

**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

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**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.

**2024-PZ-16** 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.

**2024-PZ-17** 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.

**2024-PZ-18** 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 MEETING**

**CALL TO ORDER:**

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

**MINUTES:**       July 8, 2024 Meeting

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

\_\_\_\_\_ **GA**    \_\_\_\_\_ **KJ**    \_\_\_\_\_ **VS**    \_\_\_\_\_ **AO**    \_\_\_\_\_ **RG**

August 12, 2024 Meeting

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

\_\_\_\_\_ **GA**    \_\_\_\_\_ **KJ**    \_\_\_\_\_ **VS**    \_\_\_\_\_ **AO**    \_\_\_\_\_ **RG**

**CASE NO. 2024-PZ-16**

Application:   **PLANNING & ZONING**  
 Property:      5242 Warrensville Center Road, C-3  
 Applicant:     Melvin Appling  
 Request:       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 under Sect. 1278.02 of the MH Codified Ordinances, an Accessory Permitted Use under Sect. 1278.03 of the MH Codified Ordinances nor a Conditionally Permitted Use under Sect. 1278.04 of the MH Codified Ordinances  
 Zoned:         Neighborhood Commercial (NC) Zoning District  
 Codes:         Chapters 1278; 1278.02; 1278.03; 1278.04; 1262.11; 1262.12

Planning and Zoning must take action by November 8, 2024

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

\_\_\_\_\_ **GA**    \_\_\_\_\_ **KJ**    \_\_\_\_\_ **VS**    \_\_\_\_\_ **AO**    \_\_\_\_\_ **RG**

**CASE NO. 2024-PZ-17**

Application:   **PLANNING & ZONING**  
 Property:      5882 Lee Road South  
 Applicant:     Patricia Johnson  
 Request:       Approval of a Conditional Use Permit under Sect. 1278.04(H) of the MH Codified Ordinances to operate a Child Day Care Enrichment Center  
 Zoned:         Neighborhood Commercial (NC) Zoning District  
 Codes:         Chapters 1278; 1278.04(H); 1262.12

Planning and Zoning must take action by November 8, 2024

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

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_VS \_\_\_\_\_AO \_\_\_\_\_RG

**CASE NO. 2024-PZ-18**

Application: PLANNING & ZONING  
Property: 5515 Dunham Road  
Applicant: W. Daniel Bickerstaff II of Ubiquitous Design, Ltd.  
Request: 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  
Zoned: Office/Industrial (O-I) Zoning District  
Codes: Chapters 1284; 1284.04(D); 1284.05;1284.06; 1262.12

Planning and Zoning must take action by November 8, 2024

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

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_VS \_\_\_\_\_AO \_\_\_\_\_RG

**CASE NO. 2024-PZ-19**

Application: PLANNING & ZONING  
Property: 5322 Warrensville Center Road  
Applicant: Ronnell Inge  
Request: 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  
Zoned: Neighborhood Commercial (NC) Zoning District  
Codes: Chapters 1278; 1278.04(W); 1262.12

Planning and Zoning must take action by November 8, 2024

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

\_\_\_\_\_GA \_\_\_\_\_KJ \_\_\_\_\_VS \_\_\_\_\_AO \_\_\_\_\_RG

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