

**BEACHWOOD PLANNING & ZONING COMMISSION MINUTES OF THE MEETING HELD AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS, 25325 FAIRMOUNT BOULEVARD, ON WEDNESDAY, MARCH 22, 2023 AT 6:30 P.M.**

The meeting was called to order at 6:30 P.M. by Chairman Bryan Zabell.

ROLL CALL: Present: Mayor Berns, I. Dhillon, R. Hecht, J. Mintz,  
E. Tannenbaum, B. Zabell  
Absent: O. Jacobs  
Also Present: J. Ciuni, W. Griswold, S. Hastings, 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 February 23, 2023 be approved.

ROLL CALL Yes: I. Dhillon, R. Hecht, E. Tannenbaum, B. Zabell  
No: None.  
Abstain: Mayor Berns, J. Mintz  
Not Voting: None.  
MOTION – MINUTES APPROVED

**COUNCIL REPORT**

None.

**CITIZEN’S REMARKS**

None.

**AGENDA ITEMS**

**P&Z 2023-6** Michael Khmelnsky, Build Cle, property owner, is requesting approval for a lot split at 26501 Hurlingham Road.

Mr. Michael Khmelnsky was present at the meeting to request approval for lot split to create two (2) buildable lots which require variances.

Mr. Smerigan reviewed his staff report and recommends Commission grant approval of the variance subject to the listed stipulations.

Mr. Cuini stated the lot split plat cannot be recorded till the existing house is removed.

Mayor Berns requests to see brick to grade drop so that it meets the existing grade, not only for this project but all others.

Ms. Hecht stated based on the fact of granting a variance without any practical difficulty, she would like to add to the stipulation subject to the approval of the lot split variance of both homes, the applicant submit final site plans and elevations to Planning Commission for approval.

Discussion ensued.

Chairman Zabell confirmed with Commission to add the stipulation to review only the site plan, not the elevations.

Moved by R. Hecht, seconded by I. Dhillon, that P&Z 2023-6 be approved subject to the following stipulations: 1) Pursuant to Section 1159.04 it is determined that granting a variance from the literal enforcement of Code Section 1143.02 with regard to the required minimum lot width in Class A-1 Area Districts will be consistent with the spirit and intent of the Zoning Code, will further the housing recommendations of the Master Plan, will be compatible with the established character of the neighborhood, and will advance the general public interest; 2) Granting a variance of 3.24 feet to Section 1143.02 to permit the lot width at the building setback line for Parcel A to be 96.76 feet in lieu of the required 100 feet; 3) Granting a variance of 3 feet to Section 1143.02 to permit the lot width at the building setback line for Parcel B to be 97 feet in lieu of the required 100 feet; 4) Both house be constructed with side load garages; 5) Subject to the comments of the City Engineer for grading purposes; and 6) Subject to the approval of the lot split variance final site plans for homes shall be approved by the Commission since there is no hardship for this site plan.

ROLL CALL	Yes:	Mayor Berns, I. Dhillon, R. Hecht, J. Mintz, E. Tannenbaum, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

<b>P&amp;Z 2023-5</b>	Ordinance 2023-11, Amending Chapter 1124 titled "U-5 Public and Institutional" and Chapters 1101, 1111, 1113, and Chapter 1155, of the City of Beachwood, Ohio Planning and Zoning Code (referred from Council January 23, 2023).
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Mr. Smerigan reviewed the several different amendments and his recommendations listed in his staff report.

Moved by R. Hecht, seconded by E. Tannenbaum, that P&Z 2023-5 be approved and recommended to City Council to include Section 1147.07(A) and 1144.07.

ROLL CALL	Yes:	Mayor Berns, I. Dhillon, R. Hecht, J. Mintz, E. Tannenbaum, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED – RECOMMENDATION TO COUNCIL (Monday, April 3, 2023)

**ADJOURNMENT**

Moved by R. Hecht, seconded by I. Dhillon, to adjourn the Planning and Zoning Commission Meeting at 7:07 P.M. to the next scheduled Planning and Zoning Commission Meeting.

ROLL CALL	Yes:	Mayor Berns, I. Dhillon, R. Hecht, J. Mintz, E. Tannenbaum, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

Approved:

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Chairman

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Secretary

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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.**