

**BEACHWOOD PLANNING & ZONING COMMISSION MINUTES OF THE REGULAR MEETING HELD AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS, 25325 FAIRMOUNT BOULEVARD, ON THURSDAY, FEBRUARY 24, 2022 AT 6:30 P.M.**

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

ROLL CALL:	Present:	Mayor Berns, R. Hecht, O. Jacobs, E. Tannenbaum, B. Zabell
	Absent:	None
	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 Regular Planning and Zoning Commission Meeting held on January 27, 2022 be approved.

ROLL CALL	Yes:	Mayor Berns, R. Hecht, O. Jacobs, E. Tannebaum B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION – MINUTES APPROVED

**COUNCIL REPORT**

None.

**CITIZEN’S REMARKS**

None.

**AGENDA ITEMS**

**P&Z 2022-02** Jordan Fitzgerald, Project Architect with Bowen, on behalf of 3800 Park East My Place LLC, owner, is requesting preliminary and final site plan approval to construct a parking lot on Beachwood Fire Station property, 3777 Richmond Road, to serve 3800 Park East Drive apartment building.

Mr. Jordan Fitzgerald, Project Architect, introduced Kyle Hulewat, Director of Design with Bowen, and Chad Kertesz, My Place Group, property owner. They are requesting approval for a parking lot extension on the Fire Station property neighboring the apartment building owned by My Place Group. My Place Group has an existing agreement to place the parking lot on the site and it will be owned and operated by 3800 Park East My Place LLC.

Chairman Jacobs asked the purpose behind the new parking lot.

Mr. Fitzgerald replied the purpose is for overflow and additional parking spaces for the apartment building.

Mr. Griswold stated the new parking lot will benefit both 3800 Park East apartments and the Fire Department as they host seminars. He noted a maintenance agreement is needed from Mr. Kertesz and items listed from the Fire Department’s staff report. Approval is recommended.

Mr. Ciuni stated the plans were reviewed on December 10, 2021 and he recommends final approval with three (3) minor comments listed in his staff report. He requested holding a preconstruction meeting with Building, Police and Fire Department prior to starting the project construction. Approval is recommended.

Mr. Smerigan reviewed his staff report and recommends approval with the four (4) stipulations listed in the staff report.

Moved by R. Hecht, seconded by E. Tannenbaum, that P&Z 2022-02 be approved and recommended to City Council 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 Sections 1124.04(b)(1) and 1124.04(b)(2) with regard to the required minimum front and side yard setbacks; 2) Granting a variance of 60 feet to Section 1124.04(b)(1) to permit a front yard setback of 15 feet for the parking lot in lieu of the required 75 feet; 3) Granting a variance of 24 feet to Section 1124.04(b)(2) to permit a side yard setback of 26 feet for the parking lot in lieu of the required 50 feet; 4) Any comments and/or recommendations of the City Engineer and Fire Department.

ROLL CALL	Yes:	Mayor Berns, R. Hecht, O. Jacobs, E. Tannenbaum, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED – RECOMMENDATION TO COUNCIL (Monday, March 7, 2022)

**P&Z 2022-03** Jordan Fitzgerald, Project Architect with Bowen, on behalf of 3800 Park East My Place LLC, owner, is requesting preliminary and final site plan approval for the redesign of the main entry, site lighting and pool fencing layout for the apartment building located at 3800 Park East Drive.

Mr. Kyle Hulewat, Director of Design with Bowen, reviewed the redesign of the main entry.

Mr. Zabell questioned the changes with the site lighting and pool fencing layout.

Mr. Fitzgerald, Project Architect with Bowen, stated they are redacting the pool fencing redesign at this time and will continue with the already approved fencing layout in that area. They are proposing to upgrade the existing site lighting.

Mr. Smerigan commented he has no issues with the site lighting proposal.

Ms. Hecht asked when project completion is anticipated.

Chad Kertesz, My Place Group, property owner, stated he is working with the City to obtain a Phased Occupancy. The goal is mid-May 2022.

Moved by B. Zabell, seconded by E. Tannenbaum, that P&Z 202-03 be approved.

ROLL CALL	Yes:	Mayor Berns, R. Hecht, O. Jacobs, E. Tannenbaum, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

**ADJOURNMENT**

Moved by R. Hecht, seconded by B. Zabell, to adjourn the Regular Planning and Zoning Commission Meeting at 6:52 P.M. to the next scheduled Planning and Zoning Meeting.

ROLL CALL	Yes:	Mayor Berns, R. Hecht, O. Jacobs, E. Tannenbaum, 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.**