

BEACHWOOD PLANNING & ZONING COMMISSION MINUTES OF THE REGULAR MEETING HELD ON THURSDAY, MARCH 25, 2021 AT 6:30 P.M.

This meeting was held by Video Conferencing Via Zoom and livestreamed on the City of Beachwood website.

This meeting was duly notice and was held in accordance with Ohio Revised Code Section 121.22 specific to recent Amendments made in light of the current COVID-19 declared emergency.

The meeting was called to order at 6:30 P.M. by Chairman Orry Jacobs.

ROLL CALL: Present: C. Cohen, R. Hecht, Mayor Horwitz, A. Isaacson, O. Jacobs, E. Tannenbaum
Absent: B. Zabell
Also Present: J. Ciuni, W. Griswold, G. Smerigan, N. Supler

APPROVAL OF THE MINUTES

Moved by C. Cohen, seconded by E. Tannenbaum, that the minutes of the Regular Planning and Zoning Commission Meeting held on January 28, 2021 be approved.

ROLL CALL Yes: C. Cohen, R. Hecht, Mayor Horwitz, A. Isaacson, O. Jacobs, E. Tannenbaum
No: None.
Abstain: None.
Not Voting: None.
MOTION – MINUTES APPROVED

COUNCIL REPORT

None.

CITIZEN'S REMARKS

None.

AGENDA ITEMS

P&Z 2021-3 Jamie Supanich, Industrial Commercial Properties, property owner, is requesting preliminary and final site plan approval for lot split of PPN 742-22-015, the parcel for sale of the northern half of property located at 23550 Commerce Park Road.

Mr. Jamie Supanich, Industrial Commercial Properties, stated they are acquiring the northern part of the Beachwood Service Building and hope to close in the next month or so.

Mr. Griswold stated the closing is scheduled for April 15, 2021.

Mr. Smerigan reviewed his staff report. He stated the variances are a result of the fact the lot line runs through both the building and parking lot so both will have zero (0) setbacks as a result of this split. It is not a serious change in circumstance but is a variance that needs to be approved in order to finalize the lot split.

Mr. Cohen asked the applicant what is the future intended use following the lot split of the property.

Mr. Supanich replied they plan to lease the property to either office or industrial or some type of combination.

Moved by R. Hecht, seconded by A. Isaacson, that P&Z 2021-3 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 Sections 1129.03(b)(3) and 1129.03(b)(5) with regard to minimum rear yard setbacks for buildings and parking; 2) Granting a variance of 40 feet to Section 1129.03(b)(3) to permit a rear yard building setback of 0 feet in lieu of the required 40 feet; 3) Granting a variance of 3 feet to Section 1129.03(b)(5) to permit a rear yard parking setback of 0 feet in lieu of the required 3 feet.

ROLL CALL	Yes:	C. Cohen, R. Hecht, Mayor Horwitz, A. Isaacson, O. Jacobs, E. Tannenbaum
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED – RECOMMENDED TO COUNCIL (Meeting April 5, 2021)

P&Z 2018-30(A) John W. Monroe, Mansour Gavin LPA, on behalf of Penske Automotive Group, Inc., property owner, is requesting an eighteen (18) month extension of time to obtain the building permit for the proposed improvements at 25855 Chagrin Blvd., Porsche of Beachwood.

Mr. John Monroe, Mansour Gavin LPA, stated the project was delayed due to the following factors: 1) COVID-19 has delayed a lot of construction projects, and 2) Penske continues to work with the manufacturer to meet their specifications for this particular location.

Moved by C. Cohen, seconded by E. Tannenbaum, that P&Z 2018-30(A) be approved.

ROLL CALL	Yes:	C. Cohen, R. Hecht, Mayor Horwitz, A. Isaacson, O. Jacobs, E. Tannenbaum
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2020-21 Leonard Ehrenreich, property owner, is requesting preliminary and final site plan approval for rear addition at 23953 Wendover Drive.

Chairman Jacobs stated the property owner requested to be removed from the agenda.

P&Z 2021-5 Susan Frankel, property owner, is requesting preliminary and final site plan approval to install an emergency generator in the front yard at 25300 Cedar Road.

Moved by R. Hecht, seconded by C. Cohen, that P&Z 2021-5 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 1302.03(a) with regard to the location of emergency generators; 2) Granting a variance to Section 1302.03(a) to permit an emergency generator to be located in the front yard subject to compliance with the other provisions of Section 1302.03.

ROLL CALL	Yes:	C. Cohen, R. Hecht, Mayor Horwitz, A. Isaacson, O. Jacobs, E. Tannenbaum
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2020-24 Greg Ernst, AoDK Inc., on behalf of Dan Deagan, property owner, is requesting revised preliminary site plan approval for a new truck park bar to be located at 24619 Chagrin Boulevard.

Mr. Greg Ernst and Mr. Dan Deagan were present at the meeting. Mr. Ernst explained the changes of the layout of the building which includes moving the drive from the north side of the property for the food trucks to the west side of building along Fire Station Drive.

Discussion ensued.

Moved by C. Cohen, seconded by A. Isaacson, that P&Z 2020-24 be approved with the following stipulations: 1) Access and parking agreements suitable to the Law Department be submitted with the final site development plan; 2) Fencing design details along Chagrin Boulevard be provided with the final site development plan; 3) Proposed signage be included with the final site development plan; 4) Proposed site lighting details be provided with the final site development plan; 5) Dumpster enclosure details be provided as part of the final site development plan; 6) Requirements of the City Engineer.

ROLL CALL	Yes:	C. Cohen, R. Hecht, Mayor Horwitz, A. Isaacson, O. Jacobs, E. Tannenbaum
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2021-4 An Ordinance amending BCO Chapter 1116, Section 1116.08, titled "Landscaping and Open Space" of the City of Beachwood, Ohio Planning and Zoning Code (referred from Council March 1, 2021).

Mr. George Smerigan, City Planner, explained The Village Association would like to allow decks to be in the limited common area, same as driveways, gardens, and patios. The Code amendment would add the word "decks" to the list of items that can be in the common area.

Mr. Ciuni commented Engineering highly recommends this item as getting rid of the lot split and consolidation plats for decks located in The Village is a good thing.

Moved by R. Hecht, seconded by E. Tannenbaum, that P&Z 2021-4 be approved.

ROLL CALL	Yes:	C. Cohen, R. Hecht, Mayor Horwitz, A. Isaacson, O. Jacobs, E. Tannenbaum
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED – REFERRED BACK TO COUNCIL (Meeting April 5, 2021)

Chairman Jacobs thanked Diane Calta, Law Director, for her services on Planning and Zoning Commission and wished her well on her next endeavor.

ADJOURNMENT

Moved by C. Cohen, seconded by A. Isaacson, to adjourn the Regular Planning and Zoning Commission Meeting at 7:22 P.M. to the next scheduled Planning and Zoning Meeting.

ROLL CALL	Yes:	C. Cohen, R. Hecht, Mayor Horwitz, A. Isaacson, O. Jacobs, E. Tannenbaum
	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.