

BEACHWOOD PLANNING & ZONING COMMISSION MINUTES OF THE MEETING HELD AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS, 25325 FAIRMOUNT BOULEVARD, ON THURSDAY, AUGUST 25, 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, R. Hecht, O. Jacobs, B. Janovitz,
E. Tannenbaum, B. Zabell
Absent: Mayor Berns
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 July 28, 2022 be approved.

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

COUNCIL REPORT

Ms. Barbara Janovitz, Council Representative, stated a Special Committee Meeting on the Park East Ordinance is scheduled for September 6, 2022 and set for Public Hearing mid-September.

CITIZEN'S REMARKS

None.

AGENDA ITEMS

P&Z 2022-20 Marvin A. Sicherman, President, Fairmount Richmond Condominium Owner's Association, is requesting preliminary and final site plan approval for a new gazebo to be located at 25805 Fairmount Blvd.

Mr. Marvin Sicherman was present at the meeting to request approval for the new gazebo.

Mr. Cuini stated there is an existing concrete patio installed under a separate permit and the gazebo drawing indicates there are no utilities so it acts as a shade shelter. If it meets the setback requirements from the zoning district, we recommend approval.

Mr. Smerigan stated the gazebo is 15 ft. x 20 ft. to be located on the existing concrete pad, 13 feet from the rear property line and 7 feet from the north wall of the garage. The immediate property to the north is the City Fire Station site so there is very minimal impact. It does not violate any provisions for setbacks in the U-3 District. It is recommended Planning Commission grant both preliminary and final site plan approval.

Moved by R. Hecht, seconded by B. Zabell, that P&Z 2022-20 be approved subject to any comments of the City Engineer and Fire Department.

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

P&Z 2022-21 Ordinance 2022-100, Amending BCO Chapter 1111, Section 1111.02(L), Titled "Classification of Uses" of the City of Beachwood, Ohio Planning and Zoning Code (referred from Council August 15, 2022).

Mr. Smerigan reviewed the proposed amendment which would modify the permitted uses in U-9 Motor Service Districts by changing gas stations from a use permitted by right to a use that requires a Conditional Use Permit. He stated this would allow them to have additional level of review and consideration.

Mr. Ciuni commented they completely agree with the City Planner. He stated both Planning Commission and City Council should have the ability to control this as far as traffic safety and movements as Mr. Smerigan indicated it is difficult to get out of those gas stations located there now in that zoning district.

Moved by B. Zabell, seconded by R. Hecht, that P&Z 2022-21 be approved.

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

MOTION APPROVED – RECOMMENDATION
TO COUNCIL (Tuesday, September 6, 2022)

ADJOURNMENT

Moved by E. Tannenbaum, seconded by R. Hecht, to adjourn the Planning and Zoning Commission Meeting at 6:38 P.M. to the next scheduled Planning and Zoning Commission Meeting.

ROLL CALL	Yes:	I. Dhillon, R. Hecht, 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.