

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, July 25, 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

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 June 27, 2024, be approved.

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 – MINUTES APPROVED

Council Report

Mr. Synenberg, Council Representative, stated City Council extended the Moratorium for Adult Use Cannabis for six (6) months.

Citizen's Remarks

None.

Agenda Items

P&Z 2024-24 Neil Bennett, Director of Operations, Beachwood City Schools, is requesting preliminary and final site plan approval to reconstruct a pavilion at 24601 Fairmount Blvd., Beachwood Board of Education.

Mr. Neil Bennett stated they deconstructed a pavilion at Bryden Elementary School because of the construction. They want to repurpose the 12 ft x 16 ft pavilion to be located between the two (2) fields at the Beachwood Board of Education.

Mr. Roenigk reviewed the City Planner's staff report in his absence. It is recommended the Commission grant both preliminary and final site development plan approval subject to the final location of the pavilion being approved in the field by the Building Commissioner. He stated the Police and Fire Departments had no comments and the Building Department has no issues.

Mr. Ciuni had no engineering comments or objections.

Councilman Synenberg questioned the purpose of the pavilion.

Mr. Bennett commented that the pavilion will have picnic tables and seating for the public to enjoy.

Moved by R. Hecht, seconded by I. Dhillon, that P&Z 2024-24 be approved subject to the final location of the pavilion being approved by the Building Commissioner.

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 2024-26 Joseph Calderwood, The CM Consulting Group, LLC, on behalf of Avery and Aliza Joel, property owners, is requesting preliminary and final site plan approval for a rear deck addition at 24241 Wendover Drive.

Mr. Joseph Calderwood stated the current deck is in poor shape and will be removed and replaced with an expanded deck to accommodate their sukkah. Due to the shallowness of the property, they have no option but to request approval for a variance.

Mr. Roenigk reviewed the City Planner’s staff report in his absence which states the Commission has final authority to either grant or deny this variance request. Should the Commission decide to grant the variance, it should be subject to the listed findings and stipulations in the staff report.

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

Mr. Ciuni stated he has no issues or comments on the item and recommends approval.

Moved by R. Hecht, seconded by J. Shoykhet, that P&Z 2024-26 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 1113.03 with regard to the required rear yard setback a deck; 2) Granting a variance of four (4) feet to Section 1113.03 to permit the installation of an unenclosed deck to be located 19 feet from the rear lot line in lieu of the required 23 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

Chairman Zabell requested Mr. Roenigk, in Mr. Smerigan’s absence, provide an overview of his staff report for the last item on the agenda, discussion on recreational cannabis dispensaries.

Mr. Roenigk reviewed the City Planner’s staff report.

Chairman Zabell stated the Commission will share their comments on the subject, starting with himself.

Discussion ensued.

Commission members concluded they do not see any economic benefits with this use, and all are not in favor.

Mayor Berns concurs with the Commission.

Councilman Synenberg stated keeping the Moratorium is their best course of action.

Discussion ensued.

Chairman Zabell stated the consensus among the Planning and Zoning Commission is they would like to prohibit dispensaries in the City of Beachwood. A recommendation to City Council will be made after the Commission reviews a draft memo and language completed by Mr. Smerigan, City Planner.

Adjournment

Moved by A. Blue Donald, seconded by E. Synenberg, to adjourn the Planning and Zoning Commission Meeting at 7:02 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.