



CITY OF CLEVELAND HEIGHTS  
FINAL ACTIONS OF THE PLANNING COMMISSION  
ON WEDNESDAY, May 10, 2023

**Proj. No. 23-12 CAPL Retail LLC, 3983 Mayfield Rd., "C-3" General Commercial** requests revised Conditional Use Permit for operation of existing gasoline station per Code Chapters 1111, 1115, 1131, 1153, 1161, 1163 & 1166.

Approved, 5-0, the revised Conditional Use Permit for operation of the existing gas station that includes a convenience store and car wash as shown on the plans submitted to the Planning Commission 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 location, display, or storage of rental trailers, automobiles, trucks, or other rental equipment on the premises is prohibited;
4. No merchandise except fuel and oil may be stored or displayed outside the building.
5. 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;
6. No junk, inoperative, or unlicensed vehicle will be permitted to remain on gasoline station property for more than forty-eight (48) hours.
7. All refuse shall be kept or stored within the building or be screened from view as required by Section 1166.10.
8. An updated landscaping and screening plan shall be approved by the Zoning Administrator. The dumpster shall be screened as required by Section 1166.10(a);
9. 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;
10. Architectural Board of Review approval shall be required for any exterior changes to the building, including signage.
11. 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;
12. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

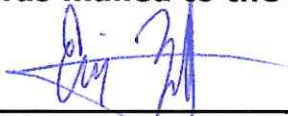
**Proj. No. 23-13 Cleveland Heights-University Heights Public Library, 1925 Coventry Rd-2843 Washington Blvd, "A" Single-Fam.**, requests a revised conditional use permit for renovations to the park area adjacent to the library per Code Chapters 1111, 1115, 1121, 1153, 1161, 1163 & 1166.

Approved, 5-0, the revised Conditional Use Permit for the renovation of the park area adjacent to the library as shown on the plans submitted to the Planning Commission with the following conditions:

1. Approval of the Architectural Board of Review;

2. The applicant shall receive city approval for the removal and/or relocation of any public sidewalk currently in the public right-of-way;
3. Receipt of all other required local approvals and permits;
4. 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;
5. The Applicant shall work with staff to resolve any complaints from neighbors;
6. The final landscape and fence plan and lighting plan shall be approved by the Zoning Administrator;
7. In designing the landscape plan consideration will be given to ensure visibility in both directions in the area where the park sidewalk replaces the public sidewalk; and
8. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

**I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on May 10, 2023. I further certify that this Action Summary was mailed to the Applicant on May 11, 2023.**



**Eric Zamft, Secretary for Planning Commission**



**Date**