

**Beachwood Planning and Zoning Commission Meeting Agenda**  
**Thursday, January 27, 2022, 6:30 PM**  
**at Beachwood City Hall, Council Chambers,**  
**25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Agenda Items

1. Roll Call
2. Approval of Minutes of the September 30, 2021 Planning and Zoning Commission Meeting.
3. Approval of Minutes of the December 9, 2021 Planning and Zoning Commission Meeting.
4. Council Report
5. Citizen's Remarks
6. Planning and Zoning Commission  
**2022-01** Ordinance No. 2022-22, amending BCO Chapter 1111, Section 1111.02, Subsection (L) Titled "Classification of Uses" of the City of Beachwood, Ohio, Planning and Zoning Code (Referred from Council 1/18/2022).  
  

**\*\*\*PENDING\*\*\***
1. Planning and Zoning Commission  
**2021-16** George Obert, Director of Facility Services, on behalf of Select Medical, owner, is requesting preliminary and final site plan approval for permanent placement of a shipping container to be located at 3025 Science Park Drive, Cleveland Clinic Rehab.

INTRODUCED BY:

ORDINANCE NO. 2022-22

AN ORDINANCE AMENDING BCO CHAPTER 1111, SECTION 1111.02, SUBSECTION (L) TITLED "CLASSIFICATION OF USES" OF THE CITY OF BEACHWOOD, OHIO PLANNING AND ZONING CODE

WHEREAS, Penske on behalf of Porsche has requested an amendment to BCO Chapter 1111, Section 1111.02, subsection (L) Classification of Uses; and

WHEREAS, it is Council's desire to refer said requested amendment to its Planning and Zoning Commission for study and a report and recommendation in accordance with BCO 1107.01.

NOW , THEREFORE, BE IT ORDAINED by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio that:

Section 1: The Council of the City of Beachwood, having received, on or about December 30, 2021, a request for an amendment to the City's Planning and Zoning Code, a copy of which is attached hereto and incorporated herein as Exhibit "A", does hereby place said proposed amendment on first reading, and refers the proposed amendment to the Planning and Zoning Commission for its report and recommendation.

Upon receipt of the report and recommendation of the Planning and Zoning Commission, the issue of the within the zoning amendment shall be set for a Public Hearing on the \_\_\_ day of \_\_\_\_\_, 2022 at Beachwood City Hall, Council Chambers, and shall be read by Council on three separate occasions.

Section 2: The Clerk of Council is directed to advertise this hearing in a newspaper of general circulation in the City for a period of not less than thirty (30) days prior to the Public Hearing, setting forth the substance of the proposed amendment.

Section 3: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify this legislation was duly adopted on the 18<sup>th</sup> day of January, 2022 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 19<sup>th</sup> day of January, 2022.

\_\_\_\_\_  
Clerk

Approval: I have approved this legislation this 19<sup>th</sup> day of January, 2022 and filed it with the Clerk.

\_\_\_\_\_  
Mayor

***AMEND SECTION 1111.02(L) TO READ AS FOLLOWS:***

**1111.02 CLASSIFICATION OF USES.**

- (l) Class U-9 Uses.
  - (1) Gasoline service station limited to sites with frontage on Chagrin Boulevard only.
  - (2) Motels and hotels.
  - (3) Restaurants; Restaurants may be permitted outdoor dining areas and/or curbside pickup provided that they first obtain a Site Development Plan approval The number of outdoor seats and/or spaces dedicated for curbside pickup shall be as authorized on the approved Site Development Plan.
  - (4) Automobile agencies limited to sites with frontage on Chagrin Boulevard, Central Parkway, and Orange Place only.
  - (5) Banks.
  - (6) Office buildings.
  - (7) Child Day Care Centers pursuant to Section 1155.02.
  - (8) Adult Day Care Centers pursuant to Section 1155.03.
  - (9) Licensed health care facilities with a Conditional Use Permit.



**GPD GROUP.**  
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**MEMORANDUM**

**CITY OF BEACHWOOD  
PLANNING AND ZONING COMMISSION MEETING  
Special Meeting**

**Meeting Date: January 27, 2022**

**Report Date: January 11, 2022**

2022120.01

To: Mr. William B. Griswold  
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.  
Consulting City Engineer

**AGENDA ITEM NO. 6**

**P & Z 2022-01 Ordinance No. 2022-22, amending BCO Chapter 1111, Section 1111.02, Subsection (L) Titled "Classification of Uses" of the City of Beachwood, Ohio, Planning and Zoning Code.**

There are no Engineering Comments at this time.

## Fire Prevention Bureau

## P&Z Report

To: Planning and Zoning Commission  
From: Shaun Lutz, Assistant Chief  
Date: 01/13/2022  
Re: P&Z # 22-01 – amending BCO Chapter 1111 use classification change

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The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has no questions or comments at this time.

*Shaun Lutz*

Shaun Lutz  
Assistant Fire Chief