



CLEVELAND
HEIGHTS

CITY OF CLEVELAND HEIGHTS

FINAL ACTIONS OF THE

PLANNING COMMISSION

ON THURSDAY, SEPTEMBER 11, 2025

Proj. No. 25-17 Sustainable Community Associates LLC, Park Synagogue Development Phase One, 3300 Mayfield, 'S-2' Mixed-Use, requests the following Conditional Use Permits per Code Chapters 1111, 1115, 1121, 1131, 1145, 1151, 1153, 1161, 1165, & 1166:

- (1) A Conditional Use Permit for the first phase of the Park Synagogue Development Plan which includes:
 - (a) The preservation and adaptive reuse of the historic Park Synagogue building as well as the demolition of Kangesser Hall and the Boiler House;
 - (b) Site improvements around the synagogue including utilities, roadways, walks, landscaping, and the Tree Preservation Plan; and
 - (c) The new construction of two (2) multi-family buildings with thirty (30) total units that include four lodging house dwelling units on site C1; and
- (2) A Conditional Use Permit to allow four (4) four-bedroom lodging house units in the proposed thirty-unit multi-family building.

Approved, 6-0, the Conditional Use Permit to allow (1) A Conditional Use Permit for the first phase of the Park Synagogue Development Plan which includes (a) the preservation and adaptive reuse of the historic Park Synagogue building as well as the demolition of Kangesser Hall and the Boiler House/Caretaker Apartment/Service Garage; (b) the implementation of site improvements around the synagogue including utilities, roadways, walks, landscaping, and the Tree Preservation Plan; and (c) the new construction of two (2) multi-family buildings with thirty (30) total units that include four lodging house dwelling units on site C1; and (2) A Conditional Use Permit to allow four (4) four-bedroom lodging house units in the proposed thirty-unit multi-family building with the following conditions:

1. This use is to not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The Applicant is to work with City Staff to resolve any complaints from neighbors;
3. The Applicant is to submit final building plans to the Architectural Board of Review for design approval;

4. The Applicant is to receive approval per all other applicable provisions of the City's ordinances, including, but not limited to, Chapter 1334 (Erosion and Sediment Control) and Chapter 1335 (Stormwater Management);
5. The Applicant is to obtain all required building permits;
6. The Applicant is to submit a final signage plan to be reviewed and approved by the Architectural Board of Review;
7. The Applicant is to submit a final landscaping plan to be reviewed and approved by the Zoning Administrator;
8. Should the addition of public walking trails and paths be included in the first phase of development, they are to require review and approval by the Zoning Administrator and be incorporated into the approved development plan, and then are to be reported to both the Planning Commission and City Council per the approved development standards; and
9. All required construction is to be completed within thirty-six (36) months of Planning Commission approval.

Proj. No. 25-19 Alternative Solutions Car Care 2.0, 3203 Mayfield, 'C-3' General Commercial, requests revised Conditional Use Permit in order to operate automobile repair shop under new ownership per Code Chapters 1111, 1115, 1121, 1151, 1153, & 1161.

Approved, 6-0, the revised Conditional Use Permit to allow the automobile repair shop to operate under new ownership, with the following conditions:

1. This use is to not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The Applicant is to work with City Staff to resolve any complaints from neighbors;
3. The Applicant is to return to the Planning Commission to update their Conditional Use Permit if any significant changes are made to the site, location, capacity, or operations;
4. The Applicant is to submit a final landscaping plan to be reviewed and approved by the Zoning Administrator;
5. Any signage is to be reviewed and approved by the Architectural Board of Review;
6. The Applicant is to adhere to all applicable Building Code regulations; and
7. All required construction is to be completed within six (6) months of Planning Commission approval.

Proj. No. 25-20 Enterprise, 3200 Mayfield, 'C3' General Commercial, requests revised Conditional Use Permit in order to (1) construct a new addition and implement site alterations, and (2) utilize a leased portion of the neighboring lot (PPN 684-32-002) for outdoor storage of their vehicular fleet per Code Chapters 1111, 1115, 1121, 1151, 1153, & 1161.

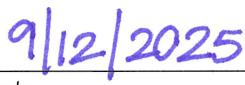
Approved, 6-0, the revised conditional use permit to allow (1) the construction of a new addition and implementation of site alterations, and (2) the utilization of a leased portion of the neighboring lot (PPN 684-32-002) for outdoor storage of their vehicular fleet, with the following conditions:

1. This use is to not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The Applicant is to work with City Staff to resolve any complaints from neighbors;
3. The Applicant is to return to the Planning Commission to update their Conditional Use Permit if any significant changes are made to the site, location, capacity, or operations;
4. Any signage is to be reviewed and approved by the Architectural Board of Review;
5. The Applicant is to submit a final landscaping plan to be reviewed and approved by the Zoning Administrator;
6. The Applicant is to adhere to all applicable Building Code regulations; and
7. All required construction is to be completed within eighteen (18) months of Planning Commission approval.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on September 11, 2025. I further certify that this Action Summary was emailed to each applicant on September 12, 2025.



Brooke Siggers, Secretary to the Planning Commission



Date