THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON TUESDAY, August 30, 2012.

ROLL CALL:	PRESENT:	C. Cohen, M. Gorden, R. Hecht, B. Mann M. Wachter
	ABSENT:	B. Zabell
	ALSO PRESENT:	M.A. Cannon, Wm. Griswold, T. Kreczko G. Smerigan

A motion was made by B. Mann and seconded by M. Wachter to approve the minutes of the regular meeting of July 26, 2012.

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

A motion was made by M. Wachter and seconded by B. Mann to approve the minutes of the special meeting of August 7, 2012.

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

<u>COUNCIL REPORT</u>

Mr. Wachter stated that there were three items presented to Council. First, P&Z 2012-31, Ordinance 2012-104, which amended zoning fees in Chapter 1105.04 of the Beachwood Codified Ordinances, 2) P&Z 2012-33, Equity Beachwood Partnership, owner of the property located at 3355 Richmond Road, requested parking variances; and 3) a public hearing was held on the rezoning of the property on Richmond Road purchased by the Beachwood Board of Education. Council reviewed and approved all of these items.

Chairperson Hecht welcomed the following Council members: Council President Saul Eisen, Mel Jacobs, and Martin Horwitz.

P&Z 2012-35 HERSCHMAN ARCHITECTS, INC., REPRESENTING THE AQUATIC CENTER, LOCATED AT 27300 CEDAR ROAD, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A LOCKER ROOM EXPANSION.

Mr. Jerry Herschman of Herschman Architects, Inc., representing the Peter Lewis Aquatic Center, was present to request preliminary and final site plan approval for a locker room expansion. The expansion of the men’s and women’s locker room facilities will be approximately 2,154 square feet on the south side of the existing Lewis Aquatic building. The expansion area is a little used paved patio. The expansion will also include a new storm vestibule entrance, replaced the existing entry.

Mr. Griswold stated that the Fire Department indicated that all of the buildings life safety systems shall continue. The Building Department and Police Department have no comments.

Mr. Kreczko stated that Engineering had no comments.

Mr. Smerigan stated that this request is for preliminary and final site plan approval to construct a 1,965 square feet addition to the existing aquatic center building. The proposed addition would permit expansion of the existing men's and women's locker rooms. The addition is proposed to be located as a fill-in of the notch on the south side of the existing building. Because of the location, no existing building setback variances are required. The applicant notes that there is adequate parking to accommodate the addition and no parking variance is required. The Planning and Zoning Commission and City Council previously authorized building ground coverage variances for the subject site of 4,009 square feet, which brought the total permitted building ground coverage to 25.34%. This request would increase that variance by an additional 1,965 square feet to a total variance of 5,974 square feet or approximately 25.52% of the 26.53 acre campus.

Mr. Smerigan stated that since a variance is required, the Commission will need to make a recommendation to City Council. Should the Commission determine to recommend approval of the variance and site development plan, the following stipulations are suggested: 1) pursuant to Section 1159.04 it is determined that a practical difficulty exists or will result on the subject site from the literal enforcement of Zoning Code Section 1124.04(a) with regard to maximum building ground coverage; and 2) an additional variance of 1,965 square feet is granted to Section 1124.04(a) to authorize a total variance of 5,974 square feet and to permit the total building ground coverage to be 25.52% in lieu of the 25% required by the Code.

A motion was made by B. Mann and seconded by C. Cohen to approve and recommend to City Council Herschman Architects, Inc. representing the Lewis Aquatic Center located at 27300 Cedar Road, the request for preliminary and final site plan approval for a locker room expansion of 1,965 square feet with the following stipulations: 1) pursuant to Section 1159.04 it is determined that a practical difficulty exists or will result on the subject site from the literal enforcement of Zoning Code Section 1124.04(a) with regard to maximum building ground coverage; and 2) an additional variance of 1,965 square feet is granted to Section 1124.04(a) to authorize a total variance of 5,974 square feet and to permit the total building ground coverage to be 25.52% in lieu of the Code require 25%.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, B. Mann M. Wachter
	NAYS:	None
	MOTION APPROVED – RECOMMENDATION TO COUNCIL – meeting 9/10/2012	

P&Z 2012-36 MR. & MRS. MILTON SCHACHTER, OWNERS OF THE PROPERTY LOCATED AT 23313 TIMBERLANE ROAD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO CONSTRUCT A DECK IN THE REAR YARD, REQUESTING A VARIANCE TO THE BACKYARD SETBACK.

Mr. Griswold, Building Commissioner received notice from Mr. & Mrs. Milton Schachter to remove this application from the agenda.

P&Z 2012-37 CARL FREY OF THE RICHARD E. JACOBS GROUP, REPRESENTING COGDELL CLEVELAND REHAB, LP, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR SIGNAGE AT THE UNIVERSITY HOSPITALS REHABILITATION HOSPITAL LOCATED AT 23333 HARVARD ROAD.

Mr. David Miller from Cogdell Cleveland Rehab, LP was present to request preliminary and final approval for signage at the Cleveland Rehab LP located 23333 Harvard Road. The Fire Department had requested signs for

Fire Lanes. There will be seven “no parking fire lane” signs located as follows: 2 will be installed by the patient drop off area; one for each direction of the east/west drives; one at the short fire lane and two at the long fire lane.

Mr. Griswold stated that the applicant has met with the Fire Department and marked the no parking fire lane signs. The actual location of the monument sign should be staked out and approved by both the Police Department and the Building Department.

Mr. Kreczko stated there were no engineering issues.

Mr. Smerigan stated that this request is for signage for the rehabilitation facility currently under construction on Harvard Road. The applicants have submitted a full sign package as required in the U-10 Planned Mixed-Use Development District. The sign package has been approved by the Richard E. Jacobs Group as the developer of the Chagrin Highlands PUD. As the Commission is aware, all signs in the U-10 District are subject to the criteria and standards established by the Commission for the District. The package includes a wall sign to be placed on the south façade of the building facing Harvard Road. The wall sign is 143.75 square feet in area and consists of individually mounted channel letters and the University Hospitals logo. The letters are internally illuminated and use the standard University Hospitals colors. There is also a free-standing monument sign. The monument sign is double-sided with a total of 48 square feet of sign face per side. The sign is mounted on a stone base with a concrete cap, which has been established as the standard for the Chagrin Highlands PUD. The proposed monument sign location on the east side of the main entry drive needs final location approval by the Police Department and the Building Department.

Chairperson Hecht stated that when this project was started it was the understanding that this facility was not a University Hospital facility but was a place that could be recommended for patients from University Hospital for rehabilitation. Ms. Hecht asked Mr. Miller if University Hospital was the tenant of the new building or is this a UH facility?

Mr. Miller stated that University Hospitals is a tenant in the building; not the owner nor the builder of the building. University Hospitals is leasing the space as part of a rehabilitation hospital.

Mr. Mann asked where the general location of the monument sign may be located.

Mr. Miller stated that the sign location will be determined in the field.

Mr. Wachter stated that the final location of the monument sign will be administratively approved, including the Police Department and the Building Department.

A motion was made by C. Cohen and seconded by B. Mann to approve The Richard E. Jacobs Group and Cogdell Cleveland Rehab, LP, represented by Mr. David Miller’s request for preliminary and final approval for signage at the University Hospitals Rehabilitation Hospital located at 23333 Harvard Road with the stipulation that the final location of the monument sign will be administratively approved by the Police and Building Departments.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, B. Mann M. Wachter
	NAYS:	None
	MOTION APPROVED – SIGNAGE APPROVED	

P&Z 2012-38 MR. RONNIE KERTESZ, OWNER OF THE PROPERTY LOCATED AT 3220 SULGRAVE IS REQUESTING A LOT SPLIT AND CONSOLIDATION FOR 24300 WOODSIDE ROAD AND 3220

SULGRAVE.

Mr. Ronnie Kertesz, owner of the property located at 3220 Sulgrave, was present to request a lot split and consolidation for two properties located at 24300 Woodside Road and 3220 Sulgrave. The property at 24300 Woodside Road will be expanded and will be approximately ¾ of an acre, while the property at 3220 Sulgrave will be reduced. Both lots will exceed all minimum size requirements.

Mr. Griswold stated that the Building Department, Police Department and Fire Department have no concerns.

Mr. Kreczko stated that the plat requirements have been met and he would recommend approval.

Mr. Smerigan stated that this request is for approval of a lot split and consolidation plat to subdivide and transfer approximately 14,000 square feet of rear lot area from the existing lot at 3220 Sulgrave Road (which is approximately one acre in area) to the existing lot at 24300 Woodside Road (which is currently approximately 18,000 square feet in area). The existing lot on Sulgrave is an exceptionally deep lot. The land to be transferred is rear land that sits behind both houses and is partially wooded.

Mr. Smerigan stated that if the plat is approved, the lot at 3220 Sulgrave Road would be 0.678 acres or 29,542 square feet in area with an average dept of about 268 feet and the lot at 24300 Woodside Road would be 0.734 acres or 32,184 square feet in area. Both of the new lots created would be irregular in shape. Both lots would continue to comply with the minimum dimensional requirements of the Zoning Code and the existing dwellings would still meet the required setbacks. Since this involves a plat approval, the Commission will need to make a recommendation to City Council.

A motion was made by B. Mann and seconded by C. Cohen to approve and recommend to Council the request for a lot split and consolidation for 24300 Woodside Road and 3220 Sulgrave, contingent upon Mr. Kertesz obtaining ownership of the property.

ROLL CALL: AYES: C. Cohen, M. Gorden, R. Hecht, B. Mann
M. Wachter
NAYS: None
MOTION APPROVED – RECOMMENDATION TO COUNCIL - September 10, 2012

P&Z 2012-39 mNEFF DESIGN GROUP, REPRESENTING NRP GROUP, IS REQUESTING A LOT CONSOLIDATION FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GREEN ROAD AND CHAGRIN BOULEVARD.

Mr. Matt Neff of mNeff Design Group, representing NRP Group was present to request a lot consolidation of the property located at the southeast corner of Green Road and Chagrin Boulevard for the purpose of a multi-family

Mr. Griswold stated that the Building, Police and Fire Departments have no comments.

Mr. Kreczko stated that engineering recommended approval. Several easement documents have been received and are being reviewed by the Law Department. There are easements that have to do with the sidewalks, storm sewers, inner agreements on the properties ingress and egress and others.

Mr. Smerigan stated that this request is for approval of a consolidation plat to merge the existing parcels on the southeast corner of the intersection of Chagrin Boulevard and Green Road into a single 8.0349 parcel for the purpose of constructing the apartment project which has received preliminary site plan approval. There are several easement modifications that are also associated with this consolidation plat. Since this involves a plat approval, the Commission will need to make a recommendation to City Council.

A motion was made by C. Cohen and seconded by B. Mann to approve and recommend to Council mNeff Design Group, representing NRP Group's request for a lot consolidation for property located at the southeast corner of Green Road and Chagrin Boulevard along with the approval of the associated easements and comments of the City Engineer and Law Department approval.

ROLL CALL: AYES: C. Cohen, M. Gorden, R. Hecht, B. Mann
M. Wachter
NAYS: None
MOTION APPROVED – RECOMMENDATION TO COUNCIL - September 10, 2012

P&Z 2012-40 NEW DAY ACADEMY BOARDING & DAY SCHOOL IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A CONDITIONAL USE PERMIT FOR A K-12 COLLEGE PREP COMMUNITY SCHOOL TO BE LOCATED AT 25400 FAIRMOUNT BLVD.

There was no representation for this application.

Mr. Smerigan stated that there were several attempts to reach the applicant to answer some general questions. The applicant never returned any of the telephone calls to either Mr. Smerigan or Mr. Griswold.

A motion was made by B. Mann and seconded by C. Cohen to place P&Z 2012-40 on pending.

ROLL CALL: AYES: C. Cohen, M. Gorden, R. Hecht, B. Mann
M. Wachter
NAYS:

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Adjournment

Rochelle Hecht, Chairperson

Sue Ley, Secretary

Karen Navolanic, Clerk of Council