

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, February 29, 2024, 6:00 PM
at Beachwood City Hall, Council Chambers
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 6:00 PM by Chairman Bryan Zabell.

Roll Call: Present: Mayor Berns, I. Dhillon, A. Blue Donald, R. Hecht, J. Shoykhet,
E. Synenberg (arrived at Item 6), B. Zabell
Absent: None
Also Present: J. Ciuni, B. Roenigk, G. Smerigan

Approval of the Minutes

Moved by I. Dhillon, seconded by J. Shoykhet, that the minutes of the Planning and Zoning Commission Meeting held on January 18, 2024, be approved.

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

Citizen's Remarks

None.

Agenda Items

P&Z 2024-7 Bryan Barkley, PDI Toledo dba Allegiance Ohio, is requesting preliminary and final site plan approval for a mobile MRI unit to be located at 3690 Orange Place.

No applicant.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2024-7 be tabled.

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

P&Z 2024-8 James Kassay, ADA Architects Inc, is requesting preliminary and final site plan approval for a new fenced playground area to be located at 23825 Commerce Park, Primrose School of Beachwood.

Mr. James Kassay stated Primrose School is proposing to use the first floor of the existing two-story office building. He reviewed the site and building layout.

Mr. Roenigk stated the Police and Fire Departments had no comments. The Building Department has concerns about the fencing that abuts the existing parking lot and may request installation of bollards.

Mr. Kassay replied they do have an impact rating fence.

Mr. Cuini recommends approval of the preliminary plans contingent upon receiving detailed engineering drawings for the new curbs, sidewalks, drainage, and pavement areas.

Mr. Smerigan reviewed his staff report and recommends the Commission grant approval with the noted three (3) stipulations.

Moved by R. Hecht, seconded by I. Dhillon, that P&Z 2024-8 be approved subject to the following: 1) Section 1155.02; 2) comments of the City Engineer; and 3) the Building Department’s concern about the outdoor play area and the fence be secured.

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

Council Report

Councilman Eric Synenberg apologized for being late and stated there is no Council report tonight.

Agenda Items Continued

P&Z 2024-9 James B. Heller, on behalf of Beachwood Office LLC, property owner, is requesting preliminary and final approval for variance to permit ADA compatible residential units on the first floor of the building located at 23250 Chagrin Blvd.

Mr. James Heller and Diane Calta, Attorney of MansourGavin LPA, representatives for Wangard Partners, were present at the meeting. Mr. Heller reviewed the proposed project and explained the variance. Mrs. Calta presented a letter to the Commission and discussed the factors associated with this unique property.

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

Mr. Cuini made no comments on this item.

Mr. Smerigan reviewed his staff report and noted his concerns about the application.

Discussion ensued.

Mrs. Calta proposed to entertain a motion to table.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2024-9 be tabled.

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

MOTION APPROVED – TABLED

Mayor Berns departed the meeting.

P&Z 2024-10 An Ordinance, 2024-22, Rezoning 2463 Green Road, Beachwood, Ohio 44122 PPN# 741-09-005, 2479 Green Road, Beachwood, Ohio 44122 PPN# 741-09-051, 2475 Green Road, Beachwood, Ohio PPN# 741-09-064, 25222 Fairmount Boulevard, Beachwood, Ohio 44122 PPN# 741-22-008, subplot 281 Peshurst Drive, Beachwood, Ohio 44122 PPN# 741-14-100, and subplots 156 & 157 Letchworth Road, Beachwood, Ohio 44122 PPN# 742-13-030 and 742-13-029 From U-1 Single Family Residential District to U-5 Public and Institutional District. (Referred from Council February 5, 2024.)

Mr. Smerigan reviewed the request for legislation to rezone four (4) parcels of land.

Mr. Roenigk, Building Commissioner, departed the meeting.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2024-10 be approved and recommended to City Council.

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

MOTION APPROVED –
RECOMMENDATION TO COUNCIL

Adjournment

Moved by E. Synenberg, seconded by J. Shoykhet, to adjourn the Planning and Zoning Commission Meeting at 7:10 P.M. to the next scheduled Planning and Zoning Commission Meeting.

Roll Call	Yes:	I. Dhillon, A. Blue Donald, R. Hecht, J. Shoykhet, E. Synenberg, 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.