



19-06: GMG Cleveland LLC, 3008 Monticello Blvd, C-1 Office, requests Planning Commission recommendation that Medusa Building be declared a Cleve. Hts. Landmark per Code ch. 143 & 1111.

Landmark designation recommended, 5-0.

19-03: Pugh Fitness, 2490 Lee Road #100B, C-1 Office, requests Planning Commission find personal training class similar to adult education & issue conditional use permit per Code chapters 1111, 1115, 1131, 1151 & 1153.

Personal Training similar to Adult Education, Approved, 5-0. The Planning Commission found personal training exercise classes for up to five students and nutrition classes for up to five students similar to an adult education facility.

Conditional Use Permit, Approved, 5-0, for a training school/adult education facility for up to five athletic training students and up to five student nutrition students, 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 and neighbors;*
- 2. The applicant shall work with staff to resolve any complaints from neighbors;*
- 3. Applicant shall obtain and maintain a Certificate of Business Operation/Occupancy;*
- 4. This use shall comply with all Building and Fire Department regulations;*
- 5. Hours of operation shall be between 9 a.m. and 9 p.m.; and*
- 6. All required construction and installation of the use shall be completed within 18 months of approval.*

19-04: B. Sferra, 2277 Lee Road, C2X Multi-Use, requests conditional use permit to operate catering facility & meeting room/party center per Code ch. 1111, 1115, 1131, 1151, 1153 & 1161.

Catering Conditional Use Permit, Approved, 5-0, as described in the application materials and staff report, with the following conditions:

- 1. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity or create a nuisance for adjacent residential properties;*
- 2. The applicant shall work with staff to resolve any complaints from neighbors;*
- 3. Applicant shall obtain and maintain a Certificate of Business Operation/Occupancy;*
- 4. This use shall comply with all Building and Fire Department regulations; and*
- 5. All required construction and installation of the use shall be completed within 18 months of approval.*

Meeting room/Banquet Hall/Party Center, Approved, 5-0, as described in the application materials and staff report, with the conditions listed above.

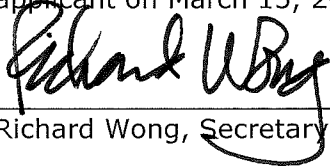
19-05: Grandview-Bellfield Devel't, 2165 – 2175 Bellfield & 2172 Grandview (PPN 685-26-075, -076, & -077; 685-26-033, -034, -035), "B" Two-Fam., requests lot joining & cond. use permit to demolish 2 houses (2171 & 2175 Bellfield) & construct 64-space parking lot per Code chapters 1111, 1115, 1121, 1151, 1153, 1161, & 1166.

Lot joining, Approved, 5-0, as described in the application materials and staff report, with the condition that, prior to submitting the plat to the County Recorder, it must be signed by the Director of Law and Director of Planning.

Conditional Use Permit, Approved, 5-0, as described in the application materials and staff report, with the following conditions:

1. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity or create a nuisance for adjacent residential properties;
2. The applicant shall work with staff to resolve complaints from neighbors;
3. Applicant shall obtain Board of Zoning Appeals variances, as required;
4. Applicant shall obtain Planning Director approval of final signage and wayfinding, landscaping, drainage, grading, tree preservation, tree protection, and site lighting plan. Required landscaping/fencing shall be installed prior to operation of parking lot;
5. Any future expansion or site reconfiguration shall require the approval of the Planning Commission;
6. Applicant shall obtain Police Chief approval of, and adhere to, a safety and security plan;
7. Applicant shall obtain Police Chief and Planning Director approval of, and adhere to, a parking lot Operations Plan which shall address the location of reserved parking spaces, lot monitoring, hours of operation, signage, and overall parking lot operation;
8. Applicant shall obtain City Engineer and Cuyahoga Soil & Water Conservation District approval of plan;
9. Applicant shall keep site free of trash and debris;
10. The Planning Director and Police Chief review and approval of the Operations Plan shall be revisited per the recommendations of the upcoming South of Cedar Traffic/Parking study, when available;
11. Architectural Board of Review approval of the fence, as required; and
12. The 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 March 13, 2019. I further certify that this Action Summary was mailed to each applicant on March 15, 2019.



Richard Wong, Secretary for Planning Commission