

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, January 24, 2024, 5:00 PM
at Beachwood City Hall, Council Chambers
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 5:00 PM by Chairman Bryan Zabell.

Roll Call: Present: Mayor Berns, I. Dhillon, A. Donald (arrived at Item 4), R. Hecht,
J. Shoykhet, B. Zabell
Absent: None
Also Present: J. Ciuni, B. Roenigk, M. Kurz, G. Smerigan

Approval of the Minutes

Moved by R. Hecht, seconded by I. Dhillon, that the minutes of the Planning and Zoning Commission Meeting held on December 7, 2023, be approved.

Roll Call Yes: Mayor Berns, I. Dhillon, R. Hecht
No: None.
Abstain: J. Shoykhet, B. Zabell
Not Voting: None.
MOTION – MINUTES APPROVED

Council Report

None.

Citizen's Remarks

Harvey and Edith Tesler

Mr. and Mrs. Tesler spoke about the impact of the proposed new Hilltop Elementary School would have on their property and surrounding neighbors. Mrs. Tesler read a letter from neighbors, Mr. and Mrs. Stark, into the record.

Agenda Items

P&Z 2024-6 Chris Arrietta, Public Works Director, and Derek Schroeder, Community Services Director, are requesting preliminary and final site plan approval for the installation of a new playground at 25125 Fairmount Blvd., Beachwood Family Aquatic Center.

Mr. Ciuni recused himself.

Mr. Arrietta and Mr. Schroeder reviewed the proposed new playground.

Mr. Roenigk stated the Police, Building, and Fire Departments had no comments.

Mr. Smerigan reviewed his staff report and recommends Commission grant approval.

Moved by R. Hecht, seconded by J. Shoykhet, that P&Z 2024-6 be approved.

Roll Call	Yes:	Mayor Berns, I. Dhillon, A. Donald, R. Hecht, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

Mr. Cuini returned to the dais.

P&Z 2024-1 Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting preliminary and final approval for lot consolidation of PPN's 742-13-039, 742-13-028 thru -030, creating Parcel A.

Mr. Roenigk stated the Police, Fire, and Building Departments had no comments.

Mr. Cuini stated the consolidation plat will combine the Bryden School Parcel 742-13-039 with the three (3), single-family lots, owned by the school, along Letchworth Road to create a new Parcel A. The plat meets all City and County Standards and recommends approval.

Mr. Smerigan reviewed his staff report and recommends the Commission grant approval.

Moved by R. Hecht, seconded by I. Dhillon, that P&Z 2024-1 be approved.

Roll Call	Yes:	Mayor Berns, I. Dhillon, A. Donald, R. Hecht, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2024-2 Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting preliminary site plan approval for a proposed new school to be located at 25501 Bryden Road, Bryden Elementary School.

Mr. Ryan Schmit, TDA Architecture, reviewed the site plan and construction plans for the proposed new Bryden Elementary School.

Mr. Roenigk stated the Police and Building Departments had no comments and reviewed the Fire Department's staff report.

Mr. Cuini stated he reviewed the interim phase preliminary plan and the final condition preliminary plan, and both are recommended for approval. He noted the contractor to re-establish the

existing wetlands to their original condition after the pipe crossing of the wetland which is permissible. He also recommends passing the variance for the riparian setback in the one area.

Mr. Smerigan reviewed his staff report, explained the requested variances, and recommends the Commission grant preliminary site plan approval subject to the listed stipulations in his report.

Moved by R. Hecht, seconded by I. Dhillon, that P&Z 2024-2 be approved with the following stipulations: 1) Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1001.05 with regard to riparian setbacks and Code Section 1124.04(d)(2) with regard to side yard parking setbacks; 2) Granting a variance of 27 feet to Section 1001.05 to permit the emergency access drive to be 3 feet from the wetland boundary in lieu of the required 30 feet; 3) Granting a variance of 4 feet to Section 1124.04(d)(2) to permit the parking lot to be 6 feet from the side lot line in lieu of the required 10 feet; 4) The interim detention basin shall be fenced; 5) Compliance with any comments of the City Engineer; 6) Compliance with any comments from the Fire Department.

Roll Call	Yes:	Mayor Berns, I. Dhillon, A. Donald, R. Hecht, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
MOTION APPROVED		

P&Z 2024-3 Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting preliminary and final approval for lot consolidation of PPN 741-12-051 and 741-14-100.

Mr. Roenigk stated the Police, Fire, and Building Departments had no comments.

Mr. Cuini stated the consolidation plat will combine the Hilltop School Parcel 741-12-051 with a lot on Penshurst Drive to create a new Parcel A. The plat meets all City and County Standards and recommends approval.

Mr. Smerigan reviewed his staff report and recommends Commission grant approval.

Moved by R. Hecht, seconded by J. Shoykhet, that P&Z 2024-3 be approved.

Roll Call	Yes:	Mayor Berns, I. Dhillon, A. Donald, R. Hecht, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
MOTION APPROVED		

P&Z 2024-4 Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting preliminary site plan approval for a proposed new school to be located at 24524 Hilltop Drive, Hilltop Elementary School.

Mr. Ryan Schmit, TDA Architecture, reviewed the site plan and construction plans for the

proposed new Hilltop Elementary School.

Mr. Roenigk stated the Police and Building Departments had no comments and reviewed the Fire Department’s staff report.

Mr. Cuini stated he reviewed the interim phase preliminary plan and the final condition preliminary plan, and both are recommended for approval to proceed to final design.

Mr. Smerigan reviewed his staff report and recommends the Commission grant preliminary site plan approval subject to the comments of the City Engineer and Fire Department.

Mayor Berns commented that the City Administration, Police, Fire and Building Departments have been working extremely closely with the schools since the inception of this project. The Police Department is in favor of separating the vehicular traffic from the bus traffic. The Administration recommends approval of this project.

Mr. Ciuni stated the applicant completed a requested traffic impact study and it will be submitted soon.

Moved by R. Hecht, seconded by I. Dhillon, that P&Z 2024-4 be approved subject to the comments of the City Engineer and Fire Department.

Roll Call	Yes:	Mayor Berns, I. Dhillon, A. Donald, R. Hecht, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
		MOTION APPROVED

P&Z 2024-5 James F. Epple, Jacobs Real Estate Services, is requesting preliminary and final approval for a lot split of 43.3 acres of PPN 742-39-005, City of Cleveland, to provide an opportunity for a connector road from Harvard Road to Commerce Park Road.

Mr. James Epple, Jacobs Real Estate Services, reviewed the proposal to create a large parcel of 42.9 acres which would allow a road out to Harvard Road and connection to Commerce Park Road. They are requesting the subdivision lot split so they can submit it to City of Cleveland for review and approval as it must first be approved by the local municipality. He stated, as the master developer of Chagrin Highlands, they have been working with the City Administration for a while with very cooperative discussions and decided it was time to move this part of the project, the subdivision plat, forward.

Mr. Roenigk stated Building, Fire and Police Departments have no comments.

Mr. Ciuni reviewed his staff report and stated it meets all City and County Standards and recommends approval.

Mr. Smerigan reviewed his staff report and recommends the Commission grant approval.

Discussion ensued.

Moved by R. Hecht, seconded by A. Donald, that P&Z 2024-5 be approved subject to the comments of the City Engineer.

Roll Call	Yes:	Mayor Berns, I. Dhillon, A. Donald, R. Hecht, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

Mayor Berns welcomed the new Commission Members, Ayonna Blue Donald and Jeffrey Shoykhet.

Adjournment

Moved by I. Dhillon, seconded by A. Donald, to adjourn the Planning and Zoning Commission Meeting at 5:56 P.M. to the next scheduled Planning and Zoning Commission Meeting.

Roll Call	Yes:	Mayor Berns, I. Dhillon, A. Donald, R. Hecht, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

Approved:

Chairman

Secretary

Clerk of Council

Pursuant to Ordinance Number 2020-78 Council has determined that the Video Recording of the meetings shall stand as the official Minutes of its Body, its Committees, and those of the Planning and Zoning Commission. A written synopsis of all agenda items and votes shall also be promptly prepared and kept.