



CLEVELAND  
HEIGHTS

CITY OF CLEVELAND HEIGHTS  
FINAL ACTIONS OF THE PLANNING COMMISSION  
ON WEDNESDAY, DECEMBER 8, 2021

**Proj. No. 21-16 M. Hicks dba 23 Lounge, LLC, 2560 & 2558 Noble Rd., C-2 Local**  
Retail conditional use permit request for event/party center business per Code chapters  
1111, 1115, 1131, 1151, 1153, 1161.

Approved, 4-0-1, 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 applicants shall work with staff to resolve any complaints from neighbors;*
3. *The applicant shall adhere to all regulations and permitting requirements for the sale of and on-site consumption of alcoholic beverages;*
4. *The outdoor smoking area will be regularly monitored to assure that the area is maintained with no litter and that it does not become a nuisance for neighboring properties;*
5. *The property shall be brought into compliance with zoning regulation Section 1131.076 Window Transparency;*
6. *Any expansion of the party/event center use and/or the hours of operation shall require a new Conditional Use Permit; and*
7. *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 December 8, 2021. I further certify that this Action Summary was mailed to each applicant on December 9, 2021.

Eric Zamft, Secretary for Planning Commission

date