



Proj. No. 23-04 Martin Motors of Cleveland, Inc. dba Toyota of 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.

Approved, 4-0, as described in the application and meeting presentation with the following conditions:

1. That the use shall not be injurious to the use and enjoyment of other property in the immediate vicinity or create a nuisance for nearby residents and businesses;
2. The applicant shall work with staff to resolve any complaints from neighbors;
3. The sale of used vehicles at this site shall only be permitted accessory to the sale of new automobiles at the franchised Toyota Cleveland Heights operated by Martin Motors of Cleveland, Inc. The inventory of used automobiles shall not exceed fifty percent of the overall Toyota Cleveland Heights inventory at any one time;
4. Service garage, leasing department and other activities customarily incidental to a full-service franchised automobile dealer shall be permitted as accessory to the sale of autos provided these activities are conducted in wholly enclosed buildings;
5. Only repair of automobiles customarily associated with automobile sales shall be permitted and shall be conducted only where specifically shown inside of a building on the approved plans;
6. No junk or inoperative vehicle will be permitted where it can be seen from a public right-of-way or will be permitted to remain anywhere outside on the property for more than forty-eight (48) hours;
7. Parking lots shall be striped in accordance with approved site plan and cars shall park in an orderly manner as shown on the approved plan;
8. Test-driving of vehicles shall not be on residential, 'A' single-family district collector side streets, such as Middlehurst, Hampshire and Preyer. Streets with high volumes of traffic and multiple lanes, such as Mayfield, Monticello, and Lee Road, shall be the principal routes for such test drives;
9. All reasonable efforts shall be made to preserve the wooded character of the 10'-wide landscape buffer abutting Hampshire Road lots and Martin Motors of Cleveland dba Toyota Cleveland Heights shall maintain the existing 7'-tall fence along the south property line.
10. An updated landscaping plan shall be submitted and approved by the Zoning Administrator. The landscaping plan shall comply with previously approved landscape plans [2950 Mayfield in accordance with plan approved Proj. No. 99-31 and 14253-14261 Superior in accordance with plan approved Proj. No 98-22]. All dumpsters shall be screened and Zoning Administrator's approval shall be required for removal, replacement, or installation of any landscaping, trees, screening, or fencing;
11. The applicant shall adhere to a weekly landscaping maintenance program during non-winter months and biweekly litter and fence inspection. Litter shall be

- removed immediately and fencing shall be repaired in a timely manner. Plowed snow shall be stored on-site and shall not be piled onto public sidewalks;
12. Architectural Board of Review approval shall be required for any exterior changes to the building, including signage. All signage shall conform to zoning requirements, considering previous variances, including the prohibition of temporary freestanding signs, pennants, banners, streamers, whirligigs, balloons and other similar devices;
 13. Lighting shall not glare into, or upon, the surrounding area or any residential premises. Any proposed new lighting shall be approved, prior to installation, by the Planning Director in compliance with Code section 1165.07;
 14. All deliveries shall occur on-site and no automobile delivery trucks shall load or unload automobiles on Mayfield Road; and
 15. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

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.

Approved, 4-0, as described in the application and meeting presentation with the following conditions:

1. That the use shall not be injurious to the use and enjoyment of other property in the immediate vicinity or create a nuisance for nearby residents and businesses;
2. The applicant shall work with staff to resolve any complaints from neighbors;
3. Only repair of automobiles customarily associated with automobile sales shall be permitted, and all auto repair, cleaning, washing and drying operations shall be conducted inside the building. Major structural repair, rebuilding of motor vehicles, major collision service, spray painting of more than 20 sq. ft. per car, transmission rebuilding, frame repairs, major overhauling of engines, radiator removal/repair, recapping/retreading of tires shall not be permitted;
4. No junk, inoperative or unlicensed vehicle will be permitted to remain anywhere outside on the property for more than forty-eight (48) hours;
5. The south-facing overhead door shall remain closed at all times except as needed to allow vehicular access and no public address or speaker system may be used that will be audible outside the building;
6. The applicant shall maintain the existing 10' buffer zone and 7'-tall fencing along south property line including all existing trees and landscaping.
7. An updated landscaping and screening plan shall be submitted and approved by the Zoning Administrator all landscaping shall be installed by June 15, 2023. Zoning Administrator approval shall be required for removal, replacement, or installation of any landscaping, trees or fencing;
8. The applicant shall adhere to a weekly landscaping maintenance program during non-winter months and biweekly litter and fence inspection. Litter shall be removed immediately and fencing shall be repaired in a timely manner. Plowed snow shall be stored on-site and shall not be piled onto public sidewalks;
9. All signage shall conform to zoning requirements, considering previous variances, and require the Architectural Board of Review Approval;
10. Sale of used vehicles at this site shall only be permitted accessory to the sale of new automobiles at the franchised Toyota Cleveland Heights operated by Martin

Motors, Inc, dba Toyota Cleveland Heights at 2950 Mayfield Road. Toyota Cleveland Heights' inventory of used automobiles shall not exceed fifty percent of the overall Toyota Cleveland Heights' inventory at any one time;

11. Lighting shall not glare into, or upon, the surrounding area or any residential premises. Any proposed new lighting shall be approved by the Planning Director in compliance with Code section 1165.07 prior to installation;
12. All deliveries shall occur on-site and no automobile delivery trucks shall load or unload automobiles on Mayfield Road;
13. Parking lot shall be striped in accordance with approved site plan and cars shall park in an orderly manner as shown on the approved plan;
14. Test-driving vehicles shall not be permitted on residential district collector side streets such as Middlehurst, Hampshire, and Preyer roads. Streets with high volumes of traffic and multiple lanes, such as Mayfield, Monticello, and Lee Road, shall be the principal routes for such test drives; and
15. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

Proj. No. 23-06 Martin Motors of Cleveland, Inc dba Toyota 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.

Approved 4-0, as described in the application and meeting presentation with the following 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. All activities, including cleaning, washing and drying operations shall take place inside the building;
4. Chemical fumes and dust shall not be detectable from neighboring properties, the public streets, or sidewalks;
5. No junk, inoperative or unlicensed vehicle will be permitted to remain anywhere outside on the property for more than forty-eight (48) hours;
6. No merchandise may be displayed outdoors;
7. Tow trucks, flatbed trucks, and other similar oversized vehicles shall not be permitted in the front (south) parking lot;
8. An updated landscaping and screening plan shall be approved by the Zoning Administrator. All dumpsters shall be screened and Zoning Administrator approval shall be required for removal, replacement, or installation of any landscaping, trees, screening, or fencing;
9. Windows shall remain transparent and provide views to allow people to see and be seen in compliance with Code section 1131.075(a);
10. Parking lots shall be striped in accordance with approved site plan and cars shall park in an orderly manner as shown on the approved plan;
11. The applicant shall adhere to a weekly landscaping maintenance program during non-winter months and biweekly litter and fence inspection. Litter shall be removed immediately and fencing shall be repaired in a timely manner. Plowed snow shall be stored on-site and shall not be piled onto public sidewalks;

12. Architectural Board of Review approval shall be required for any exterior changes to the building, including signage. All signage shall conform to zoning requirements, considering previous variances, including the prohibition of temporary freestanding signs, pennants, banners, streamers, whirligigs, balloons and other similar devices;
13. All deliveries shall occur on-site and no delivery trucks shall load or unload in the public right-of-way; and
14. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

Proj. No. 23-07 I. Shehadeh, Sunoco Gas Station, 12404 Cedar Road, C2 Local Retail zoning district, requests conditional use permit to replace auto repair area with a retail store and continue gasoline sales per Code sections 1111, 1115, 1131, 1151, 1153, 1161, 1163, & 1166.

Approved 4-0, as described in the application and meeting presentation with the following 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 only services permitted to be performed on a vehicle shall be the dispensing of fuel, oil, air, and windshield wiper fluid;
4. The location, display, or storage of rental trailers, automobiles, trucks, or other rental equipment on the premises is prohibited;
5. No merchandise except fuel and oil may be stored or displayed outside the building.
6. Except while being services at the pump island, no vehicles shall be parked between the pump and the 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 the station is open for business shall be presumed to have been parked with the knowledge and consent of the operator of that station;
7. No junk, inoperative, or unlicensed vehicle will be permitted to remain on gasoline station property for more than forty-eight (48) hours.
8. All refuse shall be kept or stored within the building or be screened from view as required by Section 1166.10.
9. A landscaping and screening plan shall be approved by the Zoning Administrator. The dumpster shall be screened as required by Section 1166.10(a);
10. Parking lots shall be striped in accordance with the approved site plan and cars shall park in an orderly manner as shown on the approved plan;
11. Architectural Board of Review approval shall be required for any exterior changes to the building, including signage.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on March 8, 2023. I further certify that this Action Summary was mailed to the Applicant on March 10, 2023.



Eric Zamft, Secretary for Planning Commission

March 10, 2023

Date