

Ms. Froman began with explaining the skyline signage for Ahuja Medical Center. The first signs are those signs that are visible from I-271, Richmond and Harvard Roads. The first skyline sign is visible from I-271. The sizes of the letters have been calculated on the building in relationship to the architecture as well as the visibility along I-271 as traveling by vehicle at 1700 feet; the second at 1350 feet and the third at 720 feet. The letter height for Ahjua Medical Center that will appear across the top of the hospital is 58 inches; and the University Hospital sign which will appear along the side below Ahuja will be 24 inches. These dimensional letters appear to be black in the day and will be illuminated at night to look white. As you travel Harvard Road heading west, the corner of the second sign on the tower will be seen and have letters for Ahuja Medical Center that are 48 inches in height and University Hospital 32 inches in height.

Mr. Griswold stated that the Building, Fire and Police Departments have no issues with this application. Approval is recommended.

Mr. Kreczko stated that there are no engineering issues.

Mr. Smerigan stated that this request is for approval of the comprehensive sign package for the Ahuja Medical Center. Section 1141.18 of the Zoning Code provides that all signs in a U-10 Planned Mixed Use Development District are to be reviewed and approved by the Planning and Zoning Commission. As the Commission is aware, there are no specific standards set forth in the Zoning Code for signs in U-10 Districts. Instead, the Zoning Code provides that the standards for each PUD are to be established by the Planning and Zoning Commission as part of its development plan review process. The Commission previously established overall sign criteria for the Chagrin Highlands PUD, and has approved individual sign packages for specific users in general conformance with those standards. In each case applicants were required to match the basic Chagrin Highlands standards, but were permitted to maintain elements of their individual identities.

The applicant has provided an extensive breakdown of the proposed signs, including both identification signs and wayfinding signs. The sign package has a consistent design theme and uses the standard University Hospitals color palette. The application was broken into two submissions, with the skyline signs located on the upper level of the hospital building as one item and the remainder of the sign package as the second item.

The skyline signs are intended to identify the facility and to be viewed at a distance from the main thoroughfares providing access to the hospital site. While these signs are large by normal sign standards, they are appropriately sized given the scale of the building on which they are being placed, the height at which they will be located, the distance from which they are intended to be visible, and the speeds at which vehicles will be moving when observing them. The proposed signs appear to be well placed and fit with the overall design of the building. As a result of the lighting arrangements, the lettering on the skyline signs will appear black during the daytime and white during evening hours.

The complete sign package includes building identification signs mounted on the walls near the building entrances and on the canopies at the drop-off locations. Wayfinding signs located at key decision points throughout the site provide direction for incoming traffic and for movement within the site. Parking field identifications signs are also proposed. The application includes a complete listing of all proposed signs, design and dimensional criteria for each sign type, and a location map showing the proposed placement of each sign.

The signs which are most critical from a City review standpoint are the perimeter signs. There are six (6) such signs contained in the package. There is one located at the limited entrance drive from Harvard Road (#1001). A second (#1016) is located at the intersection of Richmond Road and Harvard Road. The third perimeter sign (#1015) is located at the Ahuja Drive entrance from Richmond Road. The fourth is at the intersection of Spectrum Parkway and Richmond Road (#1017). A fifth perimeter sign ((#1018) is located at the entrance to the main parking field from Spectrum Parkway. The final such sign is located at the medical office parking lot entrance from Spectrum Parkway (#1021). The first five (5) of the perimeter monument signs listed above will be illuminated. The sign (#1021) at the medical office building parking lot entrance will not be illuminated.

Signs 1001, 1015, and 1017 are two sided pylon signs identified in the package as type BE3. These signs are thirteen (13) feet in height with an overall sign face area of approximately sixty-six (66) square feet. Sign 1018 is a type CE2 which is five (5) feet in height and has a sign area of twenty-five (25) square feet. Sign 1021 has the same overall dimensions as sign 1018, but is not illuminated. The final perimeter sign (#1016) at the intersection of Richmond Road and Harvard Road is a curved wall mounted monument sign that is seven (7) feet in height and approximately forty-five (45) feet in length. This sign is proposed to be faced with the same stone as the other Chagrin Highlands monument signs. The curvature of this sign ties it nicely to the shape of the main building. The use of the long wall sign faced with the Chagrin Highlands stone ties this sign to the other such signs in the PUD. The sign does not have the Chagrin Highlands green coloring, but uses the University Hospitals red. This appears to be a reasonable compromise between maintaining the approved sign design scheme for Chagrin Highlands and properly identifying an emergency medical facility.

The Planning and Zoning Commission has final authority to grant, deny, or modify the applicant's sign package. Since this request is located in the U-10 District, the standards and criteria for all signs are as determined by the Commission, and there are no variances required. Should the Commission determine to grant approval, it is suggested that such approval be conditioned on future submission of base landscaping treatments for all monument signs.

Chairperson Hecht stated that Mr. Smerigan's report encompassed P&Z 2010-11 (A) and (B). Mr. Smerigan stated that because of the timing of the building, the applicant needs to be able to act on the entire signage package in a comprehensive fashion. Mr. Smerigan believes that if the Commission had serious problems with the signage, it would be preferable to handle it as one submission.

Chairperson Hecht asked a question regarding changing the black letters to possibly white letters or another color.

Ms. Froman answered that originally the letters were black in the day and white at night. At the introduction of the sign at the corner of Richmond and Harvard, when putting the lettering on the monument sign, it was mentioned that white lettering would be visible more appropriately during the day and illuminated at night. It is being investigated to use white with darker trim on the letters to see the visibility on the building during the day.

Mr. Kahn asked about the method of illumination being used, i.e. internally, backlit, etc. Also, is there going to be hospital identification on I-271? Mr. Kahn stated that this was a very clear submission and presentation.

The applicant responded that all the signs that are illuminated will be LED lit. The signs comply with the University Hospital requirements. The Ahuja family has seen the signs and is pleased with them. ODOT will take care of the sign on the interstate.

Mr. Griswold stated that the applicant has advised that there may be an additional donor for the Medical Office building. The applicant stated that there may be a temporary banner placed to view how the permanent sign will look. Although banners are not permitted within the City, administrative approval possibly could be granted for a certain period of time.

Mr. Smerigan stated that the signage for the Medical Office Building has been reviewed, and it is consistent with the rest of the sign package that has been presented to the Planning Commission.

Mr. Berns inquired if there would be coverage on the particular words “emergency” on the hospital signs while under construction, so that people didn’t mistakenly think that the hospital was open for service.

Ms. Hewitt answered that under the contract with the sign company, there are requirements stipulating that the signs must be covered until the hospital is open.

Chairperson Hecht asked about the type of landscaping that would be around the signage.

Mr. Mayer stated that this issue is still under discussion between University Hospitals and Chagrin Highlands.

Mr. Griswold asked what the distance is from the grade to the bottom of the letters. It was to be noted that with drifting snow you wouldn’t want the name blocked out.

Mr. Kahn made the motion and was seconded by M. Wachter to approve the request of Richard Mayer, from Adams Management Services Corporation, representing Ahuja Medical Center (UHHS), located at 3999 Richmond Road/1000 Spectrum for preliminary and final skyline, monument and canopy signage. (P&Z 2010-11A and 2010-11B)

ROLL CALL:	AYES:	J. Berns, C. Cohne, M. Gorden, R. Hecht J. Kahn, B. Mann, M. Wachter
	NAYS:	None
		MOTION APPROVED

Chairperson Hecht asked of the Commission members if P&Z 2010-13 could be heard next. Everyone concurred.

P&Z 2010-13	APPLEBROOK DESIGN, REPRESENTING HIROSHI’S PUB, LOCATED AT 3365 RICHMOND ROAD, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A PATIO AREA WITH OUTDOOR SEATING, PLANTING BEDS, AND WROUGHT IRON RAILINGS TO ENCLOSE THE DINING AREA.
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Mr. Sheldon Gross from Applebrook Design, representing Hiroshi's Pub, located at 3365 Richmond Road is requesting preliminary and final site plan approval for a patio area with outdoor seating, planting beds, and wrought iron railings to enclose the dining area.

Mr. Mike Inna, representing the owner of Hiroshi's Pub, was also present.

Mr. Griswold stated that it may be a good time to contact the property owner with this application regarding the dumpsters on the side of the building. Mr. Griswold contacted the owner, Ms. Reinberg, and received a letter stating that she would comply with the City's request to clean up the dumpster area.

Mr. Kreczko stated that there were no engineering issues.

Mr. Smerigan stated that this request is for both preliminary and final site plan approval to construct an outdoor dining patio for the subject restaurant. The restaurant is located in the southern of the two (2) multi-tenant buildings which occupy the subject site. The two buildings contain a combination of office, restaurant, and day care uses. The proposal is to use a portion of the existing covered area along the front (north side) of the building as an outdoor dining patio. The patio would extend on either side of the entrance to the restaurant. The original request indicated a proposed outdoor seating capacity of forty-two (42). Based upon discussions with the applicant, one four-person table is being eliminated to accommodate access to the patio by servers. Therefore the actual requested seating capacity is thirty-eight (38). The outdoor patio would be enclosed with a black steel tube fence. A portion of the patio would also be surrounded with a new planter bed. All of the proposed improvements would be behind the existing side walk. The subject site is in the U-4A Integrated Business District. The proposed use is a permitted use in the zoning district. The applicant has indicated that there will be no outdoor music played on the patio area.

Mr. Smerigan continued that the former restaurant approved at this location had a seating capacity of 154 spaces. The new facility will have a capacity of 159 inside and 38 outside for a total seating capacity of 197 persons. Based upon current parking requirements, Hiroshi's Pub will require a total of 99 parking spaces. In April, 2008, the Planning and Zoning Commission and City Council approved an expansion plan for Moxie's that included the construction of additional parking and the granting of an expanded variance. That proposed expansion and parking improvement for Moxies has not been constructed and the preliminary site plan approval will become void shortly if not extended. Therefore we have reviewed the parking requirement for Hiroshi's Pub both with and without the Moxie expansion and parking improvements are follows:

<u>Uses</u>	<u>Parking Requirements</u> without Moxie improvements	<u>Parking Requirements</u> with Moxie improvements
Moxie	121	246
Red	49	49
Hiroshi's Pub	99	99
Day Care Center	27	27
Offices	361	325
Total	657	746

<u>Parking Type</u>	<u>Existing</u>	<u>As approved with Moxie</u>
Paved	516	555
Land Banked	51	51
Variances	64	118
Total	631	724

As can be noted from the charts, the applicant would require an additional variance of either twenty-two (22) or twenty-six (26) parking spaces in order to accommodate the outdoor seating area and the slight increase in indoor seating resulting from the interior renovations.

On-site observations indicate that parking has not been an issue on the southern portion of the site where the applicant is located. This is particularly true during the dinner hours when most of the offices are either closed or have very limited personnel on site. In addition, there are sixteen land banked parking spaces located at the eastern end of the main entry drive that would be relatively convenient to the restaurant if needed. Therefore, it does not appear that granting the parking variance would create any adverse impacts, particularly given the availability of land banked parking.

Since a variance is required, should the Commission wish to grant preliminary and final site plan approval for the construction of an outdoor dining area, it would need to act in the form of a recommendation to City Council. The following stipulations are suggested for consideration by the Commission: 1) Pursuant to Section 1159.04, it is determined that a practical difficulty exists or will result from the literal enforcement of the Zoning Code with regard to provision of off-street parking; 2) granting of an additional variance of twenty-six (26) parking spaces for a total variance of ninety (90) parking spaces to Section 1121.04 to permit the total amount of off-street parking on the subject site to be 516 improved spaces and 51 land banked spaces; 3) approval is for construction of an outdoor dining patio with a maximum seating capacity of thirty-eight (38) persons; 4) no outdoor music shall be played in the patio area without the express authorization and subject to the specifications of the Safety Director; 5) the applicant shall submit a landscaping plan for the planter area for administrative approval by the City Planner and Building Commissioner; 6) final construction drawings shall be subject to approval by the City Engineer, and 7) the property owner shall submit a plan for screening the dumpsters and cleanup of the property to the Building Commissioner for approval.

Mr. Mann inquired if the restaurant would be open for lunch, and if there would be any parking problem during that period of time.

Mr. Smerigan stated that no problem has yet been experienced with parking availability during the lunch time. There is the capability of installing some of the land banked parking spaces if parking becomes an issue. The parking situation can be monitored if necessary.

There was discussion concerning an old water fountain on the property that is not working; the use and enclosures of the dumpsters, and the condition in general of the property. Also discussed was the possibility of the expansion of Moxie's Restaurant and the expansion of the proposed parking lot.

An emergency generator is proposed to be placed adjacent to the west wall of the existing building at the south end of the site. The generator is essential to the operation of the Service Department during emergency situations in which there is a loss of power. The generator will be surrounded with a landscape buffer to screen it from view from the west and south. The generator will be setback approximately 120 feet from the right-of-way of Mercantile Road and over 80 feet from the westerly property line of the site. The generator includes a sound attenuation enclosure.

Relocation of one of the existing driveways on Mercantile Road. The easterly most access drive from Mercantile Road will be removed and a new wider access drive will be constructed approximately 40 feet further west. The location and configuration of the new drive will better accommodate Service Department vehicles entering and exiting the site.

Security fencing will be installed to control access to the Service Department yard. Fencing will be installed on both sides of the existing building. The fencing will be located approximately one (1) foot from the westerly property line and 104 feet from the nearest point on the easterly property line. The fencing is setback approximately 280 feet from Commerce Park Drive and 105 feet from Mercantile Road.

Mr. Griswold stated that the Building Department would recommend approval.

Mr. Kreczko stated that the drive apron flares must meet the Service Department requirements and would recommend approval.

Mayor Gorden stated that he would like to recognize George Smerigan, William Griswold, and Dale Peka- rek for all the time and leadership in the direction of this project. Also, thanks goes to Mr. Kahn for the devoted time donated to helping the City obtain this building property.

Chairperson Hecht introduced Mr. Vince Adamus, Economic Development Director. He is actively work- ing with new clients to relocate to the Beachwood area.

Mr. Berns inquired as to the type of fence around the property.

Mr. Smerigan stated that the fencing will be chain link coming back along the sides of the property.

A motion was made by J. Berns and seconded by J. Kahn to grant preliminary and final site plan approval for the City of Beachwood Service Department, located at 23355 Mercantile Road for site plan improve- ments.

ROLL CALL:

AYES: J. Berns, C. Cohen, M. Gorden, R. Hecht
J. Kahn, B. Mann, M. Wachter

NAYS: None

MOTION APPROVED

Chairman Hecht asked Mr. Griswold to share some of the information after attending a seminar on wind mills and alternative energy at Corporate College.

Mr. Griswold stated that the seminar had an overview of wind energy with several speakers that spoke of legal and zoning issues. There were not many details, but spoke generically on what could happen on Lake Erie. The City, particularly the Planning and Zoning Commission and Council will have to come up with some height limitations, which are in most of our districts, regulations and rules regarding wind energy. The school, I believe, got a grant separate from the levy for several hundred thousand dollars to move forward with some type of wind energy component. Mr. Griswold stated that he had spoken to the school officials and reminded them that any type of structure would require a variance approved through the Planning and Zoning Commission. There are issues with residences, location, fall zones, noises, etc. The administrators from the school would need to discuss these issues before moving ahead with any additions and remodeling to the present buildings.

Mayor stated there needs to be some serious discussions with the Beachwood Board of Education regarding the use of alternative energy what they would like to do with the grant.

Mr. Griswold stated that he mentioned to the school board that there would be variances involved, location, residents, noise, fall zones, and other issues to be addressed before moving forward with any future plans. Mr. Griswold stated that one of the presenters that was at the "Green Event" at the City was also one of the presenters at the seminar at Corporate College. The time frame of the Board of Education with going forward with the expansion, additions, and remodel the location of any type of alternative energy would need to be in place prior to that time. The administrators of the school need to be informed from the City what would need to be completed.

Mr. Berns inquired as to the status of Alex Park and Crestmont Cadillac. He wondered if the time limit of six months had expired and what action, if any, needed to be taken.

Mr. Griswold stated that he forwarded a letter up to the Law Department with an update from Mr. Parks. I believe that it was not actually a specific period of time granted to them, but that the applicant was to report back to the Commission and state what progress was being made. Part of the issue now is the whole franchise agreement, the government and GMC.

A motion was made by J. Berns and seconded by J. Kahn to remove P&Z 07-36 from the list of pending items.

ROLL CALL:	AYES:	J. Berns, C. Cohen, M. Gorden, R. Hecht J. Kahn, B. Mann, M. Wachter
	NAYS;	None
MOTION APPROVED – P&Z 07-36 REMOVED		

Mr. Griswold shared with the Commission several renderings of 24500 Chagrin Boulevard, Beachwood Plaza where the developer has purchased the building and are in the process of refurbishing the windows, blocks, the entire exterior of the building, and also remodeling inside.

Mr. Vince Adamus, Economic Development Director, stated that Tremco looks at this project as a showcase of what businesses can do. There was a page of somewhat related information regarding the Commerce Park area which borders this area. This is an initial draft summary. The City received a grant of \$150,000, of which \$50,000 can be used for a design/development plan for some of the hot spots in the City. What do we want this area to look like in twenty years? What assistant type programs are available? What areas need to be focused on?

Adjournment

Rochelle Hecht, Chairman

Sue Ley, Secretary

Karen Navolanic, Clerk of Council