



CLEVELAND  
HEIGHTS

# CITY OF CLEVELAND HEIGHTS FINAL ACTIONS OF THE PLANNING COMMISSION ON WEDNESDAY, FEBRUARY 11, 2026

**Proj. No. 26-02 Bremec Garden Center, 13434 Cedar, 'C-2X' Multiple-Use**, requests new Conditional Use permit to allow an accessory parking lot for employee parking and to improve large vehicular circulation per Code Chapters 1111, 1115, 1121, 1131, 1151, 1153, 1161, & 1166.

Approved, 7-0, the Conditional Use Permit to allow an accessory parking lot for employee parking and to improve large vehicular circulation, with the following conditions:

1. This use is to not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The Applicant is to work with City Staff to resolve any complaints from neighbors;
3. The Applicant is to return to the Planning Commission to update their Conditional Use Permit if any significant changes are made to the site;
4. The construction and installation of this use is to be completed within eighteen (18) months of the effective date of this permit;
5. Any signage is to be reviewed and approved by the Architectural Board of Review; and
6. The Applicant is to submit a final landscaping plan to be reviewed and approved by the Zoning Administrator.

**Proj. No. 26-03 Race Fuel, 2294 Lee, 'C-2X' Multiple-Use**, requests revision to Conditional Use Permit to allow the on-site gas station and conversion of the existing mechanic shop to a convenience store per Code Chapters 1111, 1115, 1121, 1131, 1151, 1153, 1161, & 1166.

Tabled, 7-0, the Conditional Use Permit revision to allow the on-site gas station and conversion of the existing mechanic shop to a convenience store.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on February 11, 2026. I further certify that this Action Summary was emailed to each applicant on February 12, 2026.

Brooke Siggers, Secretary to the Planning Commission

Date