



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, March 3, 2026, 7:00 p.m.

Join the Zoom meeting from a PC, Mac, iPad, iPhone or Android device. Join online to listen and watch at <https://zoom.us/j/99656786876?pwd=OU53V016QnNpeVFYR1k0aHQxc0pMQT09>, Password: 33553400; or join by phone to listen at 833-548-0282 (toll free); Webinar ID: 996 5678 6876, Password: 33553400.

Closed captioning is available but Zoom attendees [must turn on this feature](#) in their Zoom settings.

Public comment will be taken during the meeting and residents may submit comments/questions regarding items on the agenda at least 6 hours in advance of the meeting by emailing Daniel Feinstein at daniel.feinstein@shakerheightsoh.gov; or by calling (216) 491-1435. Any comments or questions received before the meeting will be entered into the record at the meeting. The audio of the meeting will be available on the City's [website](#).

This meeting will be held in-person at City Hall, Council Chambers, with an option to attend virtually, pursuant to Chapters 113 and 115 of the Codified Ordinances and Resolution 22-29.

1. Roll Call.
2. Approval of Minutes from the February 3, 2026 meeting.

ZON26-000005. ELITE HOME HEALTH ADULT DAY SUPPORT – 3649 LEE ROAD:

Public Hearing on the request of Amy Williams, Elite Home Health Services LLC, 3649 Lee Road, to the City Planning Commission for a conditional use permit for an adult day care center. The applicant proposes to establish an adult day support facility in the first floor of this building on Lee Road. They propose to add the adult day services as wrap around services as part of their existing home health care business. The adult day services would use 1,460 square feet of first floor space for up to 20 senior adults daily, from 8:00 a.m. to 2:30 p.m. Monday through Friday. Six staff members will operate the facility, which will provide pick-up and drop-off service using two vans. Council confirmation is required for a conditional use permit.

Documents:

[ZON26-000005 3649 LEE - ADULT DAY CARE APPLICATION DOCUMENTS.PDF](#)

ZONING ORDINANCE AMENDMENTS – I INSTITUTIONAL ZONING DISTRICT TEXT:

Public Hearing on the request of the City of Shaker Heights, 3400 Lee Road, to the City Planning Commission for amendments to the zoning ordinance text. Proposed amendments include text changes to regulations for school outdoor recreation facilities.

Changes are proposed to Chapter 1211 Definitions, Chapter 1240 Institutional zoning district, and to Chapter 1263 Conditional Uses. It is proposed that a conditional use permit be required for a school outdoor recreational facility in Chapter 1240 Institutional zoning district. Related development standards are proposed in Chapter 1263 Conditional Uses including not allowing outdoor lighting. Council action is required for amendments to the Zoning Ordinances.

Documents:

[OUTDOOR RECREATION FACILITIES - ZONING AMENDMENTS.PDF](#)

**ZONING ORDINANCE AMENDMENTS – CM COMMERCIAL MIXED USE DISTRICT
TEXT:**

Public Hearing on the request of the City of Shaker Heights, 3400 Lee Road, to the City Planning Commission for amendments to the zoning ordinance text. Proposed amendments include changes to regulations for building lot coverage. Changes are proposed to Chapter 1234.06 CM-1 Commercial Mixed-Use, Chapter 1235.05 CM-2 Commercial Mixed-Use; and Chapter 1236.05 CM-3 Commercial Mixed-Use. The proposed building lot coverage is a minimum 25 percent in the CM Commercial Mixed-Use zoning districts. Council action is required for amendments to the Zoning Ordinances.

Documents:

[LOT COVERAGE CM - ZONING AMENDMENT.PDF](#)

To request an accommodation for a person with disability, call the City's ADA Coordinator at 216-491-1440, or Ohio Relay Service at 711 for TTY users.