

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, JANUARY 29, 2015.

ROLL CALL: PRESENT: C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs
B. Mann, M. Wachter, B. Zabell
ABSENT: None
ALSO PRESENT: J. Ciuni, J. Doutt, Wm. Griswold, B. Reali
G. Smerigan

Mr. Jacobs noted that on P&Z 2014-24, the motion should read “and after that can be approved administratively for another year.”

A motion was made by O. Jacobs and seconded by R. Hecht to approve the minutes of December 11, 2014, regular meeting as noted.

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

COUNCIL REPORT

Councilman Mark Wachter had no council report.

P&Z 2015-01 ARTURO MARTINEZ, REPRESENTING TRES POTRILLOS RESTAURANT, LOCATED AT 25765 CHAGRIN BLVD., IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO ADD A PATIO, 15 FEET BY 50 FEET TO ACCOMMODATE 40 GUESTS.

A telephone call was received by the Building Commissioner to place this item on pending.

A motion was made by R. Hecht and seconded by C. Cohen to place P&Z 2015-01 on pending.

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

P&Z 2015-02 THE RICHARD E. JACOBS GROUP, INC. IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A LOT SPLIT PLAT CREATING A 10.12 ACRE PARCEL AND A 4.37 ACRE PARCEL, IN CHAGRIN HIGHLANDS, BEACHWOOD WEST, HARVARD ROAD FOR FUTURE DEVELOPMENT.

Mr. Carl Frey, representing The Richard E. Jacobs Group, Inc. was present to request preliminary and final approval for two lot split plats creating a 10.12 acre parcel and a 4.37 acre parcel in Chagrin Highlands, Beachwood West, Harvard Road for future development. The first plat creates one 14.5 acre parcel from the Beachwood Rehabilitation Center to Eaton Blvd. and fronts on Harvard Road. The second plat shows the creation of the 10.12 acre parcel and a 4.37 acre parcel. The comments from the City Engineer have been addressed.

Mr. Griswold stated that the Building Department, Fire Department and Police Department have no comments regarding this application.

Mr. Ciuni stated the Engineering Department has reviewed the plat and it meets all of the City's requirements and County standards.

Mr. Smerigan stated that this request is for approval of a subdivision that would create two (2) lots on the north side of Harvard Road, west of Eaton Boulevard. The first lot, which is to be located on the northwest corner of Harvard Road and Eaton Boulevard, would be approximately 4.37 acres in area with 390 feet of frontage on Eaton Boulevard and just over 500 feet of frontage on Harvard Road. The second parcel extends from that corner lot westward along Harvard Road to the site of the new rehabilitation hospital. That second parcel will contain approximately 10.12 acres of land and will have just over 900 feet of frontage on Harvard Road. Both lots will abut the Eaton Corporation property to the north.

The proposed subdivision is located in the U-10 Planned Mixed-Use Development District. Both proposed lots will comply with the minimum lot standards for the U-10 District. Since this is a subdivision, the Commission will need to act in the form of a recommendation to City Council. It is recommended that the Planning and Zoning Commission make a positive recommendation to City Council for this subdivision, subject to compliance with the comments and requirements of the City Engineer.

A motion was made by R. Hecht and seconded by C. Cohen to approve and recommend to Council the request of The Richard E. Jacobs Group, Inc. for preliminary and final approval for two plats creating a 10.12 acre plat and a 4.37 acre parcel, in Chagrin Highlands, Beachwood West, Harvard Road for future development.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs B. Mann, M. Wachter, B. Zabell
	NAYS:	None
	MOTION APPROVED – RECOMMENDATION TO COUNCIL – Tuesday, February 17, 2015 at 7:00 p.m.	

P&Z 2015-03	BIALOSKY & PARTNERS, REPRESENTING FUCHS MIZRACHI SCHOOL, LOCATED AT 26600 SHAKER BLVD., IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A 3,784 SQ. FEET ADDITION TO THE EXISTING BUILDING, INCLUDING A 25 PARKING SPACE VARIANCE.
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Mr. Phil Erb with Bialosky and Partners, representing Fuchs Mizrachi School located at 26600 Shaker Blvd. The school is planning a small addition on the northeast corner of the building on the first floor approximately 1200 square feet and on the second floor the addition is to be approximately 2600 square feet. Approximately 1200 square feet of the present playground will be displaced, so the playground will be extended to the east of the property. There are no changes to the setbacks. The original approval granted a parking variance of 34 spaces. Currently there are 286 parking spaces. With this project there will be a needed 25 parking spaces. The 76 land banked spaces will remain.

Mr. Griswold stated that the Building Department and Police Department have no comments. The Fire Department stated that all life safety systems shall extend into the proposed additions.

Mr. Ciuni stated that there is a small addition to the eastern side of the building and the playground will be expanded towards the east. Very little disturbance to the ground but there will need to be a Storm Water Management report submitted to the Building Department.

Mr. Smerigan stated that this request is for site plan approval for an addition to the existing school. The property is located in a U-5 Public and Institutional District. The applicant is proposing to construct a two-story addition on the east side of the building. The first floor portion of the addition is 1,195 square feet in area. The second floor addition is 2,589 square feet in area. The 3,784 square feet of additional floor space will bring the total area of the school building to 106,096 square feet. The location of the proposed addition is such that there is no impact on the existing building setbacks. The applicant's proposal indicates that the architectural treatment of the addition would match the existing structure. The proposed addition would include one additional childcare room and restroom facility on the first floor, and three additional middle school classrooms on the second floor. The additional classrooms and ancillary space require an additional 13 parking spaces. This calculation is based upon consideration of the middle school classrooms under the primary school requirement of two spaces per classroom.

Mr. Smerigan continued that when this facility was approved in 2008, the Planning and Zoning Commission and City Council approved a parking variance of 34 spaces and authorized the land banking of 76 spaces. Those approval were conditioned on an agreement to limit the maximum enrollment to 600 students pending an analysis of parking usage. The applicant indicates that current enrollment is 502 students and that enrollment for next year is projected at 515 students. The applicant has provided parking survey information indicating that there are at least 50 unoccupied spaces during typical daily use. Based upon that usage, the applicant is seeking to extend its outright parking variance from 34 spaces to 47 spaces and to continue to land bank the 76 spaces, which have not thus far been required. The observations confirm the applicant's claim that there are regularly unused parking spaces on the subject site, and that there has been no indication that installation of the land banked spaces is required. Based upon those observations and the applicant's willingness to continue the agreed upon enrollment limitation, it is suggested that the Planning and Zoning Commission recommend approval of the revised site plan subject to 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 1124.07(b) with regard to required parking spaces; 2) granting an additional variance of 13 parking spaces to Section 1124.07(b) to provide a total parking variance of 47 spaces so that there shall be a total of 176 improved parking spaces and 76 land banked parking spaces on the subject site; and 3) at such time as enrollment reaches 600 students, the applicant shall return to the Planning and Zoning Commission for an analysis of required parking.

Ms. Hecht asked if there was a high school and where it was located. Does the enrollment pertain to the entire school and how many high school students drive?

Mr. Erb stated that there is a middle school, high school, elementary school and day care. The high school is along the southern part of the building. The 502 students is the entire enrollment for Fuchs Mizrahi School.

Mr. Jeff Wild, President of the Board, stated that 502 students encompass the entire school. The high School is on the second floor at the southern end of the building; the lower school is on the first floor, divided into four components: early childhood, lower school, junior high school and high school. There are about 35 high school students that drive. The addition is only for an early childhood classroom, nursery, and three junior high school rooms none of which are able to drive. There is no addition proposed for the high school and therefore, the number of students driving doesn't change.

Mr. Wachter stated how the school had projected to possibly have 600 enrolled in the school some day and as of now there are 502 students with a project of 515 in the next year. Hopefully it will continue to grow.

A motion was made by O. Jacobs and seconded by B. Zabell to approve and recommend to Council, Bialosky & Partners, representing Fuchs Mizrachi School, located at 26600 Shaker Blvd., requesting for preliminary and final site plan approval for a 3,784 square feet addition to the existing building 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 1124.07(b) with regard to required parking spaces; 2) granting an additional variance of 13 parking spaces to Section 1124.07(b) to provide a total parking variance of 47 spaces so that there shall be a total of 176 improved parking spaces and 76 land banked parking spaces on the subject site; and 3) at such time as enrollment reaches 600 students, the applicant shall return to the Planning and Zoning Commission for an analysis of required parking.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs B. Mann, M. Wachter, B. Zabell
	NAYS:	None
	MOTION APPROVED – RECOMMENDATION TO COUNCIL – Tuesday, February 17, 2015 – 7:00 p.m.	

P&Z 2015-04	CENTERBROOK ARCHITECTS AND PLANNERS, LLP, REPRESENTING THE TEMPLE-TIFERETH ISRAEL, LOCATED AT 26000 SHAKER BOULEVARD, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A NEW CHAPEL, ENTRY, AND PRESCHOOL WING, AS WELL AS RENOVATION OF RELIGIOUS, ADMINISTRATIVE AND EDUCATION AREAS.
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Mr. Mark Simon and Katie Roden from Centerbrook Architects and Planners, LLC, were present representing The Temple Tifereth Israel, located at 26000 Shaker Blvd. is requesting preliminary site plan approval for the construction of a new Chapel, entry, and preschool wing, as well as renovation of religious, administrative and education areas. There are five areas for review that will be part of the project.

The existing building is 55,036 square feet in area and the proposed construction of several additions that total 19, 468 square feet, resulting the facility a total building are of 74,504 square feet. The project includes the construction of a new chapel, entry, and preschool wing, as well as the renovation of current religious, administrative and education spaces. Site work includes reworking the grading on site to make the entry and circulation of the parking lot simpler and safer. There are 186 parking spaces at present.

There are nineteen road junctures that cause people to decide which direction to turn, which creates a safety issue. There has been reported times that cars drive directly through the parking lot as if it were a road. The parking has been redesigned so there is only nine junctures, and organized that through traffic is inhibited and still convenient for the congregants. Currently there are nine pedestrian crossings and with the new plan there will only be five pedestrian crossings, which will make it a much safer parking lot. The new plan will not increase site run off or storm water runoff in the City system. There are two large bio-swales which are depressions with plants that will absorb runoff of the parking area and filter it back into the ground safely and stays on the site.

Mr. Simon continued that by the Beachwood Code and the new size of the buildings, there are 248 parking spaces required. It is proposed that the present number of parking spaces will be maintained because the use of the building is not be increased, but at the same time provide 62 land banked spaces to bring the total up to the required number of spaces. If the City or the Temple decides there is a need for more parking, the spaces will be available. The second issue on parking regarding the Beachwood Code, is that the parking spaces are required to be 9' x 20'. The existing parking spaces on site are 9' x 18' and are requesting that size be continued throughout the parking lot.

There is an entry dome, which is below the required building height of the Beachwood Codified Ordinance. There is a new dome on the chapel at which the highest point on the building dome is 50' 8" above grade, with the rest of the building height below 35' above grade. Domes are classic forms for synagogues and have significance like the steeples would on churches. We are proceeding with the assumption that the dome is considered a steeple, cornice, or other approved building feature.

Ms. Roden stated that Centerbrook had received the comments from the City Engineer and was responding. There is a new set of drawings and storm water management, along with the responses for the City Engineer.

Mr. Griswold stated that the Building Department, Fire Department and staff have met with the applicant and design team several times. The issues have been addressed and preliminary approval is recommended.

Mr. Ciuni stated that additional plans have been submitted and will contact the applicant with the final comments. There are a couple of items of concern but believe that preliminary approval can be given at this time.

Mr. Smerigan stated that this request is for preliminary site plan approval for renovation and expansion of the existing temple and school. The subject site is located in the U-5 Public and Institutional District. The building and parking improvements will comply with all of the setbacks specified for U-5 Districts in the Zoning Code. Even with the proposed additions and the existence of the Maltz Museum, which is located on the subject site, the building ground coverage will comply with the Zoning Code permitted maximum of 25%.

A key element of this project is the construction of a dome feature on the northeast corner of the building. The proposed dome would be 50.67 feet in height. A second smaller dome will be located at the southeast entrance. Section 1124.01(c) of the Zoning Code permits steeples, tower and similar architectural features to extend beyond the maximum building height of 40 feet in U-5 Districts with the approval of the Planning and Zoning Commission. The proposed dome would fall within this exception.

Required parking for the proposed facility is based upon the parking requirements of the various proposed uses as set forth in Section 1124.07(b). The proposed facility will require a total of 248 parking spaces. The applicant is proposing to meet that requirement by installing 186 improved parking spaces, and is proposing to land bank the remaining 62 spaces. The site plan documents the proposed locations for the land banked parking spaces. Those land banked parking locations appear reasonable and the additional spaces could be easily installed if required. The applicant will need a land bank parking variance.

Mr. Smerigan continued that the second issue with parking spaces has to do with the size. The applicant is request to keep a number of existing spaces which are 9 feet x 18 feet, and to install some new spaces. They are requesting that they be permitted to maintain the size of the existing spaces and install new spaces in lieu of the Code required 9 feet x 20 feet. The Commission has permitted this arrangement in other instances.

Mr. Smerigan stated that the applicant has submitted a detailed landscaping plan. The proposed sizes, types, and quantities of plant materials are consistent with City standards. Most of the prposed trees are indicated as minimum 3-inch caliper.

In summary since there are variances required for approval of this site plan, the Planning and Zoning Commission will need to act in the form of a recommendation to City Council. It is recommended that the Commission recommend preliminary site plan approval subject to the following conditions and stipulations: 1) a determination that the proposed dome is an exception pursuant to Section 1124.04(c) and may extend to a height of 50.67 feet; 2) pursuant to Section 115.04, it is determined that a practical difficulty exists or will result on the subject site from the literal enforcement of Zoning Code, Section 1124.07(b) and Section 1124.07(d) with regard to the number and size of required parking spaces; 3) granting a variance to Section 1124.07(d) to permit parking spaces on the subject site to be 9 feet by 18 feet in lieu of the required 9 feet by 20 feet; 4) granting a variance to Section 1124.07(b) to permit land banking of 62 parking spaces as shown on the site plan until such time as the Building Commissioner or the applicant determine that such spaces are required, at which time they shall be installed in accordance with the site plan and in such time frame as is established by the Building Commissioner; and 5) compliance with the comments and requirements of the City Engineer.

Ms. Hecht stated that the parking lot design is a much needed improvement. Ms Hecht asked about the maintenance of a walkway. Was informed that the sidewalk was not on Temple property but the JCC. Ms. Hecht also stated that it was a good point to have growth in the temple which can be handled with the land banked parking.

Mayor asked to have the leadership from The Temple introduced. In attendance were Jean Tobin, President; Bruce Goodman, Chairman of the Building Committee, Bob Allenick, Executive Director, and Sam Morgan, Owner's Representative.

Mr. Wachter asked the City Planner, Mr. Smerigan, if there were any problems with the site line with regards to the height of the proposed dome.

Mr. Smerigan stated that the setbacks and the building separations are such that there should not be any sight line issues.

Mr. Cohen complimented the applicant on bringing back the unique dome feature. Do the land bank parking spaces front on the Shaker Blvd. side?

Mr. Simon stated that the land banked parking spaces are spread out in several areas. Some land banked spaces are in the northeast corner, some are by the road going to the JCC, there is green space that is available to make parking spaces and also, areas back by Gannon Gill School.

A motion was made by R. Hecht and seconded by O. Jacobs to approve and recommend to Council, Centerbrook Architects and Planners, LLP, representing The Temple Tifereth Israel, located at 26000 Shaker Blvd., request for preliminary site plan approval for the construction of a new Chapel, entry, and preschool wing, as well as renovation of religious, administrative and education areas with the following stipulations: 1) a determination that the proposed dome is an exception pursuant to Section 1124.04(c) and may extend to a height of 50.67 feet; 2) pursuant to Section 115.04, it is determined that a practical difficulty exists or will result on the subject site from the literal enforcement of Zoning Code, Section 1124.07(b) and Section 1124.07(d) with regard to the number and size of required parking spaces; 3) granting a variance to Section 1124.07(d) to permit parking spaces on the subject site to be 9 feet by 18 feet in lieu of the required 9 feet by 20 feet; 4) granting a variance to Section 1124.07(b) to permit land banking of 62 parking spaces as shown on the site plan until such time as the Building Commissioner or the applicant determine that such spaces are required, at which time they shall be installed in accordance with the site plan and in such time frame as is established by the Building Commissioner; and 5) compliance with the comments and requirements of the City Engineer

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs B.Mann, M. Wachter, B. Zabell
	NAYS:	None
		MOTION APPROVED – PRELIMINARY APPROVAL COUNCIL – Tuesday, February 17, 2015

P&Z 2015-05	KA ARCHITECTS, REPRESENTING GENERAL GROWTH PROPERTIES, BEACHWOOD MALL, LOCATED AT 26300 CEDAR ROAD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR THE INSTALLATION OF UTILITIES AND TWO RESTAURANT PADS.
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Mr. James Heller, KA Consultant, representing General Growth Properties, was present to request approval for Phase II, which includes the installation of utilities and restaurant pads. Along with Mr. Heller, Mr. Charles Tapia from GGP was present and Vic Singh, KA Architects. Mr. Heller continued that there are a couple of valet lanes that have been added to make modification to the general area. All the engineering drawings have been approved by the City Engineer. In order to accommodate the restaurants, there was a change to the parking lot. General Growth Properties, in their agreement with Darden Restaurants, was required to establish the restaurant pads. There are underground utilities that have to be modified for both restaurants, and there are new islands and landscaping that is required. The ring round around the mall remains the same. The time for this work to be done depends on the Darden Group and when their appearance before the Planning and Zoning Commission for a conditional use approval is completed.

Mr. Griswold stated that the Building Department, Fire Department and Police Department have no comments at this time and all departments would recommend final site approval.

Mr Ciuni stated that this project is primarily for removing parking areas and creating the pads for two future restaurants. Water lines, storm sewers, sanitary lines, gas lines, utilities, etc. need to be moved around. Future drive aisles and parking areas will be created. Engineering recommends approval.

Mr. Smerigan stated that this request is for preliminary and final site plan approval for the northeast portion of the expansion of Beachwood Place Mall. This submission is the second phase of the planned expansion to the mall and supplements the plans submitted and approved in October, 2014. The applicant has submitted site plans, grading, drainage, landscaping, and lighting plans for the portion of the site that is to become the pads for the two freestanding restaurants facing the intersection of Cedar Road and George Zeiger Drive.

Mr. Smerigan continued that these plans make the appropriate drive aisle, parking lot, and utility improvements necessary to accommodate construction of the two restaurants. The plans include landscape improvements within the parking lot. The application package includes a photometric plan that complies with the minimum City standards. Temporary seeding of the pad areas is indicated on the plans. The actual restaurant approvals will require conditional use permits which will also include final plans for their architectural treatment, landscaping, signage, etc. In summary, the proposed site improvements comply with the approved general development concept plan and the provisions of the U-4B Shopping Center District. The landscaping and lighting plans conform to City standards. Only the site improvements to accommodate the freestanding restaurants are being approved. Preliminary and final site plan approval is recommended.

Mr. Zabell stated that there was going to be drive aisle changes and do you know where the valet parking is going to be?

Mr. Heller stated that that is something that will have to be worked out between the restaurant and General Growth Properties. This has not been discussed yet.

Mr. Smerigan stated that the valet parking area would actually be discussed during the application for the conditional use permit for the restaurant.

Mr. Mann stated that because most of this activity is on the ring road, there is very little if any impact on the traffic on George Zeiger Drive.

Mr. Heller stated there wouldn't be any impact on traffic on George Zeiger Drive.

Mr. Wachter stated that this is for site approval only, not the conditional use permit approval. Each restaurant will have a separate application for the conditional use permits.

Mayor Gorden asked if the applicant knew when the restaurants would be making presentation to the Planning and Zoning Commission?

Mr. Tapia, representative from General Growth Properties, stated that the last discussion with the restaurant owners revealed that there is some reorganization taking place and Darden is trying to create some new prototypes; therefore the timing is a little bit behind. The applicants propose to make presentations to the Commission late spring or early summer.

Mayor Gorden asked Building Commissioner, William Griswold and City Planner, George Smerigan if there was any more information that the Commission needed to know about the restaurants. Can this pad be altered, and what is going to be seen.

Mr. Heller stated that there will be grading completed that leaves and edge all the way around the entire property of Beachwood Place. There is room for any necessary modification in this pad area. There is approximately 60 feet of space between the area where the two proposed restaurants are to be located. The intention and timing would be to coordinate that the pad would be ready for the owner of the restaurants to move forward after their approval is received from the Planning Commission. The area will be totally seeded and grassed should the timing be delayed.

Mr. Smerigan stated that the size of the pad is going to be a dirt area that will be grassed if there is a delay in the approval of the restaurants. General Growth Properties was asked to include this in the plans. Regardless of the individual size of the restaurant, this area is a good size to accommodate any restaurant.

A motion was made by O. Jacobs and seconded by B. Zabell to approve, for KA Architects, representing General Growth Properties, Beachwood Mall, located at 26300 Cedar Road, preliminary and final site plan approval for the installation of utilities and two restaurant pads.

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

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).
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Mr. Joe Saccone, representing CBHV and Mr. Ted Sahley, Jr. were present to request final approval for the extended All-Suite Hotel by Hilton.

Mr. Griswold stated that the Building Department and the Fire Department have met with the applicant and one of the last times the applicant was asked to revised the size of the canopy for clearance for the Fire Department equipment. The Fire Department issued has been satisfied. The Building Department and Fire Department would recommend approval.

Mr. Ciuni stated that there were several comments for the applicant to address from the last Planning and Zoning meeting. All issues have been addressed for the site plan and storm water management, and Engineering would recommend approval.

Mr. Smerigan stated that this request is for final site plan approval to construct a third hotel on the subject site, which is zoned U-9 Motor Service District. The new proposed hotel is a Home 2 Suites. It would consist of 91 guest rooms. The proposed building is 47,000 square feet in area and four (4) stories, or 45.4 feet, in height. As with the two existing hotels on the subject site, the proposed Home 2

Suites would not have a restaurant within the hotel. There is an indoor pool and a fitness room on the first floor. The main entry is on the west side of the building facing Park East Drive and has a covered drop off. There is a small outdoor area for guests on the north side of the building. The proposed site plan conforms to the previously approved preliminary plan and, as indicated in the attached box score, the site plan also complies with the zoning requirements of the U-9 Motor Service District. Site lighting consists of 7 additional light poles with LED fixtures. The poles and bases are 28 feet in height, which is consistent with the existing site lighting for the other uses. Given the nature of the site, the landscaping is primarily foundation plantings. There are a combination of ornamental grasses and shrubs. The landscape plans provides for a 4-inch caliper specimen tree at the northwest corner of the building and 3 canopy trees along the eastern façade facing the freeway. Final site plan approval is recommended subject to the comments of the City Engineer.

A motion was made by R. Hecht and seconded by C. Cohen to approve CBHV LLC, owner of the property located at 3589 Park East Drive, request for final approval for an extended stay All-Suite Hotel by Hilton.

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

P&Z 2015-06	MICHAEL J. MADORSKY, OWNER OF MJM LANDSCAPE DESIGN AND CONSTRUCTION, REPRESENTING JCC LOCATED AT 26001 SOUTH WOODLAND ROAD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO INSTALL A PERGOLA.
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Mr. Michael Madorsky, owner of MJM Landscape Design and Construction, representing JCC located at 26001 So. Woodland, is requesting preliminary and final site plan approval to install a pergola.

Mr. Madorsky stated that the site plan shows the pergola is being located with an area that is already designed as a Children Garden. This is on the grounds of the JCC. It is on the northwest corner of the property.

Mr. Griswold stated that the Building Department, Fire Department and Police Department have reviewed the plans and have no issues with the application.

Mr. Ciuni stated that engineering had no comment.

Mr. Smerigan stated that this request is for preliminary and final site plan approval to install a pergola within the children's garden at the Mandel Jewish Community Center. The proposed pergola is 8 feet in height and has a footprint of 10 feet by 10 feet. The applicant is proposing an open structure with lattice sides. The subject site is zoned U-5 Public and Institutional District. There are no setback issues associated with the proposed location. This application does not impact other site requirements, such as parking. Preliminary and final site plan approval is recommended.

Mr. Jacobs asked what the purpose of the pergola was.

Mr. Madorsky stated it was a landscape feature.

Mr. Cohen asked if anyone could walk under or through the pergola. The reason being that in your application it says that you are using materials with the substance CCA, which is a chemical that should not be contacted with.

Mr. Madorsky stated that the materials do not contain CCA, or arsenic which is the substance to be concerned about.

A motion was made by C. Cohen and seconded by R. Hecht to approve Michael J. Madorsky, owner of MJM Landscape Design and Construction, representing the JCC located at 26001 South Woodland, request for preliminary and final site plan approval to install a pergola.

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

Ms. Hecht stated that her recommendation is that the Building Department is qualified to complete this application.

Mr. Griswold stated that the draft of the Planning and Zoning Application was sent to the members a couple of times and awaited for any comments from the members.

Mr. Mann stated that he doesn't think it is necessary to send the application out again. It has been reviewed by most of the members and I would recommend that it be completed by the Building Department.

Mr. Wachter stated that the application should be used.

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

Bill Mann, Chairman

Sue Ley, Secretary

Karen Navolanic, Clerk of Council