

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

Maple Heights City Hall, Council Chambers

May 22, 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

Due to the waiver of the Application Deadline for **Case No. 2023-PZ-25**, there will be no Public Hearing called according to Section 1262.03 of the Codified Ordinances of the City of Maple Heights.

2023-PZ-25 An application from Khalil Abdur-Rahman of Close 2 Home Ventures LLC requesting the following: 1) site plan review and referral to the Architectural Review Board pursuant to Sects. 1262.08 and 1262.09 of the MH Codified Ordinances regarding the new construction of a pre-engineered metal building; 2) approval of two (2) Conditional Use Permits under Sects. 1284.04(B) and 1284.04(C) of the MH Codified Ordinances to operate a truck repair shop and truck wash; and 3) a Variance from the requirements of Sects. 1298.19(F)(2)(b)(3) of the MH Codified Ordinances to install a fence in the front yard of the property known as PPN 784-23-030 located in an Office-Industrial (O-I) Zoning District on Industrial Avenue in the City of Maple Heights, Ohio

PUBLIC MEETING

CALL TO ORDER:

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

MINUTES: April 10, 2023 Meeting

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

CASE NO. 2023-PZ-25

Application: PLANNING & ZONING
Property: PPN: 784-23-030 (Industrial Avenue)
Applicant: Khalil Abdur-Rahman of Close 2 Home Ventures LLC

Request: Approval of the following: 1) site plan review and referral to the Architectural Review Board pursuant to Sects. 1262.08 and 1262.09 of the MH Codified Ordinances regarding the new construction of pre-engineered metal building; 2) approval of two (2) Conditional Use Permits under Sects. 1284.04(B) and 1284.04(C) of the MH Codified Ordinances to operate a truck repair shop and truck wash; and 3) a Variance from the requirements of Sects. 1298.19(F)(2)(b)(3) of the MH Codified Ordinances to install a fence in the front yard

Zoned: Office/Industrial (O-I) Zoning District

Codes: Chapter 1284; 1284.04(B); 1284.04(C); 1290.06(R); 1290.06(S); 1298.19(F)(2)(b)(3); 1262.12; 1262.13

Planning and Zoning must take action by July 21, 2023

_____ **MVD** _____ **SEC** _____ **AA**

_____ **GA** _____ **KJ** _____ **TM** _____ **VS** _____ **AO**

ADJOURNMENT: Time _____