

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, June 27, 2024, 6:30 PM
at Beachwood City Hall, Council Chambers
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 6:30 PM by Chairman Bryan Zabell.

Roll Call: Present: Mayor Berns, A. Blue Donald, I. Dhillon, R. Hecht, J. Shoykhet,
E. Synenberg, B. Zabell
Absent: None.
Also Present: J. Ciuni, M. Kurz, B. Roenigk, G. Smerigan

Approval of the Minutes

Moved by J. Shoykhet, seconded by A. Blue Donald, that the minutes of the Planning and Zoning Commission Meeting held on May 30, 2024, be approved.

Roll Call Yes: Mayor Berns, A. Blue Donald, J. Shoykhet,
B. Zabell
No: None.
Abstain: I. Dhillon, R. Hecht, E. Synenberg
Not Voting: None.
MOTION – MINUTES APPROVED

Council Report

None.

Citizen's Remarks

None.

Agenda Items

P&Z 2024-17 Leon Sampat, LS Architects, Inc., is requesting preliminary and final site plan approval for a new play area for Russian School to be located at 23533 Mercantile Road, Salon Place.

Mr. Ahmed Aly, LS Architects, Inc., reviewed the proposed play area which requires removal of parking spaces.

Mr. Roenigk stated the Police and Fire Departments had no comments. He noted the seven (7) foot distance between the proposed bollards does not conform to any ADA codes or highway traffic safety administration. The Commission may want to add a stipulation for moving the bollards closer together. The ADA compliance standard is a minimum of three (3) feet and maximum of five (5) feet.

Mr. Ciuni had no comments.

Mr. Smerigan reviewed his staff report and recommends the Commission grant preliminary and final site plan approval subject to the adjustment of the bollards.

Moved by R. Hecht, seconded by J. Shoykhet, that P&Z 2024-17 be approved subject to the review of the spacing width of the bollards to be between five (5) feet.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, I. Dhillon, R. Hecht, J. Shoykhet, E. Synenberg, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2024-19 Jen Mendelson, on behalf of The Temple Tifereth Israel, is requesting preliminary and final site plan approval for three (3) temporary sheds at 26000 Shaker Blvd.

Ms. Jen Mendelson, Operations Director of the Temple Tifereth Israel, and Ms. Erica Wilkov, Director of Gannon Gil Preschool, was present at the meeting. Ms. Mendelson stated The Temple Tifereth Israel is merging with Fairmount Temple to become the new Congregation Mishkan Or. They are moving items from Fairmount Temple property which require the need for permanent storage sheds.

Mr. Roenigk stated the Police and Fire Departments had no comments. He questioned the plans for the existing shed.

Ms. Mendelson replied she is unsure of the plans. They may keep the shed and move it elsewhere on the property or dismantle and remove it.

Mr. Ciuni stated he recommends approval.

Mr. Smerigan reviewed his staff report and recommends the Commission grant preliminary and final site plan approval with his listed criteria.

Discussion ensued about the existing fourth shed.

Moved by R. Hecht, seconded by I. Dhillon, that P&Z 2024-19 be approved subject to the following stipulations: 1) The storage sheds be located a minimum of fifteen (15) feet from the main building; 2) The final siting be approved by the Building Commissioner and City Engineer; 3) The fourth existing shed location will also be approved by staff.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, I. Dhillon, R. Hecht, J. Shoykhet, E. Synenberg, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2024-21 Phillip Soroky, on behalf of Baywood Estates Condominium, is requesting preliminary and final site plan approval for the installation of a vinyl privacy fence at 3292 Richmond Road.

Mr. Philip Soroky, Treasurer for Baywood Estates, stated he is requesting approval for a nonconforming fence.

Mr. Roenigk stated the Police and Fire Departments had no comments. The Building Department has no issues with the fence style.

Mr. Ciuni stated he had no engineering comments.

Mr. Smerigan reviewed his staff report and recommends the Commission grant the variance for the style of fencing.

Moved by R. Hecht, seconded by E. Synenberg, that P&Z 2024-21 be approved subject to 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 1146.02(d)(9) with regard to the style of fencing; 2) Granting a variance to Section 1146.02(d)(9) to permit the installation of a solid vinyl fence six (6) feet in height to enclose the outdoor patios.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, I. Dhillon, R. Hecht, J. Shoykhet, E. Synenberg, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2024-22 Jared Blevins, Archetype Restoration, LTD, is requesting preliminary and final site plan approval for the installation of a chain-link fence with windscreen at 27040 Cedar Road, The Vantage Apartments.

Mr. Jared Blevins provided a brief overview of the fence installation they have been contracted to complete.

Mr. Roenigk provided background information on the request for the fence. He stated this is a need that has to be taken care of immediately and hopes this resolves any issues going forward with garbage and keeping debris off the neighboring property. Both Police and Fire Departments have no comments. The Building Department is in favor of the fence to reduce the number of complaints.

Mr. Ciuni stated he had no comments on the fence.

Mr. Smerigan reviewed his staff report and recommends the Commission grant preliminary and final site plan approval.

Mr. Ciuni requested a boundary survey be submitted to make sure the fence is on their property.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2024-22 be approved subject to the receipt of a boundary survey for the City Engineer.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, I. Dhillon, R. Hecht, J. Shoykhet, E. Synenberg, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

Mr. Smerigan, City Planner, requested the Commission discuss the authorization of retail cannabis dispensaries within the City of Beachwood as the State has given cities the option to opt out and prohibit them or adopt additional regulations beyond the State regulations. He stated the City of Beachwood's moratorium is running out and Council plans to adopt a six (6) month extension which would give the Commission enough time to adopt a policy.

Discussion ensued.

Chairman Zabell recommended all do their independent research and deliberation and reconvene on the matter next month.

Adjournment

Moved by J. Shoykhet, seconded by A. Blue Donald, to adjourn the Planning and Zoning Commission Meeting at 7:08 P.M. to the next scheduled Planning and Zoning Commission Meeting.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, I. Dhillon, R. Hecht, J. Shoykhet, E. Synenberg, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

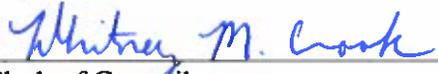
Approved:



 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.