



CLEVELAND
HEIGHTS

CITY OF CLEVELAND HEIGHTS
PLANNING COMMISSION AGENDA
MARCH 8, 2023

The Planning Commission of the City of Cleveland Heights will hold a meeting at **7:00 p.m. on Wednesday, March 8, 2023**, in Council Chambers, 2nd floor City Hall, 40 Severance Circle.

A G E N D A

1. Call to Order
2. Approval of Minutes for November 9, 2022, December 14, 2022 and January 11, 2023 regular meetings
3. Election of Officers
4. **Proj. No. 23-03 D. Rappaport, 3682 Shannon Rd.**, "A" Single-Fam., requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161. **Applicant has withdrawn this request.**
5. **Proj. No. 23-04 Martin Motors of Cleveland, Inc. dba Toyota Cleveland Heights, 2950 Mayfield Road & 14253-14261 Superior Road**, S2 Mixed-Use zoning district, Requests conditional use permit to operate existing Motorcars Toyota dealership and employee parking lot (new & used car sales, major/minor auto repair, car wash, office) per Code sections 1111, 1115, 1131, 1145, 1151, 1153, 1161, 1163, 1166.
6. **Proj. No. 23-05 Martin Motors of Cleveland, Inc. dba Toyota of Cleveland Heights, 2926 Mayfield Road**, S2 Mixed-Use zoning district, requests conditional use permit to operate existing Motorcars Toyota dealership (new & used car sales, major/minor auto repair, detailing, office) per Code sections 1111, 1115, 1131, 1145, 1151, 1153, 1161, 1163, 1166.
7. **Proj. No. 23-06 Martin Motors of Cleveland, Inc. dba Toyota of Cleveland Heights, 3077 Mayfield Road**, C1 Office zoning district, requests conditional use permit to operate existing Motorcars Collision Center for major service per Code sections 1111, 1115, 1131, 1151, 1153, 1161, 1163, 1166.
8. **Proj. No. 23-07 I. Shehadeh, Sunoco Gas Station, 12404 Cedar Rd.**, C-2 Local Retail, request conditional use permit to replace auto repair area with retail store & continue gasoline sales per Code sections 1111, 1115, 1131, 1131, 1153 11161, 1166.
9. **Proj. No. 23-08 Proposed Zoning Code Amendments** regarding private parking garages, driveway widths, fences, window transparency, rain barrels and gardens, non-conformities, public notice requirements, fees, and general changes to ensure consistency (Ordinance No. 25-2023) for review and recommendation per Code chapters 1111, 1115, 1119.
10. Staff Report on Planning Activity
11. Old Business
Update on Gridics Zoning/Mapping tools by Jessica Wobig
12. New Business
13. Adjournment

Comments are welcomed at the public hearing. Comments emailed to planningcommission@clevelandheights.gov will be shared with the Planning Commission members and the applicants prior to the meeting. Please include your name and address in your email comments. These comments will be entered into the Planning Commission

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case record.