THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, JULY 26, 2012.

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

A motion was made by M. Wachter and seconded by B. Zabell to approve the minutes of the May 31, 2012 regular meeting.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, M. Wachter, B. Zabell
	NAYS:	None
	ABSTAIN:	
	MOTION APPROVED – MINUTES APPROVED	

A motion was made by B. Mann and seconded by J. Greenberg to approve the minutes of the June 28, 2012 regular meeting.

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

Council Report

Mark Wachter, Council Representative reported that P&Z 2012-05, Four Seasons IV located on George Zeiger Drive was referred from the Planning and Zoning Commission back to Council for final approval for the total number of units in the building.

P&Z 2012-31 ORDINANCE 2012-104 – AMENDING ZONING PERMIT FEES FOUND IN CHAPTER 11.05.04 OF THE BEACHWOOD CODIFIED ORDINANCES.

Mr. Griswold stated that these changes were referred from Council to the Planning and Zoning Commission. Some of these fees were moved from the Building Code to the Zoning Code, which is required by the State of Ohio. Other fees were added to the schedule that previously were not included in the fee schedule.

Mr. Kreczko stated that engineering had no comment.

Mr. Smerigan stated this ordinance referred from City Council is for modification of the existing fee schedule for zoning and building permits. The recommendation for fees was prepared by the Building Department which is responsible for administering and enforcing the Building and Z oning Codes. It is recommended that the Planning and Zoning Commission recommend approval of the revised fee schedule to City Council.

A motion was made by B. Mann and seconded by M. Wachter to approve and recommend to Council Ordinance 2012-104, amending zoning permit fees found in Chapter 1105.04 of the Beachwood Codified Ordinances.

ROLL CALL: AYES: C. Cohen, M. Gorden, J. Greenberg, R. Hecht
B. Mann, M. Wachter, B. Zabell
NAYS: None
MOTION APPROVED – ORDINANCE ADOPTED
Recommend to Council

P&Z 2012-32 UNIVERSITY HOSPITALS/AHUJA MEDICAL CENTER, LOCATED AT 3999 RICHMOND ROAD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR THE DISCOVER THE DIFFERENCE FLAG CAMPAIGN TO INSTALL A TOTAL OF 23 FLAGS AND SIX SEPARATE FLAGS WHICH WILL BE DISPLAYED IN SETS OF TWO.

Chairperson Hecht stated that the applicant requested to be placed on pending.

P&Z 2012-33 EQUITY BEACHWOOD PARTNERSHIP OWNER OF THE PROPERTY LOCATED AT 3355 RICHMOND ROAD, IS REQUESTING PRELIMINARY APPROVAL FOR PARKING AREAS ON THE WEST SIDE OF THE PROPERTY AND ADJACENT TO THE MAIN DRIVE AS WELL AS OTHER PARKING VARIANCES FOR CORPORATE PARK.

Mark Fremont from Fremont Associates 2910 Hampshire Road, Cleveland Hts., Ohio, representing Equity Beachwood Partnership was present to request a change in parking at 3355 Richmond Road in order to accommodate an expansion to Moxie’s Restaurant. There is some parking available to the west of Moxie’s Restaurant and some land banked parking to the north.

Mr. Griswold stated that the Fire Department noted that currently the restaurants located at 3355 and 3365 Richmond Road have their own fire alarm systems. Although it is early in the planning stages, the Fire Department would like the architect and owner to be cognizant of this during the design phase of the project.

Mr. Kreczko stated that grading, paving, drainage and storm water management plans will be needed for final approval submittal. Engineering recommends preliminary approval.

Mr. Smerigan stated that this request is for preliminary site plan approval to convert 5,231 square feet of office space to a new restaurant. The proposed restaurant would have a total seating capacity of 165 persons. Restaurants are a permitted use in the U-4A Integrated Business District. As part of the application package, the applicant has submitted a new parking plan for the subject site. The existing site plan for Corporate Park indicates a total of 512 paved parking spaces and 51 land banked spaces for a total of 563 parking spaces. In addition, the site has received parking variances totaling 90 spaces. The proposed site plan uses striping and layout changes to create a plan with 527 parking spaces and 68 land banked spaces for a total parking count of 595 spaces. Approval of the preliminary site plan for the proposed restaurant would require variances to increase the outright parking variance by 44 spaces from 90 spaces to 134 spaces, and to increase the amount of land banked parking by 17 spaces from 51 spaces to 68 spaces.

Mr. Smerigan continued that in order to more effectively serve both the new restaurant and the existing restaurants on the site, it is recommended that the applicant install a portion of the proposed land banked parking. Specifically, it is recommended that the Commission require the installation of the 14 proposed land banked spaces located in the front setback west of the northerly building and the 23 parking spaces located along the main access drive to the south of the northerly building. These spaces are critically located to best serve all of the restaurant uses. This would reduce the total number of land banked spaces to 31. Should the Commission determine to grant approval, the following stipulations are recommended: 1) pursuant to Section 1159.04, it is determined that a practical difficulty exists or will result from the literal enforcement of the Zoning Code with regard to the provision of off-street parking; 2) granting of a variance to Section 1121.04(b) to permit the total amount of off-street parking on the subject site to be 595 spaces (564 improved spaces and 31 land banked spaces) in lieu of the Code required 729 parking spaces; 3) approval is for the construction of a restaurant with a maximum seating capacity of one hundred sixty-five (165) persons; and 4) parking improvements shall be installed with the construction of the new restaurant facility and occupancy of the restaurant shall not be permitted without the completion and availability of the additional parking facilities.

Mrs. Cannon explained that land banking parking spaces are not an actual reduction in the number of required spaces. It is stating that parking spaces can be land banked when not actually required, but would be available when the businesses require the additional parking spaces.

Mr. Greenberg asked about valet parking being available.

Mr. Smerigan stated that valet parking is available in the evening for both Moxie and Red's restaurants. Typically, people will not park in the rear, but if valet service is available they will make use of the service. The parking has worked effectively during the lunch hours. Valet parking has been stipulated to be available.

Mr. Wachter stated that the Commission could direct where the valet parking should be. The applicant agreed to put in the recommended parking.

Mr. Smerigan stated that up to this point, parking has not been an issue. There is an existing stipulation that states that if parking becomes an issue the City has the authority to enforce the stipulation.

Mr. Griswold stated that Ms. Reinberg has installed new dumpsters and cleaned up the front of the property where there was an old fountain. With this new proposal parking will be installed in the area where the fountain had been.

A motion was made by B. Mann and seconded by C. Cohen to approve and recommend to Council the request of Equity Beachwood Partnership, owner of the property located at 3355 Richmond Road for preliminary approval for parking areas on the west side of the property and adjacent to the main drive as well as other parking variances for Corporate Park with the following stipulations: 1) pursuant to Section 1159.04, it is determined that a practical difficulty exists or will result from the literal enforcement of the Zoning Code with regard to the provision of off-street parking; 2) granting of a variance to Section 1121.04(b) to permit the total amount of off-street parking on the subject site to be 595 spaces (564 improved spaces and 31 land banked spaces) in lieu of the Code required 729 parking spaces; 3) approval is for the construction of a restaurant with a maximum seating capacity of one hundred sixty-five (165) persons; and 4) parking improvements shall be installed with the construction of the new restaurant facility and occupancy of the restaurant shall not be permitted without the completion and availability of the additional parking facilities; 5) the previous stipulation to provide valet parking in the evening and/or at lunch time if necessary shall continue in effect; and 6) compliance with the comments of the City Engineer.

ROLL CALL: AYES: C. Cohen, M. Gorden, J. Greenberg, R. Hecht B. Mann, M. Wachter, B. Zabell
NAYS: None
MOTION APPROVED – PRELIMINARY APPROVAL RECOMMEND TO COUNCIL -- August 20, 2012

P&Z 2012-22 MANN ARCHITECTS, REPRESENTING ALOFT HOTEL, IS REQUESTING FINAL SITE PLAN APPROVAL FOR A FOUR-STORY ALOFT HOTEL TO BE LOCATED AT THE CORNER OF EATON BLVD. AND RICHMOND ROAD.

The applicant, Mann Architects, representing Aloft Hotel, requested to be placed on pending.

P&Z 2012-16 WIGGINS PLACE, PART OF MENORAH PARK CENTER FOR SENIOR LIVING, LOCATED AT 27070 CEDAR, IS REQUESTING FINAL APPROVAL FOR A 36-UNIT ADDITION, CATERED LIVING RESIDENCE AND A HEIGHT VARIANCE. (Preliminary approval granted 4/26/12)

Mr. Martin Sebring from Perkins Eastman Architects, representing Wiggins Place, part of Menorah Park Center for Senior Living, stated that he was requesting final approval for a 36-unit addition located at 27070 Cedar Road.

Mr. Griswold stated that the Fire Department has had meetings with the architects and owners and all life safety concerns have been addressed. The Fire Department will continue to work closely with the applicant to ensure all life safety codes and requirements are followed. The Fire Department does have some concern regarding the staging of the project with regards to storage of materials, access for life safety vehicles, etc. The applicant stated that they are aware of this situation and will address these issues so as not to hinder the egress of the property.

Mr. Kreczko stated that the applicant has addressed all of the engineering issues and he would recommend approval.

Mr. Smerigan stated that this request is for final site plan approval for an addition of approximately 16,627 square feet and three (3) stories high to the existing assisted living facility. The addition will contain 36 residential units along with a lobby, dining area, activity rooms, and staff offices. The addition will also contain a lower level garage which will provide additional covered parking on the site.

Five (5) of the existing 114 units are being removed in order to accommodate the addition. Therefore the net increase is 31 units for a new total of 145 residential units. The addition will be on the north side of the existing building in the area currently occupied by a parking lot. As a result there is very little change in the amount of impervious area on the site. The plan provides for the addition of 12 parking spaces, bringing the total to 120 spaces, which is 23 more spaces than required by the Zoning Code.

Mr. Smerigan continued that the proposed final development plan complies with the requirements for building ground coverage, minimum landscape area, and building height. The plan also complies with the previously granted setback variances for the subject site.

The applicant has provided a landscape plan which is consistent with the existing landscape treatment on the subject site. The applicant has also provided a site lighting plan that includes 6 new light poles, 20 feet in height on 30-inch bases with cut-off lighting fixtures. The photometric plan indicates that the site lighting will comply with City standards with regard to light spillage. Final site plan approval is recommended.

A motion was made by J. Greenberg and seconded by C. Cohen to approve the request of Wiggins Place, part of Menorah Park Center for Senior Living, located at 27070 Cedar Rd. for final site plan approval for a 36-unit addition, Catered Living Residence.

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

A motion was made by B. Mann and seconded by M. Wachter to remove P&Z 2012-11, Mark Fremont Architects, representing Equity Planning, 3365 Richmond Road, from the pending agenda.

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

P&Z 2012-34 KA ARCHITECTS, REPRESENTING EATON WORLD HEADQUARTERS LOCATED AT 1000 EATON BOULEVARD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A PERMANENT FENCE ALONG A PORTION OF THE PROPERTY LINE.

Ms. Sue Bercik, from KA Architects Inc., representing Eaton World Headquarters located at 1000 Eaton, was requesting preliminary and final approval for a permanent fence along a portion of the property line.

Mr. Griswold stated that the Building Department, Police Department and Fire Department will meet to discuss the actual location.

Mr. Smerigan stated that this request is for a revision to the final site plan for the Eaton World Headquarters facility. The applicant is requesting modification of the approved final site development to include installation of a black vinyl-coated chain-link fence, 8 feet in height along the northern property line and a portion of the westerly property line. The request is for a total of

1,540 feet of fence. The proposed fence complies with the provisions of Section 1146.02(c) regarding fences in non-residential districts. It is recommended that the Planning and Zoning Commission grant revised site plan approval for the incorporation of security fencing.

A motion was made by B. Zabell and seconded by B. Mann to approve KA Architects, representing Eaton World Headquarters located at 1000 Eaton Blvd., request for preliminary and final site plan approval for a permanent fence along a portion of the property line.

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

Adjournment

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Rochelle Hecht, Chairperson

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Sue Ley, Secretary

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Karen Navolanic, Clerk of Council