



Planning Commission & Architectural Board of Review will hear preliminary presentation and hold workshop on proposed Top of the Hill development at intersection of Euclid Heights Boulevard, Cedar Road and Edwards Road (PPN 685-18-008 through 685-18-019).

No formal action taken.

Project No. 18-21: Chaviva High School for Girls, 3300 Mayfield (Park Synagogue), 'A' single-fam., requests conditional use permit for 10-classroom high school per Code ch. 1111, 1115, 1121, 1151, 1153, 1161, 1163 & 1166.

Approved, 6-0, as described in the application materials and staff report, with the following additional conditions:

- 1. Applicant return to the Planning Commission for approval of any significant alteration or expansion of their operations;*
- 2. Applicant shall work with staff to resolve any neighbor complaints; and*
- 3. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.*

Project No. 18-22: United Temple Church, 14284 Superior, 'A' single-fam., requests conditional use permit for church per Code ch. 1111, 1115, 1121, 1151, 1153, 1161, 1163 & 1166.

Approved, 6-0, as described in the application materials and staff report, with the following additional conditions:

- 1. This use shall 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 shall work with staff to resolve any complaints from neighbors;*
- 3. Any exterior changes, including signage, shall require the approval of the Architectural Board of Review and Landmark Commission;*
- 4. Existing landscaping shall be maintained or, if desired, a new landscape plan shall be approved by the Planning Director; and*
- 5. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.*

Project No. 18-23: GMG Cleveland, 2953 Mayfield, C3 Gen. Commercial, requests Planning Commission recommendation that historic City Hall remnant be declared a Cleve. Hts. Landmark per Code ch. 143 & 1111.

Recommended, 5-0-1. Planning Commission found that this designation will have no adverse effect on surrounding property and recommended that this property be given the status of a designated Cleveland Heights Landmark.

Project No. 18-24: Noble Roman, Inc., 2610 Noble, C2 Local Retail, requests expansion of conditional use permit to operate entire building as merchandise sales area/mini mart with liquor sales in conjunction with existing gas station per Code ch. 1111, 1115, 1131, 1151, 1153, 1161, 1163 & 1166.

Denied, 6-0. Applicant shall immediately restore building use to approved floor plan (retail use in north third of building, no use of western addition) with permanent wall dividing retail and storage areas, obtaining permits as required.

Project No. 18-25: Noble Gas, LLC, 2603 Noble, C2 Local Retail, requests expansion of conditional use permit to convert two service bays into merchandise sales area/mini mart in conjunction with existing gas station per Code ch. 1111, 1115, 1131, 1151, 1153, 1161, 1163 & 1166.

Approved, 6-0, using the Monticello Boulevard service bay for parking and maintaining four curb cuts, and as described in the application materials and staff report, with the following additional conditions:

1. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
3. The applicant shall work with staff to resolve any complaints from neighbors;
4. Any expansion of the use, increasing the retail space, addition of auto repair, or change to the retail operation would require a revision to the Conditional Use Permit;
5. On or before November 15, 2018, applicant shall install parking lot striping, dumpster screening as required by Code, and landscaping as shown on October 11, 1997, approved landscape plan or alternate plan as approved by the Planning Director. Applicant shall maintain, weed, mulch and replace the landscaping and screening as needed;
6. Any exterior changes, including signage, shall require the approval of the Architectural Board of Review;
7. The only services permitted to be performed on a vehicle shall be the dispensing of fuel, oil, air and windshield wiper fluid;
8. The location, display or storage of rental trailers, automobiles, trucks or other rental equipment on the Premises is not permitted nor are for-sale vehicles to be parked on the Premises;
9. No merchandise may be stored or displayed outside the building;
10. Except while being serviced at a pump island, no vehicles shall be parked between the pump setback line and the front property line; nor on a corner lot shall any vehicles be parked between the pump setback line and the property line on either of the intersecting streets. A vehicle parked in violation hereof during the time such station is open for business shall be presumed to have been so parked with the knowledge and consent of the operator of that station;
11. No junk, inoperative or unlicensed motor vehicles will be permitted to remain for more than forty-eight (48) hours;
12. All refuse shall be kept or stored within the building, or be screened from view;
13. Applicant shall empty trash containers and dumpsters regularly and keep site free of trash and debris;
14. Hours of operation shall be 6:00 a.m. until 12:00 midnight; store must be closed and gas pumps must be turned off between the hours of 12:00 midnight and 6:00 a.m.;
15. Restroom shall be maintained in sanitary and working order for customers;
16. Applicant shall obtain Police Chief approval of, and adhere to, an operations and security plan;
17. Existing clear windows and clear glass overhead doors shall be maintained in keeping with the requirements of Code section 1131.075 and merchandise shall be located so as to maintain views inside the building. Window signage shall comply with Code chapter 1163;

18. Adequate measures will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets; and
19. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on October 10, 2018. I further certify that this Action Summary was mailed to each applicant on October 16, 2018.

Richard Wong, Secretary for Planning Commission