

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, February 26, 2015.

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

A motion was made by C. Cohen and seconded by O. Jacobs to approve the Planning and Zoning Commission minutes dated January 29, 2015, regular meeting.

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

Chairman Mann welcomed Councilman Goodman to the Planning and Zoning meeting.

Council Report

Mr. Wachter stated that there were four items presented to City Council and approved. First, Menorah Park concept of the master plan for future development, P&Z 2014-26 was presented; second, P&Z 2015-02, The Richard E. Jacobs Group request for lot split plat creating a 10.12 acre parcel and a 4.37 acre parcel in Chagrin Highlands for future development; third, P&Z 2015-03, Bialosky & Partners representing Fuchs Mizrahi School, located at 26600 Shaker Blvd. requesting approval for a 25 parking space variance; and fourth, P&Z 2015-04, Centerbrook Architects and Planners, LLP, representing The Temple-Tifereth Israel, located at 26000 Shaker Blvd., requesting variances for building height, parking space size, and land banked parking spaces.

P&Z 2015-04	CENTERBROOK ARCHITECTS AND PLANNERS, LLP, REPRESENTING THE TEMPLE-TIFERETH ISRAEL, LOCATED AT 26000 SHAKER BOULEVARD, IS REQUESTING FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A NEW CHAPEL, ENTRY AND PRESCHOOL WING, AS WELL AS RENOVATION OF RELIGIOUS, ADMINISTRATIVE AND EDUCATION AREAS AND A TEMPORARY WALKWAY.
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Ms. Roden, from Centerbrook Architects and Planners, LLP, representing The Temple-Tifereth Israel, was present, along with Ms. Katie Roden to request final site plan approval for the construction of a new chapel, entry and preschool wing along with renovations of the existing building. Ms. Roden reviewed the variances that were granted by City Council earlier in the month. The Temple-Tifereth Israel is anxious to start this project.

Mr. Griswold stated that the Building Department, Fire Department and Police Department have met with the applicant and all issues and concerns have been addressed.

Mr. Griswold stated Mr. Smerigan, City Planner reported that this request is for final 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 applicant is proposing to construct several additions that total 19,468 square feet. The resulting facility will have a total building area of 74,504 square feet. The additions include a new chapel, entry area, and a pre-school wing. The proposed final site plan is consistent with the previously approval preliminary plan.

The preliminary plan included two parking variances; one to permit the new parking stalls to match the dimensions of the existing parking stalls, and one to permit land banking of additional parking spaces (62). City Council approval both variances based upon the favorable recommendation of the Planning and Zoning Commission. Final site plan approval is recommended subject to compliance with the comments of the City Engineer.

Mr. Ciuni stated that all the concerns of the Engineering Department have been met by the applicant and would recommend approval.

A motion was made by R. Hecht and seconded by C. Cohen to grant Centerbrook Architects and Planners, LLP, representing The Temple-Tifereth Israel, located at 26000 Shaker Boulevard, final site plan approval for the construction of a new Chapel, entry, and pre-school wing, as well as renovation of religious, administrative and education areas.

ROLL CALL:

AYES:

NAYS:

MOTION 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).

A letter from the applicant was received asking to be placed on the March Planning and Zoning Commission meeting (March 26, 2015).

Bill Mann, Chairman

Sue Ley, Secretary

Karen Navolanic, Clerk of Council