

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, DECEMBER 11, 2014.

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

Chairman Mann welcomed Councilperson, Alec Isaacson to the Planning and Zoning meeting.

A motion was made by R. Hecht and seconded by C. Cohen to approve the minutes of the October 30, 2014, regular, meeting.

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

COUNCIL REPORT

No report

P&Z 2014-23	WAGNER ELECTRIC SIGN CO., REPRESENTING SEVERAL BUSINESSES, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A WAYFINDING SIGN AT 25800 CENTRAL PARKWAY.
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Mr. Larry Marks from Wagner Sign Company and Mr. Tom McGeorge from GMC of Beachwood were present to request approval of a way finding sign to be located at 25800 Central Parkway. Mr. McGeorge stated that plans were submitted to the Building Department for a sign at the corner of Central Parkway. There are four businesses to be incorporated on this one sign. First, the Winks Bar and Grill, GMC of Beachwood, Infiniti of Beachwood and Homewood Suites.

Mr. Griswold stated that the Building Department, Fire Department and Police Department have reviewed the drawings and would recommend approval. The sign must be staked out and reviewed on site by both the Police Department and the Building Department.

Mr. Ciuni stated the Engineering Department has no comment on this application.

Mr. Smerigan stated that the applicant is requesting a way finding sign for the property owners on Central Parkway. The sign would identify all of the businesses located on the cul-de-sac street. The proposed sign is 27 square feet in area and 6 feet in height, which complies with the standards for way finding signs in U-9 Motor Service Districts. The proposed sign would replace the existing free-standing monument sign on the Winks restaurant property. Approval is recommended subject to the final placement of the sign being approved by the Building Commissioner and Police Department and approval of the revised drawings by the Architectural Board of Review.

Ms. Hecht asked the applicant exactly what was the GMC sign going to say with the word collection removed.

The applicant stated that it will read Buick GMC of Beachwood and Infiniti of Beachwood. Beachwood would be on the sign twice.

Mr. Griswold stated that this sign will have to go before the Architectural Board of Review and the application will need to show the final changes on the sign that were discussed.

Mr. Zabell stated that the Commission is being asked to approve the location and size of the sign and not approve the content?

Mr. Smerigan stated that the Commission is being asked to approve the wayfinding sign which would include the content of four different businesses. One of the businesses is undergoing a name change and that adjustment will need to be shown on the sign. The approval is for the type of sign, the size of the sign and the fact that it will identify all of the businesses on the cul-de-sac.

Mr. Zabell continued and asked the applicant if there was a reason that the sign was not proposed with panels for the different businesses? This sign seems cluttered.

Mr. Jacobs stated that the name of Homewood Suites seems to get lost on the sign.

Mr. McGeorge stated that the names on the sign came to the Wagner Sign Company as it is presented this evening. The businesses approved it as submitted. Changes can possibly be made.

Mr. Griswold stated all the comments from Planning and Zoning will be considered and the Architectural Board of Review will work with the applicant and go over the suggestions that were discussed.

A motion was made by R. Hecht and seconded by O. Jacobs to approve Wagner Electric Sign CO., representing several businesses, the request for preliminary and final site plan approval for a wayfinding sign at 25800 Central Parkway contingent the location staked out by the applicant approved by the Building Commissioner and the Police Department and approval by the Architectural Board of Review.

ROLL CALL:

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

NAYS: None

MOTION APPROVED – ARB Mtg. 1/5/2015

P&Z 2014-07

CBHV LLC, OWNER OF THE PROPERTY LOCATED AT 3589 PARK EAST DRIVE, IS REQUESTING FINAL APPROVAL FOR AN EXTENDED STAY ALL-SUITE HOTEL BY HILTON. (Preliminary approval 3/20/2014)

A letter was received from the applicant asking to be placed on pending.

A motion was made by R. Hecht and seconded by C. Cohen to place P&Z 2014-07 on pending.

ROLL CALL:	AYES:	C. Cohen, R. Hecht, O. Jacobs, B. Mann M. Wachter, B. Zabell
	NAYS:	None
MOTION APPROVED – PLACED ON PENDING		

P&Z 2014-24	UNIVERSITY HOSPITALS IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A FLAG CAMPAIGN LOCATED AT 3999 RICHMOND ROAD.
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Ms. Jennifer Dixon, Manager Development & Campaign Communications for University Hospital was present to request approval for the updated flags to be installed for the campaign promoting Discover the Difference on the Ahuja Medical Campus located at 3999 Richmond Road. The flags have a very simple message, but helps bring awareness of the fund-raising campaign. Not only is University Hospital asking for your approval of the updated flag design, but would also like approval to be extended until the end of the campaign in 2016.

Mr. Griswold stated that approval has been received from The Richard E. Jacobs Group for the new flags for the campaign. The previous banners have been maintained throughout the previous period of time. The Building Department, Fire Department and Police Department would recommend approval.

Mr. Ciuni stated that the Engineering Department had no comment on this application.

Mr. Smerigan stated that in April 2013 the Planning and Zoning Commission approved the installation of temporary flags or banners to be installed on light posts within the front parking lot of the Ahuja Medical Center. The applicant is now requesting that the Commission permit University Hospital to replace those temporary banners with new ones.

Mr. Smerigan continued that the subject site is located in the U-10 Planned Mixed-Use Development District. Unlike other zoning districts, where there are specific standards with regard to the amount, size and nature of signs, within the U-10 Planned Mixed-Use Development District, the Commission has the discretion to establish standards and criteria for signs as it deems appropriate for the district.

Mr. Smerigan stated that the applicant has provided details with regard to the materials, colors, content, and location of the temporary banners. The Planning and Zoning Commission has final authority to approve or deny any signage within the U-10 District based upon the criteria and standards established for the District by the Commission itself.

Mr. Wachter stated that originally the Commission was granted permission for six (6) months and then there were extensions of six (6) months granted after that.

Mr. Smerigan stated that the original campaign had a specific ending date and there was some concern about the condition of the banners over a period of time. The maintenance of the banners has not been an issue. Mr. Smerigan stated that he doesn't see that approval for a longer period of time would be a problem.

Ms. Jennifer Dixon stated that this campaign is scheduled to run for two years, until the end of 2016. The hospital is going to be celebrating their 150th anniversary and there could possibly be a new design for the banners, and would present it to the Planning Commission for approval, if this happened. As of now we are planning on staying with this banner for the 2 year campaign period. It would be helpful to have approval for the banners for the 2-year campaign period.

Mr. Wachter stated that possibly the Commission could approve the banners for a one-year period and then there could be administrative approval given for the second year, if everything is the same.

Mr. Smerigan said that there was no limitation in the Code and so whatever the Commission approves as a period of time would be okay. You can create the limitations.

A motion was made by C. Cohen and seconded by R. Hecht to approve University Hospitals' request for preliminary and final site plan approval for a flag campaign located at 3999 Richmond Road for a period of one year (2015) and after that it can be approved administratively for another year.

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

P&Z 2014-25	DANIEL GOTTESMAN, OWNER OF THE PROPERTY LOCATED AT 2496 BRENTWOOD ROAD, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A LOT SPLIT AND CONSOLIDATION FOR THE FUTURE PROPOSED ADDITION TO THE RESIDENCE.
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Mr. Daniel Gottesman, owner of the property located at 2496 Brentwood Road was present to request a lot split and consolidation for a piece of land at the rear of his property, from the Hebrew Academy for the future proposed addition to the Gottesman residence.

Mr. Griswold stated that there are several parcels of land on the same street that have been purchased from the Hebrew Academy at the rear of the properties. The Building Department, Fire Department and Police Department would recommend approval.

Mr. Ciuni stated that the lot split and consolidation has been reviewed and the legal descriptions have been checked and the Engineering Department would recommend approval.

Mr. Smerigan stated that this request is for approval of a lot split and consolidation plat. The applicants are proposed to transfer 1,050 square feet of land from the adjacent Hebrew Academy property and attach it to the rear of the property on Brentwood Road. The purpose of the transfer is to permit the applicants to construct an addition onto their existing dwelling in conformance with the rear yard setback requirements. The land to be transferred would extend their rear property line by 15 feet. As the applicant points out, a similar lot split and consolidation was approval for a parcel five lots north of the subject site.

Mr. Smerigan continued that the resulting parcel on Brentwood Road would contain 10, 290 square feet of lot area and would have a lot depth of 133 feet. The Hebrew Academy parcel would still comply with all of the requirements of the Zoning Code. Approval is to be in a form of a recommendation to City Council.

A motion was made by O. Jacobs and seconded by B. Zabell to recommend to Council approval to Daniel Gottesman, owner of the property located at 2496 Brentwood Road, for preliminary and final approval for a lot split and consolidation for the future proposed addition to the residence.

ROLL CALL:	AYES:	C. Cohen, R. Hecht, O. Jacobs, B. Mann M. Wachter, B. Zabell
	NAYS:	None
		MOTION APPPROVED – RECOMMENDATION TO COUNCIL – January 20, 2015

P&Z 2014-26	PERKINS EASTMAN, REPRESENTING MENORAH PARK CENTER FOR SENIOR LIVING, LOCATED AT 27100 CEDAR ROAD, IS REQUESTING MASTER SITE PLAN APPROVAL, WHICH INCLUDES APPROVAL OF INCREASED AREA COVER- AGE, WITH STRUCTURED PARKING AND A VARIANCE FOR BUILDING HEIGHT AND NUMBER OF STORIES.
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Mr. Steven Raichilson, Mr. Christopher Trotta and Mr. Scott Fitzgerald were present to present the proposal for approval of increased area coverage with structural parking and a variance for building height and number of stories.

Mr. Steven Raichilson stated that Menorah Park for Senior Living is looking toward the future and the potential for expansion on their campus at 27100 Cedar Road, which is 42 acres. The campus is located in a U-5 Public and Institutional Zoning District. Menorah Park is submitting a Master Plan for the future development of two buildings at the heart of the campus. It is felt that these buildings will enable Menorah Park to respond to the future needs of seniors in the Beachwood area.

Mr. Raichilson stated that Menorah Park recognizes that parking on the site is a challenge and in need of expansion. We believe that these types of projects can be very functional. The proposal is for approximately 100 new parking spaces. There will be a multi-level structure and on top of that structure there will be a 6, 7 or 8 story apartment structure. Between Stone Gardens and Menorah Park Nursing Home there could be a future site of a parking deck with 100 to 120 parking spaces and an apartment complex on top. Before the planning stages went too far, particularly on a nursing home, we had to discuss the issue of height restrictions and land coverage. If approval for this master plan concept is granted this evening, some concrete plans will be put together for this project.

Mr. Scott Fitzgerald stated that Menorah Park is looking toward the future and potential expansion. Menorah Park is submitting a Master Plan for the future development of two buildings at the heart of the campus. It is felt that these buildings will enable Menorah park to respond to the future needs of seniors in the Beachwood area.

Mr. Fitzgerald stated that the stumbling blocks which need to be addressed are the land coverage on the site and the issue of the height of the buildings. The U-5 Zoning District allows for two story buildings. The campus is surrounded by significantly taller adjacent structures. It is felt that the proposed building heights are in context with the development patterns in the area and because of their distance from Cedar will have very little visual impact. The Beachwood Zoning Code allows for an increase in area coverage with approval of the Planning and Zoning Commission and City Council, where structured parking is provided. Menorah Park is proposing to add multilevel structured parking under the proposed residential living building. This parking will increase the parking capacity on the campus in addition to providing for the parking requirements of the proposed buildings. The desire to provide this additional parking and to thoughtfully use Menorah Park's land assets has led to the site configuration and building heights that are proposed.

Mr. Griswold stated that the Fire Department has concern for the access to existing buildings becoming limited and firefighting operations may be hindered. The Fire Department would like to meet with the property owners and designers to work out details for access to structures and life safety systems.

Mr. Ciuni stated that there was some concern about the storm water management facility that will be needed for the proposed buildings and water quality issues. The other concern is regarding the adequacy of the existing utilities, water, storm sewers, and sanitary sewers to accommodate the future buildings. There can be upgrades done if necessary.

Mr. Smerigan stated that this request is for Master Development Plan approval for the Menorah Park Campus. The applicant is proposed to add two (2) new buildings to the existing campus. The new buildings would be 11 stories in heights and would contain 8 stories of senior living space above 3 tiers of structured parking. The two proposed buildings would be located adjacent to David Myers Parkway in front of Menorah Park Nursing Home in the area between Myers Apartments and Euclid Creek. This proposed plan would address the long-standing concern regarding the location of parking on the site. As the Commission is aware, the campus complies with the Zoning Code requirement for parking spaces; but the issue has always been that a significant number of those parking spaces are not convenient to the primary destinations on the site. The proposed parking structures would address that issue.

Mr. Smerigan said that in addition, the site has been at the maximum permitted building ground coverage of 25% for some period of time. Section 1124.04(a) provides that the building ground coverage may be increased to 30% with the provision of structured parking. Thus, this proposed Master Development Plan would address both the parking location issue and the ground coverage issue. Currently the U-5 Public and Institutional District has a maximum height limitation of 2 stories or 40 feet. A height limitation of 40 feet is appropriate for most of the U-5 District locations within the City since those districts are generally adjacent to single family residential properties. In this instance, however, the subject site is on one of the City's arterial roadways and is adjacent to more intensive developments which have taller buildings. As the documentation provided by the applicant indicates, the Acacia on the Green, Four Seasons, Hampton Apartments, and Point East developments, which surround the subject site, all have existing buildings well in excess of 2 stories and 40 feet. Even the existing Myers Apartments on the subject site exceeds 40 feet in height. Given the surrounding developments and the circumstances specific to the subject site, a height limitation of 40 feet is unduly restrictive.

Mr. Smerigan stated that although this request is for master plan approval, the applicant will obviously return with development design drawings with more details to answer additional questions that the Engineering Department and Fire Department have, but can only do that if there is a concept approval that lets the applicant move forward and creates the height variance. This particular location makes sense and the proposal is consistent with the present campus.

Mr. Smerigan stated that the applicant is requesting a height variance to Section 1124.04(c) to permit the proposed new buildings to be 11 stories and 120 feet in height. That request seems reasonable and appropriate given the circumstances and conditions of the property. Since a variance is required, the Commission needs to make a recommendation to City Council. It is recommended that the Planning and Zoning Commission recommend approval of the proposed Master Development Plan for Menorah Park Center for Senior Living with the following stipulation: 1) approval of a variance of 80 feet to Section 1124.04(c) to permit the maximum building height to be 120 feet in lieu of the code maximum of 40 feet.

Chairman Mann stated that if he remembers correctly the applicant is currently at approximately 26 ½ land coverage. With the addition of these two structures, Menorah Park will be close to the 30% coverage mark. Would it be feasible to rezone the entire campus?

Mr. Smerigan stated that Menorah Park is slightly over the 25% coverage. It is possible to consider a special district for this site such as a U-5A. The applicant is hampered somewhat by the U-5 provisions; since originally it was written to protect the adjacent single-family residents to a U-5 District. There are no residents close and this area is basically in a commercial and high-rise area.

Mr. Jacobs asked how many parking spaces were proposed in north structured parking area, and of that total number of parking spaces; how many parking spaces would be needed for the additional units that are going to be built? What are the plans for parking spaces out of commission during the construction time?

Mr. Raichilson stated that he believes the structured parking project proposed is 300 parking spaces. This includes the parking spaces being lost where the new structured project is proposed. There will be some parking spaces taken from R.H. Myers area. There will also be parking for the assisted living residences. There will be an additional 80 to 100 new parking spaces in total.

Also, Mr. Trotta stated that there is opportunity on the site for an additional 60 to 80 parking spaces with reconfigured parking area, and there are asphalt areas in about five different locations that will be an option.

Mr. Raichilson stated that in addition to that there are plans to look at the use of R.H. Myers Apartments driveway and moving the islands that are there. There would be more driving space and also maybe some cut-in parking spaces could be made. There is a good lead that about 60 spaces can be built in other areas of the campus for staff and the main parking spaces kept for visitors.

Ms. Hecht asked if the parking garage was going to be an entirely enclosed structure or would it be a tiered structure?

Mr. Fitzgerald stated that there actually has not been any design started, but would think that the intent would be that it would be an open garage.

Mr. Cohen asked if there were any intentions to make parking in the southerly building?

Mr. Fitzgerald stated yes, because that building structure would be built on existing parking, and that parking would have to be replaced.

Mr. Cohen stated that there are dedicated gardens in several areas, and asked how will the heights of the buildings affect the light for the growing of these areas.

Mr. Fitzgerald stated that he doesn't believe that there will be an issue. There will be some shadow lines on the garden, but there will not be any issue during the summer time.

Mr. Wachter asked about the northern building and a net gain for 80 to 100 parking spaces and if the same type of gain was proposed for the southern building. In approving a master layout such as this, it should be understood that possibly there could be a need for additional parking in the future.

Mr. Raichilson stated that the southern building is very conceptual. This particular project could be as much as ten years in the future. The second building may have a net parking gain if needed, or there is a need to replace what is lost in building the apartment/garage structure on top of. We are not sure if there will need to be more parking.

A motion was made by R. Hecht and seconded by O. Jacobs to approve and recommend to Council Parkins Eastman, representing Menorah Park Center for Senior Living, located at 27100 Cedar Road, the request for site master plan approval, which includes approval of increased area coverage, with structured parking, and the following stipulation: 1) approval of a variance of 80 feet to Section 1124.40(c) to permit the maximum building height to be 120 feet in lieu of the code maximum of 40 feet.

ROLL CALL:	AYES:	C. Cohen, R. Hecht, O. Jacobs, B. Mann M. Wachter, B. Zabell
	NAYS:	None
	MOTION APPROVED – RECOMMENDATION TO COUNCIL – Monday, January 20, 2014 7:00 p.m.	

The Planning and Zoning members to send availability to secretary to set up a special meeting.

A motion was made by R. Hecht and seconded by C. Cohen to adjourn the meeting.

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

Planning and Zoning Commission

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December 11, 2014

Adjourned

Bill Mann, Chairman

Sue Ley, Secretary

Karen Navolanic, Clerk of Council