



CLEVELAND
HEIGHTS

CITY OF CLEVELAND HEIGHTS
FINAL ACTIONS OF THE PLANNING COMMISSION
ON WEDNESDAY, DECEMBER 14, 2022

Project No. 22-26 J. Gall, 3444 Fairmount Blvd., "A" Single-Fam., requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

Approved, the reduction in required enclosed private parking to permit a one-car garage (enclosed parking) as described in the application, meeting presentation, and staff report, 4-0, with the following conditions.

1. Receipt of required building permits;
2. Final landscape plan to be approved by the Planning Director; and
3. All required de-construction and landscape installation shall be completed within 24 months of Planning Commission approval.

Project No. 22-24 Cleveland Heights-University Heights Public Library, 2800 Noble

Rd. & 2780 Kirkwood Rd., 'A' Single-Family & 'MF-2' Multi-Family review of Noble Rd. Library addition per Zoning Code Chapters 1111, 1115, 1121, 1123, 1151, 1153, 1161 1165 &1166 requests:

a. approval for a reduction in the required parking;

Approved, 4-0, the reduction in parking to permit the library to provide 42 on-site parking spaces as shown in their Planning Commission application materials.

b. conditional use permit for expanded library

Approved, 4-0, with the following conditions:

1. All required variances are approved by the Board of Zoning Appeals;
2. Approval by the Architectural Board of Review;
3. Approval of the final Landscape Plan, including the Tree Preservation Plan, by the Zoning Administrator;
4. Approval of the Lighting Plan by the Zoning Administrator;
5. Receipt of applicable building permits;
6. Receipt of fence permit;
7. Signage Plan must be submitted for review and approval by the Architectural Board of Review;
8. The applicant will continue to work with the City to resolve any complaints from neighbors; and
9. All required construction and installation of the use shall be completed within 36 months of Planning Commission approval.

Project No. 22-21 Mac's, 1828 S. Taylor Rd., "C-2" Local Retail, review for possible revocation of conditional use permit per Code Chapters 1111, 1115, 1131, 1151, 1153, 1161 & 1166.

Approved the continuation of the existing conditional use permit (PN99-7) to operate a gasoline and auto repair station (4-0), with the following additional conditions:

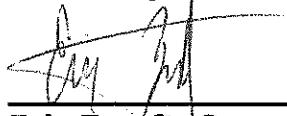
1. The owner shall follow the existing parking plan while working with the city on an appropriate update;
2. Any proposed change to the parking plan must be approved by the Zoning Administrator before it is implemented;
3. Parking space lines shall be painted on the parking lot;
4. Applicant will inform customers to only park in the designated parking spaces;
5. A new landscape plan should be submitted for the Zoning Administrator's approval to be implemented no later than June 30, 2023;
6. Future violation of the conditional use permit, including the approved parking plan not being followed that results in a violation notice shall require the applicant to return to the Planning Commission for review of the conditional use permit for possible revocation.

Annual Zoning Code Review

Planning Commission Resolution to City Council recommending general proposed zoning text and building code amendments including, but not limited to private parking garages, fences, window transparency, rain barrels and gardens, non-conformities, public notice requirements, fees, and general changes to ensure consistency.

Approved, (4-0)

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on December 14, 2022. I further certify that this Action Summary was mailed to the Applicant on December 15, 2022.



Eric Zamft, Secretary for Planning Commission

December 15, 2022

Date