

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, AUGUST 28, 2014.

ROLL CALL: PRESENT: C. Cohen, Mayor Gorden, R. Hecht
 O. Jacobs, B. Mann, M. Wachter, B. Zabell
 ABSENT: G. Smerigan
 ALSO PRESENT: J. Ciuni, Wm. Griswold, B. Reali

Chairman Mann welcomed Councilman Isaacson to the Planning and Zoning Commission meeting. Also, item seven is to be removed from this evening's agenda.

Mayor Gorden stated that item seven was to be referred to the September Planning and Zoning meeting not removed.

A motion was made by R. Hecht and seconded by O. Jacobs to approve the minutes of July 31, 2014, regular meeting.

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

COUNCIL REPORT

Mr. Wachter stated that there were no items to report on from City Council.

P&Z 2014 -15 MCSTEEN & ASSOCIATES REPRESENTING THE OWNER,
 CAROLE M. SCHONBERG, OF THE PROPERTY LOCATED AT
 25157 LETCHWORTH, IS REQUESTING PRELIMINARY AND
 FINAL APPROVAL FOR A LOT SPLIT AND CONSOLIDATION
 OF PPN'S 742-13-022 AND 742-13-021 (VACANT LAND).

Mr. Tim Feller from McSteen & Associates, land surveyors who prepared the document for review by the Planning and Zoning Commission, and representing the owner of the property, Carole M. Schonberg, located at 25157 Letchworth, stated that both lots were owned by the same party. The original house was built close to the property line. When the house was sold, it was discovered that the house did not meet the current zoning requirements. The lot split will make both parcels conform to the City's Zoning Code and make the vacant property a lot that will be able to be sold.

Mr. Griswold stated that the applicant revised the lot split and consolidation so that there would be no variances required. This approval for a lot split and consolidation was for the purpose of adjusting the side lot line in order to eliminate an encroachment by the existing deck. Both lot will continue to comply with the minimum lot area and width requirements. The revised lot split will also adjust the current nonconformity with regard to the house setback from the side lot line. The

proposed plat as revised conforms to all of the requirements of the Zoning Code with regard to lot area, lot width, and building setbacks. Mr. Smerigan stated that since this is a plat, the Commission will need to act in the form of a recommendation to City Council, and recommends approval of the revised lot split and consolidation plat.

Mr. Ciuni stated that the lot split and consolidation and legal descriptions have been reviewed for City and County compliance and Engineering would recommend approval.

A motion was made by R.Hecht and seconded by O. Jacobs to approve and recommend to Council McSteen & Associates request on behalf of the owner, Carle M. Schonberg of the property located at 25157 Letchworth, for preliminary and final approval for a lot split and consolidation of PPN's 742-13-022 and 742-13-021 (vacant land) and no side yard variance is required.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs B. Mann, M. Wachter, B. Zabell
	NAYS:	None
MOTION APPROVED – RECOMMEND TO COUNCIL MEETING – SEPTEMBER 15, 2014 – 7:00 P.M.		

P&Z 2014-17	MR. & MRS. RUSSELL HIBBS, OWNERS OF THE PROPERTY LOCATED AT 6 HYDE PARK, ARE REQUESTING PRELIMI- NARY AND FINAL APPROVAL FOR A LOT SPLIT AND CON- SOLIDATION IN ORDER TO CONSTRUCT A 3-SEASON ROOM.
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Mr. Philp Koeph, representing Mr. and Mrs. Russell Hibbs, owner of the property located at 6 Hyde Park, was present to request preliminary and final approval for a lot split and consolidation in order to construct a 3-season room.

Mr. Griswold stated that this request is for approval of a lot split and consolidation plat for the purpose of construction a 3-season room addition. All dwellings within The Village have footprint lots that require a transfer of ownership from The Village Community Association to the individual homeowner to permit additions to existing dwellings. The size of the transfer is 224 square feet, which would increase the lot from .0683 acre to .0734 acre in area. The dwelling will still comply with all of the setback requirements for the district and the common area with The Village will continue to comply with the minimum open space requirements. A letter of approval from The Village was received. Since this is a plat, the Commission will need to act in the form of a recommendation to City Council.

Mr. Ciuni stated that the lot split and consolidation plat and legal descriptions have been reviewed for City and County compliance, and Engineering would recommend approval.

A motion was made by B. Zabell and seconded by C. Cohen to approve and recommend to Council the request of Mr. & Mrs. Russell Hibbs, owners of the property located at 6 Hyde Park, for preliminary and final approval for a lot split and consolidation in order to construct a 3-season room.

ROLL CALL: AYES: C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs
B. Mann, M. Wachter, B. Zabell
NAYS: None
MOTION APPROVED – RECOMMEND TO COUNCIL
MEETING - SEPTEMBER 15, 2014 – 7:00 P.M.

P&Z 2014-18 PHILIP M. KOEPF, REPRESENTING MR. & MRS. RUSSELL HIBBS, OWNERS OF THE PROPERTY LOCATED AT 6 HYDE PARK, ARE REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO CONSTRUCT A 3-SEASON ROOM.

Mr. Philip Koeph, representing Mr. & Mrs. Russell Hibbs, owners of the property located at 6 Hyde Park, is requesting preliminary and final site plan approval to construct a 3-season room. The Village Association has approved this addition.

Mr. Griswold stated that this request is for both preliminary and final site plan approval for the purpose of constructing a 3-season room addition. The room will be approximately 240 square feet in area. The addition is one story in height and would be located on the rear of the existing dwelling. The addition will comply with all of the building setback and separation requirements in the District.

Mr. Ciuni stated that Engineering had no comments and recommend approval.

A motion was made by R. Hecht and seconded by O. Jacobs to approve the request of Philip Koeph, representing Mr. & Mrs. Russell Hibbs, owners of the property located at 6 Hyde Park for preliminary and final site plan approval to construct a 3-season room contingent upon City Council's approval of the lot split and consolidation.

ROLL CALL: AYES: C. Cohen, Mayor Gorden, R. Hecht, O.Jacobs
B. Mann, M. Wachter, B. Zabell
NAYS: None
MOTION APPROVED – ADDITION APPROVED

P&Z 2013-33	ORDINANCE 2013-71 – REZONING CERTAIN PARCELS FROM U-1 TO U-3 FOR ANDREW E. BRICKMAN, WHO WAS GRANTED PERMISSION FROM CRANBERRY COURT LLC, TO REQUEST THIS PROPERTY LOCATED ON RICHMOND ROAD (PPN’S 741-15,005, 006, 007, 008, 009) TO BE REZONED FROM U-1 TO U-3 (Referred from Council 7/1/2013).
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Item P&Z 2013-33 was removed from this month's agenda by the applicant. This item may be on the September Planning and Zoning Commission.

A discussion concerning the public comments on this item was discussed.

Adjournment

Bill Mann, Chairman

Sue Ley, Chairman

Karen Navolanic, Clerk of Council