

BEACHWOOD PLANNING & ZONING COMMISSION MINUTES OF THE MEETING HELD AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS, 25325 FAIRMOUNT BOULEVARD, ON THURSDAY, MAY 26, 2022 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, O. Jacobs, B. Janovitz, E. Tannenbaum, B. Zabell
Absent: Mayor Berns, R. Hecht
Also Present: J. Ciuni, W. Griswold, M. Kurz, G. Smerigan

APPROVAL OF THE MINUTES

Moved by B. Zabell, seconded by E. Tannenbaum, that the minutes of the Planning and Zoning Commission Meeting held on April 28, 2022 be approved.

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

COUNCIL REPORT

None.

CITIZEN'S REMARKS

None.

AGENDA ITEMS

Chairman Jacobs and Mr. Tannenbaum recused themselves from the meeting. Mr. Zabell to act as Chair for the item.

P&Z 2022-12 Ron Hale, Operations Manager, Mandel Jewish Day School, is requesting preliminary and final site plan approval for an outdoor pavilion to be located at 26500 Shaker Blvd.

Mr. Ron Hale was present to request plan approval for the Early Learning Center Facility canopy for the nature program.

Moved by B. Janovitz, seconded by I. Dhillon, that P&Z 2022-12 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 Section 1124.04(b)(2) with regard to the required minimum side and rear yard setbacks; 2) Granting a variance of 5 feet to Section 1124.04(b)(2) to permit a rear yard setback of 45 feet in lieu of the required 50 feet; 3) Granting a variance of 45 feet to Section 1124.04(b)(2) to permit a side yard setback of 5 feet in lieu of the required 50 feet; 4) Site plan approval is subject to any comments and/or recommendations of the City Engineer.

Mr. Hale stated the school thanks the city for the donation of trees and several hundred yards of mulch donated for this site.

ROLL CALL

Yes:	I. Dhillon, B. Janovitz, B. Zabell
No:	None.
Abstain:	None.
Not Voting:	None.

MOTION APPROVED – RECOMMENDATION TO COUNCIL (Monday, June 21, 2022)

Chairman Jacobs and Mr. Tannenbaum returned to dais.

P&Z 2022-13

Joseph Myers, Myers Architects, on behalf of James and Jaimie Ballon, property owner, is requesting preliminary and final site plan approval for a rear addition at 23530 Wendover Drive.

Mr. Joseph Myers introduced Deborah Goeble, parent of the homeowner, Mr. & Mrs. Ballon, as they were out of town. Mr. Myers reviewed the addition plans.

Discussion ensued regarding drainage concerns and granting variances along Wendover Drive.

Chairman Jacobs suggested Commission table the item till applicant can obtain written responses from surrounding neighbors and give Mr. Smerigan the opportunity to do research on the other variances granted on the same street.

Applicant concurred.

Moved by E. Tannenbaum, seconded by B. Zabell, that P&Z 2022-13 be tabled.

ROLL CALL

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

MOTION APPROVED

P&Z 2022-14

Jerry Kusar, R. B. Stout Inc., on behalf of CBRE, is requesting preliminary and final site plan approval for a pergola to be located at 25800 Science Park Drive, Corporate Place.

Mr. Jerry Kusar stated the client intends to place the pergola on an existing slab of concrete patio to enhance the area.

Moved by B. Zabell, seconded by E. Tannenbaum, that P&Z 2022-14 be approved.

ROLL CALL

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

MOTION APPROVED

P&Z 2022-15 Jamie Supanich, ICP, LLC, is requesting approval for Lot Split to create a 12.2845-acre parcel from PPN 742-39-005, Green Road, City of Cleveland.

Applicant was not in attendance.

Mr. Griswold stated the applicant acquired the piece of property from Cleveland Water Department and is of interest to the city to be approved tonight.

Both Mr. Smerigan and Mr. Ciuni reviewed their staff report.

Mr. Zabell asked if the intended use of the property is known.

Mr. Griswold replied any of the uses listed in the U-10 Zoning District are permitted. They do not have a site plan submitted for this location and cannot divulge any further information.

Moved by B. Janovitz, seconded by I. Dhillon, that P&Z 2022-15 be approved.

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

Chairman Jacobs continued the meeting into a Work Session to discuss the proposed text and map amendment for the proposed multi-use development to be located at 3663 Park East Drive.

Mr. Smerigan stated the Commission asked him to evaluate the application for the text amendment and the future transition of Park East Drive. He proceeded to review his staff report.

Discussion ensued between Commission, Mr. Smerigan and Mr. Chad Kertesz of My Place Group.

Chairman Jacobs recommended My Place Group meet with Mr. Smerigan to come up with a revised text amendment and resubmit the application for the next regularly scheduled Planning and Zoning Commission meeting on June 30, 2022.

Mr. Kertesz thanked all for their time.

ADJOURNMENT

Moved by E. Tannenbaum, seconded by I. Dhillon, to adjourn the Planning and Zoning Commission Meeting at 8:27 P.M. to the next scheduled Planning and Zoning Commission Meeting.

ROLL CALL	Yes:	I. Dhillon, O. Jacobs, B. Janovitz, 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.