

THE PLANNING AND ZONING COMMISSION SPECIAL MEETING WAS HELD AT BEACHWOOD CITY HALL ON TUESDAY, AUGUST 7, 2012.

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

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.

Mr. David Mann from Mann Architects, along with Scott Berkowitz, were present to request final site plan approval for the four-story Aloft Hotel. The location of the hotel is on the northwest corner of Eaton Boulevard and Richmond Road south of the Life Time Fitness Center. The building elevations meet the City's requirements. The Architectural Board of Review has reviewed and approved.

Mr. Griswold stated that the revised plan shows the width of the north drive isle as twenty-six (26) feet as the Fire Department requested. The two fire hydrants are approximately 300 feet apart which exceeds the required distance. The Richard E. Jacobs Group has reviewed and approved the plans. The Police Department had no comments.

Mr. Kreczko stated that the Engineering Department has reviewed the revised drawings and would recommend approval. Mr. Kreczko reminded the applicant that there are other agencies which need to be contacted for approval, and their approvals submitted to the City before construction can begin. Also, two copies of the Storm Water Management Report need to be submitted to the Building Department.

Mr. Smerigan stated that this request is for final site plan approval to locate an Aloft hotel on 3.94 acres of land located on the north side of Eaton Boulevard between the Life Time Fitness Facility access drive and Richmond Road. The revised drawings comply with the U-10 Zoning District with regards to building height and the parking setbacks. There are no variances required. The landscape plan, along with the site lighting plan has been reviewed, and now meets the Code requirements. Final approval is being recommended with three stipulations: 1) final placement of temporary and permanent ground signs shall be approved by the Police Department and Building Commissioner; 2) the temporary construction sign shall be removed prior to occupancy; and 3) a "No Exit" sign shall be posted at the entrance drive from Eaton Boulevard.

Mr. Wachter asked about the outline that shows an out lot on the site plan for a future restaurant.

The applicant stated that this was not part of the approval at this time.

A motion was made by C. Cohen and seconded by M. Wachter to grant to Mann Architects representing Aloft Hotel, final site plan approval for a four-story Aloft Hotel to be located at the corner of Eaton Boulevard and Richmond Road with the following stipulations: 1) final placement of temporary and permanent ground signs shall be approved by the Police Department and Building Commissioner; 2) the temporary construction sign shall be removed prior to occupancy; and 3) a “No Exit” sign shall be posted at the entrance drive from Eaton Boulevard.

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

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 10 FLAGS TO BE DISPLAYED IN THE PARKING LOT.

Jennifer Dixon, Manager of Campaign Communications for University Hospitals, along with Bill Reed who is the graphic designer, were present to request approval to install pole flags for the Discover the Difference Flag Campaign. This campaign is an effort to raise one billion dollars in support for the mission of University Hospitals which is to heal, to teach and to discover. To date nearly 67 thousand foundations, corporations, organizations and individual donors have committed over 900 million dollars. To honor our donors, a flag campaign was launched with more than fifty (50) flags being hung on the streets on the main campus of University Hospitals, which features the message that honors the difference that philanthropy makes in the lives of people in the community served.

The hospital understands and agrees with the approval from the Richard E. Jacobs Group with the following stipulations: 1) the flags will be displayed for a maximum period of six (6) months; 2) the mounting hardware shall be removed when the banners are removed after the campaign; and 3) the banners shall be limited to the ten (10) double flags in the main parking lot off Richmond Road. The seven (7) single flags along the driveways off Harvard Road and the six (6) double flags in the Risman parking lot are not included in the approval. University Hospitals agrees to these stipulations and with the approval of the Planning and Zoning Commission hopes to launch the flag campaign early this fall.

Mr. Griswold stated that as the applicant indicated, the Richard Jacobs Group reviewed the submittal and the hospital has agreed to the stipulations. The Building Department, Fire Department, and Police Department have no issues with this application.

Mr. Kreczko stated there were no engineering issues.

Mr. Smerigan stated that the Planning and Zoning Commission has the final authority to grant approval for signage in the U-10 District. The developer, The Richard E. Jacobs Group has submitted a letter with the recommendations for the Flag Campaign to University Hospitals/ Ahuja Medical Center administration and University Hospitals has agreed to the stipulations from the Richard E. Jacobs Group.

Mr. Wachter asked Mr. Smerigan if there was some type of opening for the applicant to reapply for any additional period of time.

Mr. Smerigan stated that The Richard E. Jacobs Group has stated that this is a one-time approval for a maximum period of six (6) months. The Planning and Zoning Commission's approval will follow the stipulations set forth by the developer. There is nothing prohibiting the applicant from making another request to the City, but the City would also have to have the developer's approval at that time.

Mr. Zabell asked if the approval was for the color and design as well as the approval to hang the flags?

Mr. Smerigan stated that in this instance because it is the U-10 District it is for both. In the U-10 District there is the ability to approve the signs with sizes and colors. The Commission previously has established sign criteria for the U-10 District.

Mr. Cohen asked if there was a standard or reason the design went from the bottom to the top?

Mr. Reed stated that was the design of the standards approved by the Hospital. It seems like it is easier to read.

Mayor Gorden asked Mr. Smerigan if this application had to go before the Architectural Board of Review?

Mr. Smerigan stated it did not have to go before the ABR. The Planning Commission has final approval.

Mayor Gorden asked what the length of time was for the flags to be displayed on the University Hospitals main campus. Are the flags displayed permanently? How long have the flags been displayed already?

Ms. Dixon stated that the flags would be displayed for the duration of the campaign, which would be for another year. The flags were hung around May of this year.

A motion was made by B. Mann and seconded by C. Cohen to approve the University Hospitals/Ahuja Medical Center, located at 3999 Richmond Road preliminary and final site plan approval for the Discover the Difference Flag Campaign to install a total of ten (10) flags on the main parking lot of the campus with the following stipulations from the development, The Richard E. Jacobs Group: 1) the flags will be displayed for a maximum period of six (6) months; 2) the mounting hardware shall be removed when the banners are removed after the campaign; and 3) the banners shall be limited to the ten (10) double flags in the main parking lot off Richmond Road. The seven (7) single flags along the driveways off Harvard Road and the six (6) double flags in the Rishman parking lot are not included in the approval.

ROLL CALL:

AYES: C. Cohen, M. Gorden, R. Hecht, B. Mann
M. Wachter, B. Zabell

NAYS: None

MOTION APPROVED

Mrs. Cannon, Law Director, stated that the Planning and Zoning Commission received a letter from Jonathan Greenberg regarding his resignation, effective immediately from the Commission, due to a conflict of interest. Mrs. Cannon said she would be joining the law firm of Walter & Haverfield, LLP as of September 1, 2012, of which Mr. Greenberg is also a partner, and there could be potential conflict of interest.

Mayor Gorden stated that as the Planning Commission is aware, there are certain criteria for appointing someone to the Commission, either by district, at large, by City Council or by the Mayor.

Adjournment

Rochelle Hecht, Chairperson

Sue Ley, Secretary

Karen Navolanic, Clerk of Council

Attachments/Letters of approval from The Richard E. Jacobs Group