



CITY OF CLEVELAND HEIGHTS **FINAL ACTIONS OF THE PLANNING COMMISSION** ON WEDNESDAY, JANUARY 8, 2024

(CONTINUED) Proj. No. 24-32 J. Dixon, 960 Caledonia, 'A' Single-Family, requests (a) review of conditional use permit (Proj. No. 11-31) for possible revocation and/or amendment, and (b) review of modification of parking requirements to provide only three (3) on-site parking spaces where twenty-five (25) are required per Code Chapters 1111, 1115, 1121, 1151, 1153, & 1161.

Approved, 6-0, (a) the amendment to conditional use permit to allow operations to include daycare services, educational and recreational classes, and social and community events, and (b) the modification of parking requirements to provide only three (3) on-site parking spaces where twenty-five (25) are required, with the following conditions:

1. The Applicant is to return to the Planning Commission for approval of any alteration or expansion of their operations;
2. The Applicant is to follow all permitting and licensing requirements of the City for all on-site uses;
3. Hours of operation are to be limited to Sunday through Thursday from 6:00 A.M. to 9:00 P.M., and Friday and Saturday from 6:00 A.M. to 11:00 P.M.;
4. 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;
5. The Applicant is to work with staff to resolve any complaints from neighbors and residents;
6. The Applicant is to adhere to all State child care requirements;
7. All servicing, processing, and storage uses are to be fully enclosed, and outside storage or display is prohibited;
8. The Applicant is to adhere to all regulations and permitting requirements for the sale and/or on-site consumption of alcoholic beverages;
9. The Applicant is to submit a statement or plan by January 24, 2025 explaining how parking will be managed to be reviewed by the Zoning Administrator with the Police Department and Fire Inspector. Impacts on the

neighboring streets, homes, and/or businesses must be minimized to the greatest extent possible; and

10. For all on-site activities other than recreational and education classes, daycare services, and before and after school tutoring, attendees must be limited to no greater than fifty (50) people.

Proj. No. 25-01 Park Synagogue, 3300 Mayfield, 'A' Single-Family, review of conditional use permit for the adaptive reuse of a non-residential building in a residential district to operate a Community Arts Center as described in the submitted application in the former Park Synagogue building per Code chapters 1111, 1115, 1121, 1151, 1153, & 1161.

Approved, 6-0, the conditional use permit for the adaptive reuse of a non-residential building in a residential district allowing the operation of a Community Arts Center in the Park Synagogue building:

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 is to work with staff to resolve any complaints from neighbors;
3. The Applicant is to obtain all required approvals from the Architectural Board of Review, Board of Zoning Appeals, and Landmark Commission;
4. The Applicant is to adhere to all regulations and permitting requirements for the sale and/or on-site consumption of alcoholic beverages; and
5. All required construction and installation of the use are to be completed within thirty-six (36) months of Planning Commission approval.

Proj. No. 25-02 Park Synagogue Mikvah, 3300 Mayfield, 'A' Single-Family, conditional use permit for the adaptive reuse of a non-residential building in a residential district to enable the continued use of a Mikvah as a primary use rather than an accessory use per Code chapters 1111, 1115, 1121, 1151, 1153, & 1161.

Approved, 6-0, the conditional use permit for the adaptive reuse of a non-residential building in a residential district:

1. The use will not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties; and
2. The Applicant is to work with staff to resolve any complaints from neighbors.

Proj. No. 25-03 Proposed Zoning Map Amendment referral from City Council regarding the zoning map to rezone the former Park Synagogue parcels, generally located between Mayfield Road and Euclid Heights Boulevard between Compton Road and Ivydale Road (Ordinance No. 245-2024) for review and recommendation per Code chapters 1111, 1115, 1119.

Approved, 6-0, the recommendation that City Council consider approval of Ordinance No. 245-2024.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on January 8, 2025. I further certify that this Action Summary was emailed to each applicant on January 9, 2025.



Brooke Siggers, Secretary for Planning Commission



Date