

BEACHWOOD PLANNING & ZONING COMMISSION MINUTES OF THE SPECIAL MEETING HELD AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS, 25325 FAIRMOUNT BOULEVARD, ON THURSDAY, APRIL 7, 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, B. Janovitz, S. Hastings, G. Smerigan

COUNCIL REPORT

None.

CITIZEN'S REMARKS

None.

AGENDA ITEMS

P&Z 2022-04 Joseph Calderwood, Architect, on behalf of Brian and Admit Gastman, property owner, is requesting preliminary and final approval for the lot split and consolidation of PPN 741-09-003, Hebrew Academy, and PPN 741-09-030, 23303 Ranch Road.

Ms. Hecht recused herself.

Mr. Joseph Calderwood stated the homeowners are requesting the land consolidation and purchase of 25 feet from Hebrew Academy in order to build a rear addition to the house.

Mr. Smerigan reviewed his staff report and recommends approval with the one (1) stipulation listed in the staff report.

Moved by B. Zabell, seconded by E. Tannenbaum, that P&Z 2022-04 be approved with the amendment to the following stipulation: 1) To reduce the setback from 80 feet to 55 feet relative to Ranch Road.

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

Ms. Hecht joined the meeting.

APPROVAL OF THE MINUTES

Moved by B. Zabell, seconded by R. Hecht, that the minutes of the Regular Planning and Zoning Commission Meeting held on February 24, 2022 be approved.

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

Chairman Jacobs welcomed Council Members, Joshua Mintz and Daniel Shoykhet, and Council President, Alec Isaacson, to the meeting.

AGENDA ITEMS CONTINUED

P&Z 2022-05 Anthony Majc, RSA Architects LLC, is requesting preliminary site plan approval for two (2) new pole buildings to be located at 23150 Commerce Park Road, Tremco East.

Mr. Jason Sciano, representing Tremco, stated the request is for two (2) accessory, open-air buildings for supplemental training with the field offices and sales force. An open deck will also be part of the one (1) pole barn structure.

Mr. Ciuni stated he recommends preliminary approval and listed those items required for final site plan approval.

Ms. Hecht asked the purpose of the deck.

Ms. Sciano replied the deck will be used for demonstrations.

Moved by R. Hecht, seconded by E. Tannenbaum, that P&Z 202-05 be approved subject to the comments of City Engineer and Fire Department.

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

P&Z 2022-06 Ordinance No. 2022-41, Amending the City of Beachwood, Ohio Planning and Zoning Code by amending Chapter 1111 titled "Districts and Zone Map Generally" and adding new Chapter 1122 titled "U-4C Integrated Mixed-Use. Multi-Family Residential, Office, Retail, Recreation, Business District" (referred from Council March 21, 2022).

P&Z 2022-07 Ordinance No. 2022-42, Rezoning 3663 Park East Drive, Beachwood, Ohio, PPN 742-29-017, from U-9 to newly proposed Classification U-4C (referred from Council March 21, 2022).

Chairman Jacobs stated the applicant will be presenting a proposed site plan but the Commission will not be discussing in detail or acting on the site plan. The Commission will only be considering amending the Zoning Code to create the new district.

Mr. Chad Kertesz, owner of My Place Group, proceeded with the presentation on the transformational mixed use of the property located at 3663 Park East Drive. He stated during initial meetings with City, the City recommended creating a district specific to this area rather than trying to fit into an existing zoning district class that did not work well.

Mr. Kertesz introduced the following team members: Denver Brooker, Vocon, to discuss in detail the site plan and proposed uses and layout; Aaron Evencik, Attorney with Hahn Loeser & Parks LLC, to present the

proposed zoning code; Greg Shumate, Desmond Associates, to describe how the site will benefit from shared parking; and Jon Trementozzi, an expert from Landwise, to confirm Beachwood's Master Plan has a proper vision for the area, what will likely happen if the zoning does not change and how the proposed zoning can catapult this area into a strong future.

Each team member made a presentation to the Commission.

Chairman Jacobs commended Mr. Kertesz on one of the most comprehensive presentations they have seen at least while he has been on the Planning and Zoning Commission. He also appreciates all the references made to the Master Plan as he was on the Master Plan Committee.

Mr. Smerigan reviewed his staff reports with the Commission.

Mr. Zabell asked Chairman Jacobs if it is expected they take a vote tonight or discussion only.

Chairman Jacobs replied he does not foresee, and the applicant understands, we will not be taking a vote on the text amendment.

Mr. Kertesz agreed as they are just beginning the process.

Ms. Hecht asked what will they do if not approved by the City.

Mr. Kertesz replied in order to make money with it, he can fill up the hotel. It may not be \$85-95 per night but \$45 per night. The building, with potential use, could be a hotel and another use since it is so large. If they are unable to proceed within the next couple months, they will have to start operating the property. He stated they have met with many office tenants in the immediate area and every one of them supports the project. They have also reached out to some major corporations and employers in the City, noting all of the hospitals support this project.

Mr. Zabell commented he would be interested in viewing rental market data as a whole across Beachwood. He informed Mr. Smerigan one of his concerns and something they should consider is will there be any limitation or consideration given of relocating tenants from within Beachwood to another location in Beachwood. He also shared his concerns related to parking.

Ms. Janovitz stated her concerns involved density and how flexible they are in terms of the percentages for residential versus commercial retail.

Mr. Tannenbaum stated this is a great project and something Beachwood needs. He echoed the same concerns of how broad the proposed language is and parking.

Mayor Berns asked if studies have been completed on current infrastructure, sanitary and storm sewers, and/or traffic counts on Park East.

Mr. Kertesz replied they have not investigated sewer capacity or completed a traffic study.

Chairman Jacobs acknowledged from the comments that all agree that mixed-use makes sense in some form. He is concerned with the current parking garage location as being somewhat remote from the residential and why some of the proposed buildings are not connected. He also shared his concerns on the parking issues.

Regarding the Zoning Code, Chairman Jacobs suggested the Commission ask staff to look at the whole issue of Zoning Code for Park East Drive, as well as this specific site, and come back with recommendations or options to Zoning Code changes then set up a work session for the Commission.

Moved by R. Hecht, seconded by B. Zabell, that P&Z 2022-06 be tabled.

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

Moved by R. Hecht, seconded by E. Tannenbaum, that P&Z 2022-07 be tabled.

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

ADJOURNMENT

Moved by E. Tannenbaum, seconded by B. Zabell, to adjourn the Special Planning and Zoning Commission Meeting at 8:25 P.M. to the next scheduled Planning and Zoning Meeting.

| | | |
|-----------------|-------------|--|
| ROLL CALL | Yes: | Mayor Berns, R. Hecht, O. Jacobs, E. Tannenbaum, B. Zabell, B. Janovitz |
| | 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.