

BEACHWOOD PLANNING & ZONING COMMISSION MINUTES OF THE MEETING HELD AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS, 25325 FAIRMOUNT BOULEVARD, ON THURSDAY, JUNE 30, 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, I. Dhillon, O. Jacobs, B. Janovitz, E. Tannenbaum, B. Zabell
Absent: W. Griswold, R. Hecht
Also Present: J. Ciuni, 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 May 26, 2022 be approved.

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

COUNCIL REPORT

None.

CITIZEN'S REMARKS

None.

AGENDA ITEMS

P&Z 2022-13 Joseph Myers, Myers Architects, on behalf of James and Jaimie Ballon, property owners, is requesting preliminary and final site plan approval for a rear addition at 23530 Wendover Drive.

Mr. Joseph Myers and Mr. and Mrs. James Ballon were present to request approval for an addition to the house which would project closer to the rear property line.

Mr. Myers reviewed the addition setbacks and stated the requested approval letters from surrounding neighbors have been provided to the Commission.

Mr. Eric Rutkowski, owner of Luxury Builders LLC and General Contractor for the project, stated in response to the concern of permeability, there is an existing patio on site. The addition will be the same size of the patio. As far as permeability, it will be the same as what is existing now. The location of the addition is where the existing patio is located now and they will not be adding a new patio.

Mr. Myers commented the existing deck will serve as their outside living space.

Mr. Smerigan reviewed his staff report and the requested research on prior granted variances on Wendover Drive.

Discussion ensued.

Moved by E. Tannenbaum, seconded by B. Zabell, that P&Z 2022-13 be approved 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 1113.03 with regard to the required minimum rear yard setback; 2) Granting a variance of 12 feet to Section 1113.03 to permit a rear yard setback of 22.8 feet in lieu of the required 34.8 feet; 3) Site plan approval shall be subject to all comments and recommendations of the City Engineer; 4) There will be no more hard surfaces installed on the property.

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

P&Z 2022-17 Michael Bozik, Executive Builders, Inc., on behalf of Rita Schonfeld, property owner, is requesting preliminary and final site plan approval for a side yard and front garage addition at 23995 Wendover Drive.

Mr. Michel Bozik reviewed the plans for an addition to expand the first-floor bedroom to make room for medical equipment needed for long term care within the home and expand the bathroom to make ADA accessible.

Also present at the meeting was Mr. Ken Leider, friend of the homeowner, and Mr. Steven Henry, Executive Builders, Inc.

Mr. Smerigan reviewed his staff report.

Discussion ensued.

Moved by B. Zabell, seconded by B. Janovitz, that P&Z 2022-17 be approved 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 1113.04 with regard to the required minimum front yard setback and Code Section 1113.05 with regard to the required minimum side yard setbacks; 2) Granting a variance of 3 feet to Section 1113.04 to permit a front yard setback of 32 feet in lieu of the required 35 feet; 3) Granting a variance of 4 feet to Section 1113.05 to permit a side yard setback of 8 feet in lieu of the required 12 feet; 4) Granting a variance of 6 feet to Section 1113.05 to permit the combined side yard setbacks to be 18 feet in lieu of the required 24 feet; 5) Site plan approval shall be subject to all comments and recommendations of the City Engineer.

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

P&Z 2022-16 Cione Belknap, Agile Sign & Lighting Maintenance, Inc., on behalf of University Hospitals, is requesting preliminary and final site plan approval for new building signage located at 3999 Richmond Road, University Hospitals Sports Medicine.

Ms. Cione Belknap reviewed the sign package for the new Sports Medicine Complex. The donor pavilions have not yet been determined.

Mr. Smerigan reviewed his staff report and stated the signs are all consistent with the University Hospitals logo and colors of basically red, white and black. Approval is recommended on the sign package.

Moved by I. Dhillon, seconded by B. Janovitz, that P&Z 2022-16 be approved subject to the recommendation and approval of the Jacobs Group.

ROLL CALL	Yes:	Mayor Berns, I. Dhillon, O. Jacobs, B. Janovitz, E. Tannenbaum, B. Zabell
	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 asked Mr. Smerigan to update the Commission on the discussions taken place with Mr. Chad Kertesz and My Place Group.

Mr. Smerigan stated he met with My Place Group representatives to review the amendments to Chapter 1111 and 1122. He explained those proposed revised amendments to the Commission as stated in his staff report.

Chairman Jacobs stated he appreciates the collaboration between Mr. Kertesz, his staff and Mr. Smerigan to resolve a number of the issues raised previously. He reminded the Commission this proposal was referred from Council and their job is to make a recommendation back to Council who has the final decision on the code amendment and approving the plan.

Discussion ensued.

Mayor Berns stated his concerns with the site plan, mainly the parking garage location.

Chairman Jacobs concurred.

Discussion ensued on the site plan and traffic study.

Moved by B. Zabell, seconded by E. Tannenbaum, that P&Z 2022-06 be approved as revised and recommended to City Council.

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

MOTION APPROVED – RECOMMENDATION TO COUNCIL (Monday, July 11, 2022)

Moved by E. Tannenbaum, seconded by B. Zabell, that P&Z 2022-07 be approved as revised and recommended to City Council subject to the Development Plan.

