

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, JANUARY 26, 2017.

ROLL CALL: PRESENT: Mayor Gorden, C. Cohen, R. Hecht, O. Jacobs, B. Mann, J. Pasch, B. Zabell
ABSENT: None
ALSO PRESENT: J. Ciuni, W. Griswold, H. Jones, G. Smerigan

Chairman Jacobs welcomed Mel Jacobs and Council member Justin Berns to the meeting.

Chairman Jacobs mentioned cameras have been installed and are being fine-tuned. The next Planning and Zoning meeting will be recorded and, ultimately, broadcast.

Ms. Hecht welcomed Gary Haba, our new Police Chief, and Fire Chief Patrick Kearns to the meeting.

A motion was made by C. Cohen and seconded by B. Mann to approve the Planning and Zoning Commission minutes dated September 29, 2016, regular meeting.

ROLL CALL: AYES: C. Cohen, Mayor Gorden, R. Hecht, B. Zabell
NAYS: None
ABSTAIN: O. Jacobs, B. Mann, J. Pasch
NOT VOTING: None
MOTION APPROVED – MINUTES APPROVED

COUNCIL REPORT

Mr. James Pasch, Council Representative, stated on October 16, 2016 Council adopted the motion to accept final approval of the Corporate Drive Dedication Plat and adopted the motion to accept preliminary and final site plan approval for a Conditional Use Permit for a Fitness Facility at 23307 Commerce Park, Suite B.

On November 7, 2016, Council considered the Ordinance amending BCO Chapter 1155.05 Keeping of Domestic Farm Animals and Fowl, as it was originally adopted on second reading. There was an Ordinance authorizing the Mayor to enter into an amended development agreement with Brickhaus Beachwood Inc. which was adopted by Council. An Ordinance rezoning a certain parcel from U-1-A1 to U-2A in order to allow that construction to take place was adopted by Council. There was a motion to accept preliminary site plan approval for a new synagogue to be located at 2437 South Green Road, P&Z 2016-21 was unanimously adopted by Council.

Ms. Jones noted City Council did approve the plat for Corporate Park Drive; however, during the January meeting, the approval was rescinded because the City decided not to go forward with the project.

Mr. Pasch stated, in addition to that, the amendment to the Fowl statute did not pass on the final reading with a 3 to 3 vote with one person abstaining; therefore, that law will also not take effect.

P&Z 2017-1 PATRICK KEARNS, FIRE CHIEF, REPRESENTING CITY OF BEACHWOOD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR NEW SAFETY SERVICES CENTER TO BE LOCATED AT 3777 RICHMOND ROAD, PPN 742-28-004.

Mr. Patrick Kearns, Fire Chief, and Mr. Gary Haba, Police Chief, representing City of Beachwood and Rob Franklin of Lew Architects was present to request preliminary and final site plan approval for a new safety services center to be located at 3777 Richmond Road. Chief Kearns stated it is a state of the art facility, approximately 26,000 square foot building with a combination of the Fire Station and Dispatch Center for both Police and Fire. He has been working on this project since 2008 to get it to this point.

Mr. Griswold commented Fire Department reviewed and stated the plans failed to denote a fire hydrant on the west side and a fire hydrant will be added to the west side per firefighting operations.

Chief Kearns stated there will be fire hydrants added on Richmond Road at the end of the project completion.

Mr. Ciuni stated Engineering Department has been working with the Engineer, AECOM, on this project for several months and have reviewed all the civil/site plans. They have three minor comments remaining and recommend preliminary approval.

Mr. Smerigan stated this request is for preliminary and final site plan approval for a new fire station to replace existing Fire Station No. 2. The site plan indicates a two-story building with a three-story hose tower. The building ground coverage is 17,855 square feet with a total building area of 25,615 square feet. The subject site is located on the northeast corner of the intersection of Richmond Road and Park East Drive in the U-5 Public and Institutional District. The proposed station will have four equipment bays. The first floor houses bunk rooms and a dispatch center. The second floor is primarily offices and training facilities. The apparatus bays total 6,800 square feet.

The proposed site plan indicates an access drive from Richmond Road and one from Park East Drive with the main apparatus exit drive onto Park East Drive. The building is angled on the site to generally face the intersection. The parking lot wraps around the sides and rear of the building. A backup generator is located to the north of the building on the opposite side of the parking lot.

The landscape plan includes a wooden board-on-board fence six feet in height along the entire northern property line. Landscape screening materials are concentrated in the northwest corner of the site and along the northern property line. The landscape plan includes an irrigation system. The landscape plan also provides for a series of five parallel raised beds with stainless steel sides topped with washed dark gray river rock in front of the building.

As noted in the provided box score, the building and parking improvements will comply with all of the setback requirements for the U-5 District. The only issue in terms of compliance with the Zoning Code had to do with a number of parking spaces. Governmental buildings have a parking requirement based on square footage. They do not need all the spaces required by the code for their function and their meeting facilities so they have opted to landbank 42 of the required parking spaces. They are required to have 75 spaces; the plan shows 33 improved spaces which the Chief has indicated would be satisfactory for their needs. Based on my observation, they will function well with that number of spaces. Instead of granting a variance, the Chief has opted to landbank the 42 spaces as there is plenty of room on the eastern portion of the site.

Approval is recommended subject to the comments of the City Engineer and subject to the submission of a revised site plan that shows the 42 landbank spaces.

Chairman Jacobs welcomed Council President Martin Horwitz to the meeting.

Mr. Cohen questioned if they have accounted for any drainage on the east side of property line with the new mounding that is going to occur. He said he saw a drawing that showed a future building in the mounding area.

Chief Kearns stated originally when they had to go before the EPA because it was a wetland at one time, they had asked for a site plan showing what could be on the site in the future. At this point in time, there is no plan to put a future building.

Mr. Ciuni added to his report, the Chief indicated there was wetlands on this property but we have successfully mitigated that after two years with both Army Corp of Engineers out of Buffalo and Ohio EPA. We have permits from both of them to eliminate those wetlands because we bought into wetland banks. That area is no longer wetlands.

Chairman Jacobs asked how many people will be in there at one time.

Chief Haba replied currently no more than four at a time with our current work load.

Mr. Pasch asked what that has the potential to expand to.

Chief Haba stated it has the potential to expand to up to eight stations which can be done comfortably the way it is drawn up.

Ms. Hecht asked if this will be the central dispatch.

Chief Haba stated that is correct.

Mr. Cohen asked if any attempts have been made for sustainable energy efforts on this building.

Mr. Franklin stated they are not using any solar technology. They have used LED lights and energy efficient lighting.

Mr. Ciuni stated they do have some bioretention on the site.

Mr. Pasch asked Mr. Ciuni what his three remaining comments were.

Mr. Ciuni said he needs to see letter of approval from Cleveland Water Department, Cuyahoga County Department of Public Works and Ohio EPA. He added a note for them to provide Service Department the credit when the trees are cut down and recycled into wood chips. He did not see the long term maintenance plan for the storm water facility. All of these would be submitted with final approval.

Chief Kearns stated he has the Cleveland Water permit on his desk. He has not sent it in due to the fact he does not know if the City is buying this building yet. He does not have a commitment from Council the building is moving forward. He has agreed that if trees get cleared, all the mulch and everything will be held off for recycling purposes.

Mr. Pasch stated through the middle of building is a sound wall. A public meeting was held where residents stated they were worried about noise coming from the station. The architects developed this design to help with the noise.

Mayor Gorden stated he wanted to publicly thank Chief Kearns and his team as it was a very involved and long process to get to this point. The team had visited several locations, not all locally, and took the best out of each operation. The architect did a magnificent job putting this building together. It meets all of our future needs and has room for expansion.

Chief Kearns stated this building is not just a normal building as it is a hot zone designed station to eliminate the carcinogens from the living areas and office areas. This building will serve the City for fifty years.

Mr. Pasch questioned the timeline of getting the bids back and when it would be in front of Council again.

Chief Kearns stated he believes something will be in front of Council within 35-45 days.

Mayor Gorden stated we have all the necessary approvals from Council to put it out to bid. They will now publicly notify the people doing the advertising and receive the bids from the Law Department.

A motion was made by R. Hecht and seconded by B. Mann to approve Patrick Kearns, Fire Chief, representing City of Beachwood, request for preliminary and final site plan approval for a new safety services center to be located at 3777 Richmond Road, PPN 742-28-004, with the following stipulations: 1) subject to the compliance of

Chairman Jacobs asked if they were still planning on upscale restaurants.

Mr. Heller replied yes.

A discussion ensued regarding landscape screening.

Both Mr. Cohen and Mr. Zabell stated their concerns and how they are not comfortable with the plan as shown.

A discussion ensued about the restaurant buildings and the undetermined restaurant units.

Mr. Zabell asked if there are a number of units they are comfortable limiting themselves to so they do not end up with a strip center at the front of the mall.

Mr. Freeman stated the greatest number based on the concepts you will see in the market place is three (3) per building so a total of six (6) units.

A discussion ensued about the previously approved restaurants versus the current proposed restaurants.

Mr. Pasch stated before he can approve, he needs more screening, landscaping and a more flushed out vision of what is inside these restaurants. To go from 2 freestanding, 5-star restaurants to fast casual, 6 restaurants in a smaller square footage without more detail is a difficult sale for him.

Chairman Jacobs asked how does moving from upscale restaurants to fast casual jive with the image they want Beachwood Place to have.

Mr. Freeman stated he believes it is very consistent with that image. The retail game is undergoing some evolution and change and is reflective of demand and bridge tenancies. This is something of a more elegant center as a food court is already in the mall.

Mayor Gorden stated he does not believe they convinced the Commission to move forward with any approval at this point. He suggested bringing back something more beneficial to the Commission before they vote on something with too many stipulations. The concept has changed, the concept does not exist anywhere in the region and they are not familiar with it.

Discussion ensued.

Chairman Jacobs suggested coming back next month with more explanation of the vision, how they are going to deal with the screening issues and he wants to see their list of preliminary requirements for prospective tenants.

Discussion ensued.

Mayor Gorden advised Mr. Heller to take this back, review the concept and come back to the Commission with something more definitive as they are not going to approve anything this evening. He wants to see a concept that will benefit Beachwood Place and the community of Beachwood as this does not do it yet.

Mr. Freeman thanked the Commission for their feedback.

P&Z 2017-3

MICHAEL HORTON, HORTON HARPER ARCHITECTS, REPRESENTING BRICKHAUS PARTNERS, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR SITE IMPROVEMENTS OF PPN 741-15-004, 741-15-005, 741-15-006, 741-15-007, 741-15-008 AND 741-15-009.

Mr. Michael Horton, Horton Harper Architects, was present to request preliminary site plan approval for site improvements of PPN 741-15-004, 741-15-005, 741-15-006, 741-15-007, 741-15-008 and 741-15-009. Mr. Horton stated it was noted for a request of preliminary site approval, if possible they would like to obtain final site plan approval. The goal is to begin with the site improvements prior to obtaining building permit approval for design. There are still some details that need worked out before they submit to Architectural Board of Review for approval, along with some of the civil drawings. These items would be taken care of administratively. The overall site plan consists of thirteen (13) residence, four (4) building project. There are creating one (1) new entrance into the development and the secondary entrance is shared with the Cranberry Court development.

Mr. Horton explained the building and landscape details shown on the site plan. There are proposing to have the storm water management system at the front of the property along Richmond Road with a bioretention basin which would be a dry basin. It would be approximately three (3) feet below grade and would never have any water in it unless there were very heavy rains. Over the course of 24-48 hours it would start to filter out.

Mr. Horton discussed the fencing and site lighting details of the project.

Mr. Griswold stated Fire and Police Department had no issues. Preliminary approval would permit Mr. Horton to move forward with some of the items. As was discussed with the previous applicant relative to screening, he believes it is important to have some type of screening on the north property and recommends Planning Commission review and request fencing and landscaping be along the north property line.

Mr. Ciuni stated Engineering Department reviewed site and civil drawings and the following three (3) comments remain: 1) The City will need copies of the approval letters from CWD, County Sanitary Engineer and Ohio EPA when they are received by owner; 2) The owner must submit a long term maintenance plan for the storm water management facility; and 3) the City will need a copy of the geotechnical report once the owner has received a copy.

All of the items are considered incidental of the plan development of this project and hereby recommend preliminary and final approval.

Mr. Smerigan stated he reviewed this as both preliminary and final site plan approval for the 24 Hundred Townhomes project. The applicant is proposing to construct thirteen (13) single-family attached dwelling units on individual building lots, which range in size from 4,176 square feet to 9,556 square feet. The attached units are cluster in four (4) buildings, three building contain three dwelling units each and one building contains four dwelling units. The subject site is zoned U-2A Attached Single-Family Home District and was given several variances during the rezoning of the property in order to accommodate the development as proposed. A development agreement between the property owner and the City was attached to the rezoning.

The proposed plan conforms to the Zoning Code requirements for setbacks, parking, density, building heights, and other requirements as modified by the variances approved City Council. The proposed plan is also consistent with the development agreement. As a result of a separate agreement with the Cranberry Court homeowners, the development plan reflects sharing of the existing Cranberry Court driveway as a shared access drive for both projects. The plan includes one additional driveway at the northern end of the project. This arrangement minimizes the number of curb cuts on Richmond Road.

Fencing on the north property line was provided on the site plan and is required to be there. The perimeter fencing was to match the existing white fence that is on the Cranberry Court portion of the property and portion of this property. The perimeter fencing needs to be consistent but he is comfortable with using the Cedar fencing that would match the buildings. He has no problem with the privacy screens matching the units.

The architectural style of the attached townhomes has also been revised to be more consistent with the architectural style of the surrounding homes featuring two story units with pitched roofs. He has received and reviewed the copy of the declaration of covenants and restrictions that sets forth the home owners association and responsibilities for maintenance. That document is required prior to granting of final site development plan approval because of the planned nature of the development and the common or shared maintenance responsibilities.

Mr. Smerigan recommends the Commission grant final site plan approval with the understanding the fencing shown on the site plan will be installed and will match the other perimeter fencing. The internal fencing for the individual screening of the units can match the units.

Mr. Cohen asked if setbacks have been met or was a variance granted.

Mr. Smerigan replied they have either met the setbacks or comply with the variances that were approved as part of the rezoning.

Mr. Cohen asked how the development plans for trash collection or dumpsters.

Mr. Horton stated trash cans would be in the individual garages and he is uncertain how the trash would be picked up. There are no dumpsters on site.

Commission stated it is private, not through the City collection.

Mr. Cohen asked if the plan has been changed to a two-way driveway on both sides.

Mr. Horton replied yes, they do have code compliant and has been approved by the City.

Mr. Zabell had questions regarding the dry basin and fencing.

Mr. Ciuni replied it was reviewed by both Police and Fire and no fencing is required around the basin. He concurs it will be dry 95-99% of the time.

Mayor Gorden stated he wanted additional clarification of the dry basin.

A discussion ensued.

Mayor Gorden asked why the building design concept changed from the previous submission.

Mr. Horton stated he cannot speak to that.

A discussion ensued regarding development screening to the west.

Mayor Gorden informed the Commission he received a phone call from Mr. Brickman last week stating he is not in agreement with the white, plastic perimeter fencing.

A discussion ensued.

