NG & ZONING rensville Center Repling ation of Similar Uses regarding a Smoorincipally Permitt Ordinances, an Act of the MH Codified Sect. 1278.04 of mood Commercial 1278; 1278.02; 127 and Zoning must to	ses unde bke Shop ted Use cessory I Ordina the MH (NC) Zo 78.03; 1	or Sect. 12 o and Sup under Sec Permitted nces nor Codified oning Dis 278.04; 1	oplies E et. 1278 d Use u a Cond Ordina trict 262.11	Business 8.02 of the Inder Seculitionally Inces ; 1262.1	which is he MH ct. / Permitted	
	GA	KJ	VS		AO		RG	
CASE NO. 2024-PZ								
Application: Property: Applicant: Request: Zoned: Codes:	5882 Lee Patricia Jo Approval Codified C Neighborh Chapters 1	NG & ZONING Road South chanson of a Conditional U Ordinances to oper a cond Commercial 1278; 1278.04(H); and Zoning must to	rate a Cl (NC) Zo 1262.12	nild Day O oning Dis 2	Care Ei trict	nrichme	nt Center	

				_MVD	SEC	AA	
	GA	KJ _	VS	AO		_RG	
CASE NO. 2024-PZ	<u>Z-18</u>						
Application: Property: Applicant: Request:	5515 Dun W. Daniel Approval 1284.04(I Recreation 1284.05 cand 3) V	O) of the MH n Facility; 2) of the MH Co	of Ubiquitouving: 1) a of Ubiquitouving: 1) a of Ubiquitouving: 1	Conditional Vordinances to f 18' from the inces regardinates of Section 18.	Use Permi operate a ne requiren ng Minimu	it under Sect. a Commercial ments of Sect. am Lot Width 6 of the MH	
Zoned: Codes:	Office/Industrial (O-I) Zoning District Chapters 1284; 1284.04(D); 1284.05;1284.06; 1262.12						
	Planning and Zoning must take action by November 8, 2024						
				_MVD	SEC	AA	
 CASE NO. 2024-PZ		KJ _	VS	AO		_RG	
Application: Property: Applicant: Request: Zoned: Codes:	5322 War Ronnell In Approval Codified (Tobacco a Neighborl	NG & ZONING rensville Centage of a Condition Ordinances to as a Retail Bushood Commercial 1278; 1278.04	er Road nal Use Permi operate a Me iness cial (NC) Zor	dical Marijua ning District	,	/	
	Planning and Zoning must take action by November 8, 2024						
				_MVD	SEC	AA	
	GA	KJ _	VS	AO		_RG	
ADJOURNMENT:	Time						