

**BEACHWOOD PLANNING & ZONING COMMISSION MINUTES OF THE MEETING HELD AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS, 25325 FAIRMOUNT BOULEVARD, ON THURSDAY, FEBRUARY 23, 2023 AT 6:30 P.M.**

The meeting was called to order at 6:30 P.M. by Chairman Orry Jacobs.

ROLL CALL: Present: I. Dhillon, R. Hecht, O. Jacobs, B. Janovitz,  
E. Tannenbaum, B. Zabell  
Absent: Mayor Berns  
Also Present: J. Ciuni, W. Griswold, M. Kurz, G. Smerigan

**APPROVAL OF THE MINUTES**

Moved by R. Hecht, seconded by B. Zabell, that the minutes of the Planning and Zoning Commission Meeting held on January 26, 2023 be approved.

ROLL CALL Yes: I. Dhillon, R. Hecht, O. Jacobs, E. Tannenbaum,  
B. Zabell  
No: None.  
Abstain: B. Janovitz  
Not Voting: None.  
MOTION – MINUTES APPROVED

**COUNCIL REPORT**

None.

**CITIZEN'S REMARKS**

None.

**AGENDA ITEMS**

**P&Z 2023-4** Matthew Castille, Enlightening Innovations/Proton LLC, is requesting preliminary and final site plan approval for electric vehicle charging stations to be located at 26900 Cedar Road, Cleveland Clinic.

Mr. Matthew Castille was present at the meeting. They will be installing three (3) pedestals with two (2) ports each with a total of six (6) chargers. The paid, handicap accessible chargers are Level 2, 50 amps each. This project is part of the Ohio Grant Program. The State has funded part of the project and Blink Charging is handling the remaining costs.

Mr. Cuini explained there is large diameter culvert in the vicinity of this project and nothing can be built above it.

Mr. Castille commented they can move the charger locations up a parking space to guarantee they are further away from the culvert. He will resubmit a new site plan.

Mr. Ciuni requested to be scheduled on site prior to installation.

Mr. Smerigan reviewed his staff report and recommends preliminary and final site plan approval subject

to the location of the meter panel and comments of the City Engineer.

Moved by R. Hecht, seconded by B. Zabell, that P&Z 2023-4 be approved subject to location approval by City Engineer.

ROLL CALL	Yes:	I. Dhillon, R. Hecht, O. Jacobs, B. Janovitz, E. Tannenbaum, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

**P&Z 2023-7** Joseph Kaye, JL Architects, is requesting approval for a similar, harmonious, and compatible use within the U-4A District for University Hospitals Urgent Care Facility and Regional Office to be located at 2101 Richmond Road, Beachwood Lifestyle Center.

Ms. Jordan O’Neill, representative from University Hospitals Urgent Care, was present at the meeting to request approval for the urgent care facility which operates as a primary care/doctor’s office with extended hours, including weekends, to help serve the community. They usually operate out of retail spaces and would like to be a part of the Beachwood Lifestyle Center.

Mr. Griswold reviewed the concerns of the Fire Department.

Mr. Smerigan reviewed his staff report and expressed his concerns with the Commission.

Discussion ensued.

Moved by B. Zabell, seconded by E. Tannenbaum, that P&Z 2023-7 be approved and recommended to City Council subject to the following stipulations: 1) That the approval is for an urgent care facility not to exceed 5,400 square feet in area with direct access only from the exterior and not from the interior mall hallways; 2) That no signage associated with the facility shall suggest that the subject facility is an emergency room or provides emergency care.

ROLL CALL	Yes:	None.
	No:	I. Dhillon, R. Hecht, O. Jacobs, B. Janovitz, E. Tannenbaum, B. Zabell
	Abstain:	None.
	Not Voting:	None.

MOTION NOT APPROVED

**P&Z 2023-8** Katie Dehnke, Wayne Homes, on behalf of Roland Cross, property owner, is requesting preliminary and final site plan approval for a new single-family dwelling located at PPN 741-07-129, 2677 Edgewood Road.

Mr. Smerigan informed the Commission the request is for a rear yard setback variance for a house currently under construction. The administration incorrectly approved the site plan submitted with wrong setback calculations. He recommends Commission grant the variance for the rear yard setback with the noted stipulations in his staff report.

Mr. Griswold stated the owner intends to install an eight (8) foot fence along the property line.

Moved by R. Hecht, seconded by I. Dhillon, that P&Z 2023-8 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 1113.03 with regard to the required minimum rear yard setback, 2) Granting a variance of 6.67 feet to Section 1113.03 to permit the rear yard setback to be 27.33 feet in lieu of the required 34 feet.

ROLL CALL	Yes:	I. Dhillon, R. Hecht, O. Jacobs, B. Janovitz, E. Tannenbaum, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

Chairman Jacobs noted due to a scheduling issue the next Planning and Zoning Commission Meeting is scheduled on Wednesday, March 22, 2023 at 6:30 P.M.

**ADJOURNMENT**

Moved by E. Tannenbaum, seconded by I. Dhillon, to adjourn the Planning and Zoning Commission Meeting at 7:15 P.M. to the next scheduled Planning and Zoning Commission Meeting.

ROLL CALL	Yes:	I. Dhillon, R. Hecht, O. Jacobs, B. Janovitz, E. Tannenbaum, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

Approved:

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary

\_\_\_\_\_ Clerk of Council

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**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.**