

**BEACHWOOD PLANNING & ZONING COMMISSION MINUTES OF THE REGULAR MEETING HELD ON THURSDAY, MAY 27, 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, B. Zabell  
Absent: None  
Also Present: J. Ciuni, W. Griswold, S. Hastings, G. Smerigan,

Chairman Jacobs welcomed Stewart Hastings, the new Law Director, to his first Planning and Zoning Commission Meeting.

**APPROVAL OF THE MINUTES**

Moved by R. Hecht, seconded by E. Tannenbaum, that the minutes of the Regular Planning and Zoning Commission Meeting held on March 25, 2021 be approved.

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

**COUNCIL REPORT**

Alec Isaacson, Council Representative, informed the Commission of a Public Hearing to be held on June 7, 2021, to discuss BCO Section 1116 proposed changes to zoning which would permit decks to be built in the common areas of The Village.

**CITIZEN’S REMARKS**

Dr. Robert Hardis  
23834 Wendover Drive

Dr. Hardis spoke about issues related to the interpretation of the Ordinance related to fence installations and natural property grades.

Josh and Goldy Bookman  
23823 Timberlane Drive

Mr. and Mrs. Bookman explained the reasoning behind their request of both privacy and fence permit application.

**AGENDA ITEMS**

**P&Z 2021-10** John Richards, Richards Communications, on behalf of UH Ahuja Medical Center, is requesting preliminary and final site plan approval for post and panel ground signs for the new north employee parking lot located at 3999 Richmond Road.

Mr. John Richards reviewed the application for two (2) post and panel ground signs for the employee only parking lot.

Moved by R. Hecht, seconded by C. Cohen, that P&Z 2021-10 be approved.

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

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

Mr. and Mrs. Leonard Ehrenreich reviewed the revised, reduced addition plans to their house.

Mr. Smerigan reviewed his staff report.

Discussion ensued.

Moved by C. Cohen, seconded by B. Zabell, that P&Z 2020-21 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 1113.05 with regard to the minimum required side yard setback and 1113.03 with regard to the minimum required rear yard setback; 2) Granting a variance of 2 feet to Section 1113.05 to permit the dwelling to be located 10 feet from the side lot line in lieu of the 12 feet required by Code; 3) Granting a variance of 10.33 feet to Section 1113.03 to permit the dwelling to be located 24.33 feet from the rear lot line in lieu of the required 34.67 feet; 4) Submission of site plan to the City Engineer for approval.

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

**P&Z 2021-7** Alan Szarek, MC Building Services LLC dba The Awning Company, is requesting preliminary and final site plan approval for a new patio awning at 25800 Central Parkway, Winking Lizard.

Moved by R. Hecht, seconded by E. Tannenbaum, that P&Z 2021-7 be approved with the following stipulation: 1) Fire Department review and approval.

ROLL CALL	Yes:	C. Cohen, R. Hecht, Mayor Horwitz, A. Isaacson, O. Jacobs, E. Tannenbaum, B. Zabell
	No:	None.

Abstain: None.  
Not Voting: None.  
MOTION APPROVED

Chairman Jacobs and Mr. Tannenbaum recused themselves from the meeting. Ms. Rochelle Hecht will act as Chair.

**P&Z 2021-8** Nick Dilisio, Bialosky Cleveland, is requesting preliminary and final site plan approval for two (2) entry canopies to north side of building located at 26500 Shaker Blvd., Mandel Jewish Day School.

Mr. Nick Dilisio reviewed the proposed project of adding permanent entry canopies to the building.

Mr. Smerigan reviewed his staff report.

Moved by C. Cohen, seconded by A. Isaacson, that P&Z 2021-8 be approved.

ROLL CALL Yes: C. Cohen, R. Hecht, Mayor Horwitz, A. Isaacson, B. Zabell  
No: None.  
Abstain: None.  
Not Voting: None.  
MOTION APPROVED

Chairman Jacobs and Mr. Tannenbaum rejoined the meeting.

**P&Z 2021-9** Andrew Ardito, MCG Architecture, is requesting preliminary and final site plan approval for an expansion of the existing loading dock at 24055 Chagrin Blvd., Ross Dress for Less.

Mr. Andrew Ardito reviewed the expansion of the receiving loading dock for the future Ross Dress for Less. The tenant is moving into the existing vacant space of Marshall's.

Moved by B. Zabell, seconded by R. Hecht, that P&Z 2021-9 be approved with the following stipulation:  
1) Comments and approval from the Fire Department.

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

Discussion regarding homeowner's request for fence installation in the rear yard of the property located at 23823 Timberlane Drive.

Mr. Smerigan, City Planner, reviewed his report in which he was asked by Mr. Griswold, Building and Community Development Director, to provide a code interpretation with regard to how we measure the height of fences. The aforementioned address is the property which initiated this request.

Discussion ensued amongst the Commission members.

Chairman Jacobs suggested both Mr. Griswold and Mr. Smerigan to research this issue and come back with some options that may address the issues.

Mr. Griswold responded he is going to attempt to work with applicant and take the considerations of the Commission members in hopes of coming up with a solution that will be good for both neighbors.

**ADJOURNMENT**

Moved by E. Tannenbaum, seconded by R. Hecht, to adjourn the Regular Planning and Zoning Commission Meeting at 7:51 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, 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.**