

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, MAY 26, 2011.

ROLL CALL: PRESENT: C. Cohen, M. Gorden, J. Greenberg,
R. Hecht, M. Wachter, B. Mann, B. Zabell
ABSENT: None
ALSO PRESENT: W. Griswold, T. Kreczko, G. Smerigan

A motion was made by B. Mann and seconded by C. Cohen to approve the minutes of the March 16, 2011, special meeting.

ROLL CALL: AYES: C. Cohen, J. Greenberg, R. Hecht,
B. Mann, B. Zabell
NAYS: None
ABSENT: M. Gorden, M. Wachter
MINUTES APPROVED

A motion was made by J. Greenberg and seconded by C. Cohen to approve the minutes of the March 31, 2011, regular meeting.

ROLL CALL: AYES: C. Cohen, J. Greenberg, R. Hecht,
B. Mann, B. Zabell
NAYS: None
ABSENT: M. Gorden, M. Wachter
MINUTES APPROVED

A motion was made by C. Cohen and seconded by B. Mann to approve the minutes of the April 7, 2011, special meeting.

ROLL CALL: AYES: C. Cohen, J. Greenberg, R. Hecht,
B. Mann, B. Zabell
NAYS: None
ABSENT: M. Gorden, M. Wachter
MINUTES APPROVED

COUNCIL REPORT

George Smerigan stated that City Council adopted the Alternative Energy Facilities Ordinance as recommended by the Planning Commission.

Chairperson Hecht welcomed Brad Sellers, the newly appointed Economic Development Consultant, to the meeting.

P&Z 2010-11(c) ADAMS MANAGEMENT SERVICES CORPORATION,
REPRESENTING UNIVERSITY HOSPITALS HEALTH SYSTEM
(UHHS), IS REQUESTING PRELIMINARY AND FINAL APPROV-
AL FOR THE PROPOSED ADDITIONAL UH SHIELD SIGN FOR
THE EAST ELEVATION AT THE AHUJA MEDICAL CENTER LO-
CATED AT 3999 RICHMOND ROAD.

Brandon Cannaday with Adams Management Services and Cathy Fromet with Studio Graphique, representing University Hospitals, is requesting preliminary and final approval for the proposed added UH shield sign for the east elevation at the Ahuja Medical Center.

Mr. Griswold stated Fire, Police and Building Department have no questions or comments and recommend approval.

Mr. Kreczko stated Storm Water Management has no issues.

Mr. Smerigan stated the applicant's request is for approval of an addition to the comprehensive sign package for the Ahuja Medical Center and there are no variances requested for approval. 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. The Commission previously approved an overall sign package for this facility. The applicant is requesting an additional skyline sign intended to identify the facility and to be viewed at a distance from the main thoroughfare providing access to the hospital site. The proposed sign appears to be well placed as it will be mounted on the east façade of the building and should fit with the design on the building and the overall sign package. Mr. Smerigan stated this is an appropriate addition to their sign package and recommends approval.

A motion was made by B. Mann and seconded by C. Cohen to approve the request of Adams Management Services representing University Hospitals for preliminary and final approval of the proposed additional UH shield sign for the east elevation at the Ahuja Medical Center located at 3999 Richmond Road.

ROLL CALL:	AYES:	C. Cohen, J. Greenberg, R. Hecht B. Mann, B. Zabell
	NAYS:	None
	ABSENT:	M. Gorden, M. Wachter
		MOTION APPROVED

P&Z 2011-8 KA ARCHITECTURE, ARCHITECT REPRESENTING EATON
WORLD HEADQUARTERS, LOCATED AT 1000 EATON BLVD., IS
REQUESTING PRELIMINARY AND FINAL APPROVAL FOR EX-
TERIOR SIGNAGE PACKAGE.

Susan Bercik with KA Architecture, representing Eaton World Headquarters, is requesting preliminary and final approval for the exterior sign package, as prepared by Alexander Design Associates, which addresses wall signs, monument signs, directional signs, parking signs, on-site traffic signs and pedestrian walkway signs. The Eaton Headquarters is located in Chagrin Highlands at the corner of Richmond Road and Harvard Road with access to Eaton Boulevard which is currently under construction.

Mr. Griswold stated the Police Department had no comment other than to restate their request that all signs that relate to traffic enforcement are in compliance with the uniform traffic control device manual. The Fire Department indicated that the front of the building is an area of constant flow and has some concern with vehicles stopping/standing near the main entrance. This area will need to be evaluated and signs may need to be added at a later date if the situation becomes an issue. The Fire Department also commented additional "no parking" signs may need to be added in the area of the service/truck docks at a later date if parking becomes an issue.

Mr. Kreczko stated the Engineering Department has no issues related to the sign package and, weather permitting, the concrete paving of Eaton Boulevard will start next week.

Mr. Smerigan stated that since the subject site is located in a U-10 Planned Mixed-Use Development District, all signage shall be reviewed and approved by the Planning and Zoning Commission for conformance with Section 1132.079(c) which requires signs to be consistent with the standards established for the Chagrin Highlands PUD. The Eaton submission is consistent with the sign criteria established for the Chagrin Highlands PUD. The Richard E. Jacobs Group, as master developer of the PUD, previously presented sign criteria to the Planning and Zoning Commission for approval and they are in concurrence with the application submitted by Eaton Corporation. The applicant has provided a complete exterior sign package which addresses wall signs, monument signs, directional signs, parking signs, on-site traffic signs and pedestrian walkway signs. The overall sign package is internally consistent with the standards the City has set with the approvals within Chagrin Highlands. Mr. Smerigan stated there are no issues or difficulties and the staff is recommending approval of the submitted sign package.

Ms. Hecht commented that the correct size of the submitted wall sign should state the sign package includes a wall sign of approximately 335 square feet mounted on the front wall of the main tower.

Mr. Smerigan stated that given the scale of the building and distance from the roadway the minor change in area is very insignificant.

Ms. Hecht questioned whether or not the two (2) monument signs are internally illuminated.

Susan Bercik, KA Architecture, stated the monument signs are not internally illuminated but will have spot lights in front of the signs.

A motion was made by B. Mann and seconded by M. Wachter to approve the request of KA Architecture, representing Eaton World Headquarters, located at 1000 Eaton Boulevard, for preliminary and final approval of the exterior sign package contingent upon both the Police and Fire Department comments and the updated change in square footage of the skyline signage.

ROLL CALL:	AYES:	C. Cohen, J. Greenberg, R. Hecht B. Mann, B. Zabell
	NAYS:	None
	ABSENT:	M. Gorden, M. Wachter
	MOTION APPROVED	

P&Z 2011-9 STARK ENTERPRISES, REPRESENTING MARLA COMET-STARK, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A FENCE VARIANCE ON THE PROPERTY LOCATED AT 25036 MARGOT COURT.

Rebecca Hegyes with Stark Enterprises, representing owner Marla Comet-Stark, is requesting preliminary and final approval for a fence variance with respect to the construction of a fence on the property located at 25036 Margot Court. The proposed fence is a freestanding, wooden shadowbox fence that is six (6) feet in height and a total of approximately sixty (60) feet in length. The fence variance is re-

quested in order so that the fence may be constructed closer to the lot line of the side yard than the foundation wall on that side of the house and closer than five (5) feet from the rear property line. The fence is to be constructed for the purpose of separating the property from the baseball field located behind the proposed location for the fence and creating more privacy for Ms. Comet-Stark such as keeping the baseball players from urinating on her rear property.

Mr. Griswold stated the Fire, Police and Building Department have no concerns regarding the applicant's request.

Mr. Kreczko stated the Engineering Department has no issues.

Mr. Smerigan stated the applicant's request is for two (2) area variances to Section 1319.04(b) for an ornamental fence. The applicant proposes to construct a wooden shadowbox type fence at the southwest corner of the subject site. The proposed fence would be six (6) feet in height and approximately sixty (60) feet in length. The purpose of the fence is to provide screening from the adjacent baseball field located on the Hilltop Elementary School property. Section 1319.04(b) requires that ornamental fences be located no closer to a side lot line than the dwelling and no closer to the rear line than five (5) feet. In this instance, the dwelling is located approximately 24.5 feet from the side lot line. The applicant is requesting approval to place the fence one (1) foot from the side lot line and 1.8 feet from the rear lot line.

Mr. Smerigan stated the following observations to assist the Commission in its determination.

1. While the amount of the setback reductions is substantial, the amount of side and rear lot lines impacted by the variance are not substantial.
2. The applicant has a somewhat unique circumstance in that the portion of the property along which the variance is requested borders a non-residential U-5 District rather than a residential U-1 District.
3. The applicant could construct a complete perimeter fence of the same height along the property lines enclosing the rear yard of the property. The proposed partial fence would appear to have less impact on adjoining properties than a fence fully enclosing the rear yard.
4. It does not appear that the construction of the fence, as proposed, would alter character of the neighborhood.

The following stipulations are recommended should the Commission determine to grant the variances:

1. Approval is for the shadowbox fence not to exceed six (6) feet in height and sixty (60) feet in length to be located at the southwest corner of the property as shown on the site plan prepared by Neff & Associates dated May 4, 2011.
2. Granting of variances to Section 1319.04(b) to permit the fence to be located one (1) foot from the side lot line and to extend within 1.8 feet of the rear lot line.

B. Mann asked the applicant whether or not the purpose of the fence is to keep people in or keep people out of her property.

Ms. Comet-Stark commented that the fence will be constructed to keep people out of her rear property and to act as a sound barrier during the baseball games.

M.A. Cannon questioned that if the fence enclosed the entire property than the applicant would not have to request a fence variance; however, the applicant is seeking to install a partial fence on the property which must be approved by the Planning Commission.

G. Smerigan concurred with M.A. Cannon with the statement that a fence variance would not be necessary if the fence enclosed the entire property area but the impact is certainly less with the installation of a perimeter fence.

Mayor Gorden stated he has no comment other than if the applicant still has a specific issue with what she mentioned, with or without the installation of the fence, she should to contact the Mayor's office and he would have no problem assigning someone from the Police Department to handle the issue appropriately.

A motion was made by B. Mann and seconded by M. Wachter to approve the request of Rebecca He-gyes with Stark Enterprises, representing owner Marla Comet-Stark, for preliminary and final approval for fence variance with respect to the construction of a fence on the property located at 25036 Margot Court contingent upon the following two (2) stipulations:

1. Approval is for the shadowbox fence not to exceed six (6) feet in height and sixty (60) feet in length to be located at the southwest corner of the property as shown on the site plan prepared by Neff & Associates dated May 4, 2011.
2. Granting of variances to Section 1319.04(b) to permit the fence to be located one (1) foot from the side lot line and to extend to within 1.8 feet of the rear lot line.

ROLL CALL:

AYES: C. Cohen, M. Gorden, J. Greenberg,
R. Hecht, B. Mann, M. Wachter, B. Zabell

NAYS: None

MOTION APPROVED

P&Z 2011-10

B.L. ROBINSON ENGINEERING & SURVEYING, REPRESENTING CBHV, LLC, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR LOT CONSOLIDATION OF TWO (2) PARCELS (P.P.N. 742-29-019 AND P.P.N. 742-29-003) AND THE SITE IMPROVEMENTS FOR THE PROPOSED SOCIAL SECURITY ADMINISTRATION BUILDING LOCATED AT 3589 PARK EAST DRIVE.

Joe Myers, Architect with CBHV LLC, and Bruce Robinson, Site Engineer with B.L. Robinson Engineering & Surveying, Co., are requesting preliminary and final approval for lot consolidation of two (2) parcels; the original hotel site located at 26300 Chagrin Boulevard combined with the now vacant restaurant site located at 3591 Park East Drive; and the proposed building and site improvements of a new one-story office building, Social Security Administration Building located at 3589 Park East Drive.

Mr. Griswold stated the Fire, Police and Building Departments have no questions or comments at this time.

Mr. Kreczko stated the Planning Commission received the City Engineer's supplemental report in regards to the applicant's submitted plans which have addressed all concerns of the City Engineer. Mr. Kreczko stated a name correction needs to be addressed on the lot consolidation plat in regards to the title. The Engineering Department recommends approval of the lot consolidation plat contingent upon those items which will have to be taken care of before City Council approval. In regards to the civil site work, the applicant has revised and updated the storm water management plan which meets the satisfaction of the Engineering Department. The Engineering Department recommends approval based on those comments.

Mr. Smerigan stated the Planning Commission approved the preliminary site plan approval for this project with the stipulation that the applicant consolidate the two (2) parcels. A lot consolidation plat accompanies the final site plan. The applicant is complying with that directive by requesting approval of a consolidation plat to combine two (2) parcels which are 6.06 acres and 2.24 acres to create a new parcel which consists of 8.23 acres. The new parcel meets or exceeds all of the minimum lot requirements in the U-9 Motor Service District.

Mr. Smerigan stated there were several issues in the initial staff report regarding this project which needed further addressing, such as the site lighting provisions, dumpster enclosure materials, landscaping treatment and Engineering items. The applicant has provided utility and storm water management plans for review by the City Engineer which were adequately addressed. The site lighting plan anticipates new light fixtures on the office portion of the property that will match the existing light fixtures on the northern hotel portion of the property. The lighting levels are consistent with the City standards.

Mr. Smerigan stated the proposed enclosure for the dumpster is located ten feet off the southern property line to the southwest of the proposed building. The enclosure treatment of the dumpster is important because the location will be visible from the adjacent office building. Traditionally, the standard in the City is to match the building materials or color schemes. The applicant is proposing a vinyl enclosure that will match the color of the stucco on the building. The applicant has also submitted a revised landscape plan that provides for the enhanced treatment of the front setback area as previously requested by the staff. The landscaping plan is consistent with both City standards and the established treatments along Park East Drive.

Mr. Smerigan stated the consolidation plat requires final approval by City Council so the Planning Commission would need to act in the form of a recommendation to Council. Given the technical nature of the corrections necessary, the Commission could, as it has done on several occasions in the past, recommend approval of the consolidation plat to City Council with the following stipulation:

1. That all deficiencies be corrected to the satisfaction of the City Engineer prior to submission to City Council.

Should the Commission wish to grant final site plan approval, it is recommended that such approval be subject to the following stipulation:

1. Compliance with the comments of the City Engineer.

A motion was made by B. Mann and seconded by C. Cohen to approve the request of B.L. Robinson Engineering & Surveying, representing CBHV, LLC, for preliminary and final approval for lot consolidation of two (2) parcels (P.P.N. 742-29-019 and P.P.N. 742-29-003) and the site improvements for

to the building in the area of the new entry canopy. The applicant is also requesting the addition of four (4) parking spaces at the northwest corner of the building, the expansion of the drive aisle to accommodate the drive thru window and widening of the drive aisle at the southwest corner of the building. Mr. Smerigan stated the site meets the current parking requirements for issues in the U-5 District and no building setbacks are affected by the proposed changes. There do not appear to be any other Planning and Zoning issues associated with the request. Approval is recommended.

Discussion ensued.

Jeff Valus, CBLH Design, stated to the Planning Commission that the project will be completed by the end of year and the Beachwood Public Library will be fully functional during this time.

A motion was made by C. Cohen and seconded by B. Mann to approve the request of CBLH Design, representing Beachwood Public Library, for preliminary and final approval for interior, exterior and site renovations to the existing building of the Beachwood Public Library located at 25501 Shaker Boulevard, with the noted eight (8) feet extension to the entrance canopy and the changes to the southwest apron.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, J. Greenberg, R. Hecht, B. Mann, M. Wachter, B. Zabell
	NAYS:	None
	MOTION APPROVED	

P&Z 2011-12 **BEHNKE ASSOCIATES, INC., REPRESENTING BEACHWOOD CITY SCHOOLS, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR FENCE IMPROVEMENTS AROUND THE PERIMETER OF THE SCHOOL DISTRICT'S BUS FACILITY LOCATED AT 23757 COMMERCE PARK ROAD.**

Jeremy Behnke, Behnke Associates; Paul Cevasco, School District Business Manager; and Jeff Smith, Supervisor of Grounds, representing Beachwood City Schools, is requesting preliminary and final approval for fence improvements around the perimeter of the School District's Bus Facility located at 23757 Commerce Park Road.

Mr. Griswold stated both Police and Building Department recommend approval. The Fire Department indicated that after hours access may be warranted in the event of an emergency. Access will need to be reviewed with the property owner once the installation is complete.

Mr. Kreczko stated the Engineering Department has no issues.

Mr. Smerigan stated the proposed fence is a black ornamental fence along the Commerce Park Road right-of-way. The remainder of the fence is black vinyl coated chain link. All of the proposed fencing is six (6) feet in height. There are two existing driveways into the subject site. Ornamental slide gates twenty-four (24) feet in width are proposed at each driveway. The slide gates are intended to match the ornamental fence. The site plan indicates that the fence will be setback five (5) feet from the edge of the street right-of-way. The fence, which is located in the U-8 District, is subject to the approval of the Planning and Zoning Commission. The only issue relative to the fence is subject to the prohibitions set

ble to the Planning Commission during the next Planning and Zoning Meeting, after which it will be available to the property owners in Commerce Park.

B. Mann asked where the City is in regards to the Connector Road. Mayor Gorden replied the City is still reviewing this issue and the possible site selection for the Connector Road.

Adjournment

Rochelle Hecht, Chairperson

Sue Ley, Secretary

Karen Navolanic, Clerk of Council