



CLEVELAND
HEIGHTS

CITY OF CLEVELAND HEIGHTS
FINAL ACTIONS OF THE PLANNING COMMISSION
ON WEDNESDAY, AUGUST 19, 2021

Project No. 21-07 Bd. Of Trustees of the Cleveland Heights-University Heights Public Library, 2780 Kirkwood Rd. (MF-2 Multi-Fam.) & 2800 Noble Rd. (A-Single-Fam.), requests lot resubdivision to join PPN 683-05-008 & PPN 683-05-009 per Code chapters 1111, 1115, 1121, & 1123.

Approved, 4-0, with the following additional condition:

1. *the resubdivision plat is signed by the Director of Law and the Planning Director prior to submission to the County Recorder.*

Project No. 21-08: OHH1, LLC, dba Honda of Cleveland Heights, per Code chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163 & 1166 requests cond. use permit for

a) 2953 Mayfield Rd, C-3 Gen. Commercial, to operate existing Honda dealership for new & used auto sales & auto service (major & minor)

Approved, 4-0, with the following additional condition:

1. Applicant shall comply with the Supplemental Standards for Conditional Uses;
2. 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;
3. The applicants shall work with staff to resolve any complaints from neighbors;
4. The landscape plan dated 12-17-12 by Cornachione & Wallace Architects (approved as part of Project No. 13-2), or other landscape plan approved by the Planning Director shall be maintained;
5. Architectural Board of Review approval shall be required for any exterior changes to the building, including signage;
6. Landmark Commission approval shall be required for any change to the designated Landmark 1924 City Hall Entrance;
7. Applicant shall comply with all sign regulations in Code chapter 1163, including the prohibition of temporary freestanding signs, pennants, banners, streamers, whirligigs, balloons, and other similar devices; and
8. All required construction and installation of the use shall be completed by July 31, 2022.
- 9.

(b) 2888 Mayfield Road, C-3 Gen. Commercial, for used auto sales in conjunction with Honda of Cleveland Heights, 2953 Mayfield Rd. new auto sales minor auto repair

Approved, 4-0, with the following additional condition:

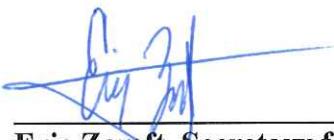
1. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The applicant shall work with staff to resolve any complaints from neighbors;
3. All signage (building, window, pole, instructional, directional, etc.) shall conform to zoning requirements, considering previous variances, and require Architectural Board of Review Approval;
4. OHH1, LLC's sale of used vehicles at this site shall only be permitted accessory to the sale of new automobiles at the franchised OHH1, LLC, 2953 Mayfield Road. OHH1, LLC's inventory of used automobiles shall not exceed fifty percent of the overall OHH1, LLC inventory at any one time;
5. 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;
6. No junk, inoperative or unlicensed vehicle shall be permitted to remain outside on the property for more than forty-eight (48) hours;
7. Landscaping and screening plan shall be maintained and any new landscaping plan approved by the Planning Director;
8. Lighting shall not glare into, or upon, the surrounding area or any residential premises. Any proposed new lighting shall be approved by the Zoning Administrator in compliance with Code section 1165.07.

9. Hours of operation shall be limited to between 9 AM and 7 PM, changes to the hours of operation shall be approved by the Zoning Administrator.
10. Required fence in accordance with Calendar Number 2742 along the west property line shall be maintained.
11. No automobile delivery trucks shall load or unload automobiles on Mayfield Road. All deliveries shall occur on-site;
12. Parking lot shall be striped in accordance with approved site plan and cars-for-sale shall park in an orderly manner in the areas shown on the approved plan, any changes to the parking layout shall be approved by the Zoning Administrator;
13. 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
14. All required construction and installation of the use shall be completed by July 31, 2022.

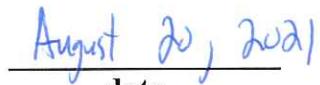
Project No. 21-06 Proposed Zoning Text Amendments regarding private parking garages and ancillary changes (Ord. 70-2021) for review and recommendation per Code chapters 1111, 1115, 1119.

Recommend adoption to Council of the proposed zoning text amendments with revisions, 5-0

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on August 19, 2021. I further certify that this Action Summary was mailed to the applicant on August 20, 2021.



Eric Zamft, Secretary for Planning Commission



date