

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, May 30, 2024, 6:30 PM
at Beachwood City Hall, Council Chambers
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 6:32 PM by Chairman Bryan Zabell.

Roll Call: Present: Mayor Berns, A. Blue Donald (arrived at Item 3), J. DeLong,
J. Shoykhet, B. Zabell
Absent: I. Dhillon, R. Hecht
Also Present: J. Ciuni, M. Kurz, B. Roenigk

Approval of the Minutes

Moved by J. Shoykhet, seconded by B. Zabell, that the minutes of the Planning and Zoning Commission Meeting held on April 25, 2024, be approved.

Roll Call	Yes:	Mayor Berns, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	J. DeLong
	Not Voting:	None.

MOTION – MINUTES APPROVED

Council Report

Ms. DeLong, Council Representative, stated on May 6, 2024, City Council approved the rezoning of seven (7) properties from U-1 Single-Family Residential to U-5 Public and Institutional Use.

Citizen's Remarks

Edith Tesler

Mrs. Tesler spoke about the impact of the proposed new Hilltop Elementary School would have on their property and surrounding neighbors with the new design concept.

Agenda Items

P&Z 2024-12 Debra S. Yasinow, on behalf of Jewish Federation of Cleveland, is requesting preliminary and final site plan approval for outdoor temporary signage located at 25701 Science Park Drive.

Ms. Debra Yasinow is requesting an extension of 180 days for the previously approved temporary sculpture currently on the property.

Mr. Roenigk reviewed the City Planner's report with the Commission. He stated Fire and

Police Departments had no comments and the Building Department agrees with the City Planner.

Mr. Ciuni stated he had no comments.

Moved by J. Shoykhet, seconded by J. DeLong, that P&Z 2024-12 be approved and recommended to City Council.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED –
RECOMMENDATION TO COUNCIL
(Monday, June 10, 2024)

P&Z 2024-2(A) Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting final site plan approval for a proposed new school to be located at 25501 Bryden Road, Bryden Elementary School.

Mr. Ryan Schmit provided an update on the project and stated they implemented some of the recommendations posed previously by life safety services and the Building Department. They have also been continuing with the civil engineering aspects of the site, such as site utilities and drainage, to make sure they meet city requirements. They plan on submitting final documents for plan review in the next week or so.

Mr. Roenigk reviewed the City Planner’s report with the Commission and stated final site plan approval is recommended subject to compliance with the comments and recommendations of the City Engineer and Fire Department. The Police Department had no comments. He reviewed the most recent report submitted by the Fire Department.

Mr. Ciuni stated they recommended an early site plan approval and they have started the work. They are recommending final site plan approval subject to final engineering review of the final plans.

Moved by J. Shoykhet, seconded by A. Blue Donald, that P&Z 2024-2(A) be approved subject to the comments of the Fire Prevention Bureau, City Engineer, and Building Department, and the final review of the plans once received.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2024-4(A) Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting final site plan approval for a proposed new school to be located at 24524 Hilltop Drive, Hilltop Elementary School.

Mr. Ryan Schmit provided an update on the project and stated they made a significant improvement on the storm sewer drainage plan and landscaping screening plan.

Mr. Roenigk reviewed the City Planner’s report, and it is recommended the Commission grant final site development plan approval subject to the listed stipulations in the report. The Police Department had no comments. He reviewed the most recent report submitted by the Fire Department.

Mr. Ciuni stated they recommended an early site plan approval and they have started the work. They are recommending final site plan approval subject to final engineering review of the final plans.

Mr. Ciuni asked the applicant if the distance from the property line has increased.

Mr. Schmit replied it is approximately 45 feet.

Discussion ensued on the proposed landscaping.

Moved by J. Shoykhet, seconded by A. Blue Donald, that P&Z 2024-4(A) be approved subject to the following: 1) Compliance with the comments and recommendations of the City Engineer and Fire Department; 2) Revision of the landscape plan to increase the number and size of trees in the eastern screen buffer as noted.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
		MOTION APPROVED

P&Z 2024-13 Matt Bedee, Middough, on behalf of BASF, is requesting preliminary site plan approval for a warehouse addition to be located at 23800 Mercantile Road.

Mr. Matt Bedee reviewed the preliminary approval request for the new warehouse.

Mr. Roenigk reviewed the City Planner’s report, and it is recommended the Commission grant preliminary site development plan approval subject to compliance with the comments and recommendations of the City Engineer. The Police and Fire Departments have no comments.

Mr. Ciuni stated he recommends preliminary approval. They will need storm water management and grading for final approval.

Moved by J. Shoykhet, seconded by A. Blue Donald, that P&Z 2024-13 be approved subject to the compliance with the comments and recommendations of the City Engineer.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2024-14 Melissa Reynolds, Rolen Brothers Fence Co., Inc., is requesting preliminary and final site plan approval for fence replacement along Cedar Road for property located at 24230 Community Drive.

Ms. Melissa Reynolds explained the request for the fence replacement.

Mr. Roenigk informed the Commission the Building Department could not locate a prior permit for the existing fence. The Police and Fire Departments have no comments. He reviewed the City Planner’s report, and it is recommended the Commission approve the replacement of the existing fence with a solid wooden fence pursuant to the listed stipulations in his report.

Mr. Ciuni stated there are no Engineering comments and he agrees with the City Planner that there is a practical difficulty and approval is recommended.

Moved by J. Shoykhet, seconded by A. Blue Donald, that P&Z 2024-14 be approved subject to the following: 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 1146.02(b) and 1146.02(d) with regard to the location and design of fences in front yards; 2) Granting a variance to Code Sections 1146.02(b) and 1146.02(d) to permit the installation of 181 feet of wooden privacy fence to be placed in the same location as the existing fence which is to be removed.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2024-16 Marc Cohen, North Coast Architects, Inc., is requesting preliminary and final site plan approval for a one-story addition to the existing building at 24700 Highpoint Road, IHI IonBond, Inc.

Mr. Marc Cohen reviewed the proposed 858 square foot, one-story addition to the existing south side of the building.

Mr. Roenigk reviewed the City Planner’s report, and it is recommended the Commission recommend to City Council final site development plan approval subject to the listed stipulations in his report. The Police and Fire Departments have no comments. The Building Department agrees with the City Planner.

Mr. Ciuni stated he recommends approval.

Adjournment

Moved by J. Shoykhet, seconded by A. Blue Donald, to adjourn the Planning and Zoning Commission Meeting at 7:27 P.M. to the next scheduled Planning and Zoning Commission Meeting.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, J. Shoykhet, 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.