

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, JUNE 25, 2015.

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

Chairman Mann welcomed Councilman Horowitz to the meeting.

A motion was made by R. Hecht and seconded by C. Cohen to approve the Planning and Zoning Commission minutes dated May 28, 2015, regular meeting.

ROLL CALL: AYES: C. Cohen, Mayor Gorden, R. Hecht
B. Mann, B. Zabell
NAYS: None
ABSTAIN: O. Jacobs
NOT VOTING: M. Wachter
MOTION APPROVED – MINUTES APPROVED

COUNCIL REPORT

Mr. Mark Wachter, Council Representative, stated that there were two items presented to City Council and approved. The dedication plat for a triangular shaped parcel of 1,076 square feet at public right-of-way located at 3401 Enterprise Parkway. Also, the request for site plan approval for a lot split in order to create air rights parcels at 3589 Park East Drive.

P&Z 2015-13 HAHN LOESER & PARKS LLP, REPRESENTING THE ESTATE OF
26006 FAIRMOUNT BLVD., IS REQUESTING PRELIMINARY AND
FINAL APPROVAL FOR A LOT CONSOLIDATION.

Ms. Kristina Bailey, Paralegal Hahn Loeser & Parks LLP, representing the estate of 26006 Fairmount Blvd. was present to request preliminary and final approval for a lot consolidation plat that will consolidate a vacated portion of Ramsay Road with the existing parcel. The Ramsay Road vacation was deeded to the homeowner in 1985 but the parcels were never consolidated. After the homeowner passed away, the certificate of transfer for her estate did not include the vacation.

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

Mr. Griswold, representing George Smerigan, City Planner, stated this request is for approval of a consolidation plat. The applicant is proposing to consolidate Sublot No. 609 with a vacated portion of the Ramsey Road right-of-way to create a single parcel. The resulting parcel would contain a total area of 0.834 acres. Since this is a plat, the Commission will need to make a recommendation to City Council. Approval is recommended subject to the comments of the City Engineer.

Mr. Ciuni stated the intent of the project is to consolidate the homeowner's property with the vacated portion of Ramsay Road. They technically already own it. We have reviewed the Consolidation Plat and the legal description and everything meets City and County standards and we hereby recommend approval.

ROLL CALL: AYES: C. Cohen, Mayor Gorden, R. Hecht
M. Jacobs, B. Mann, M. Wachter, B. Zabell
NAYS: None
MOTION APPROVED - RECOMMENDATION TO
COUNCIL – Monday, July 13, 2015 at 7:00 p.m.

P&Z 2015-17

AMY BUDISH, OWNER OF THE PROPERTY LOCATED AT 6 KENWOOD CT., IN THE VILLAGE, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR AN ADDITION OF A SUNROOM TO THE RESIDENCE.

Geza Kassai, Designer of Graphixx Design, Inc., representing Amy Budish, owner of the property located at 6 Kenwood Court, was present to request approval for an addition of a sunroom at the property. The addition is in place of the existing outdoor patio, will follow the exact footprint of what was there, and to match the existing house siding, paint colors, roofing and windows.

Mr. Griswold stated that the Building, Fire and Police Departments have reviewed and have no comments.

Mr. Griswold, representing George Smerigan, City Planner, stated this request is for approval of a site plan for a sunroom on the rear of the existing dwelling. The proposed sunroom is 198 square feet in area and would be placed in the area that is currently an outdoor patio. The trim materials and the roof will match the existing dwelling. The Planning and Zoning Commission has final authority to approve or deny the site plan. Approval is recommended subject to approval of the lot split and consolidation plat by City Council.

Mr. Griswold stated yesterday he received the approval letter from The Village Association.

Mr. Ciuni stated there are no Engineering comments.

Ms. Hecht asked when do they plan on starting the project. Mr. Kassai responded as soon as they obtain the building permit. The contractors want to start immediately as they want to be completed by mid-August.

Mr. Griswold stated we permitted them to go to the Architectural Board of Review as we know it is a short season so the permit can be issued tomorrow when the contractor comes in.

Mr. Reali asked Mr. Griswold can a permit be issued but not acted upon till City Council approves.

A discussion ensued between the Planning Commission.

Mr. Jacobs stated the lot split and consolidation cannot be approved until the City Council meeting scheduled July 13, 2015. However, the Planning Commission has approved the lot split and consolidation and can vote on the site plan but that is as far as they can go at this point.

Mr. Griswold advised the applicant they can tell the contractor the building permit can be issued July 14, 2015.

A motion was made by C. Cohen and seconded by O. Jacobs to approve Amy Budish, owner of the property located at 6 Kenwood Ct., in the Village, request for revised preliminary and final site plan approval for an addition of a sunroom to the residence subject to approval of the lot split and consolidation plat by City Council.

ROLL CALL: AYES: C. Cohen, Mayor Gorden, R. Hecht
O. Jacobs, B. Mann, M. Wachter, B. Zabell
NAYS: None
MOTION APPROVED - RECOMMENDATION TO
COUNCIL – Monday, July 13, 2015 at 7:00 p.m.

P&Z 2015-18 JERRY HERSCHMAN, OF HERSCHMAN ARCHITECTS,
REPRESENTING MENORAH PARK CENTER FOR SENIOR LIVING,
LOCATED AT 27100 CEDAR ROAD IS REQUESTING
PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR
ADDITIONAL PARKING FOR THE MENORAH PARK CAMPUS.

Mr. Steve Raichilson, Executive Director of Menorah Park, and Mr. Jerry Herschman, Herschman Architects, was present to request approval for additional parking for the Menorah Park Campus. They are hoping to start the project this summer and have it completed by September/October 2015. The concept is to break off the surface parking additions that they were going to have with the larger project and do those now to alleviate the parking congestion. They would then create a second visitors gated lot that would be reserved for nursing home visitors only. It would be a big step to solving their parking problem at this time.

Mr. Herschman stated by reconfiguring in some cases the existing parking and in some cases the fallow land they could add 115 to 117 maximum cars on site without invading the proposed gated visitors parking. The traffic lanes will stay the same. This also includes 12 additional spaces at Wiggins, again without changing the roadway configurations but utilizing space that is basically inefficient. They are currently putting the bid sets together and are requesting review and approval so they can submit for permit.

Mr. Griswold stated that Police, Fire and Building Departments have reviewed and have no concerns regarding the application.

Mr. Griswold, representing George Smerigan, City Planner, stated this request is for site plan approval to provide additional parking spaces on the Menorah Park campus. The applicant is proposing the redesign of several parking areas to increase the total number of spaces provided on the site. Within the Menorah Park portion of the campus, the plan proposes to remove 35 of the existing 678 spaces and to add 117 new spaces, a net gain of 82 spaces, for new total of 760 parking spaces. In addition, the plan indicates the addition of 12 parking spaces on the Wiggins portion of the campus to increase the total available in that area from 91 to 103 spaces. Increasing available parking on this campus has been a goal of the Planning and Zoning Commission for some time. This proposal would provide a substantial increase in the total parking count. Approval is recommended subject to final approval of construction and drainage plans by the City Engineer.

Mr. Ciuni stated we have reviewed the plans and details for the additional parking spaces to be added to existing parking lots which meets City standards and recommend approval.

Mr. Zabell asked for some clarification as to what is currently located in the spaces that are being modified. Mr. Raichilson stated that area is green space.

Mr. Jacobs asked if there were any phasing issues since they are taking 35 spaces out of use, is there any time during construction that there will be less spaces available then there is now.

Mr. Raichilson stated no, they will not go in and do everything but as each area is addressed, when it is done, the parking is there then they will move on to the next one.

A discussion ensued.

Mr. Herschman stated there will be additional wayfinding signs to let people know visitors only.

A motion was made by B. Zabell and seconded by C. Cohen to approve Jerry Herschman, representing Menorah Park Center for Senior Living, located at 27100 Cedar Road, request for preliminary and final site plan approval for additional parking for the Menorah Park Campus, subject to the comments 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	

P&Z 2015-21	KEN VEON, REPRESENTING BEACHWOOD HIGH SCHOOL, LOCATED AT 25100 FAIRMOUNT BLVD., IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO INSTALL A WALK-IN COOLER FOR CULINARY ARTS CLASSES.
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Dr. Ed Klein, Principal of Beachwood High School, and Mr. Richard Survoy, President of Survoy's Refrigeration, was present to request approval to install a walk-in cooler for Culinary Arts Classes at Beachwood High School.

Mr. Survoy stated they are wanting to attach a walk-in cooler/freezer to a parcel outside of the existing kitchen as they have no room for a walk-in cooler/freezer in there and they would be able to go right through a wall which it is attached to so there would be no security issues with the box being exposed/accessible from the outside. It abuts some grassland in the driveway and then backs up to some houses. One of the concerns people had was the amount of noise level it gives off. The decibel levels of these refrigeration units are less than 30% of the average air conditioner at your house. It also has a sound barrier built in and the decibel level is approximately 60 which is a little more than a household bathroom fan.

Mr. Griswold stated that Police and Building Departments have no comments. Fire Department reviewed and stated the plan submitted denotes a walk-in cooler/freezer that appears to be attached to the building. The building is currently a fully suppressed facility and the cooler/freezer if attached will also need to be suppressed.

Mr. Griswold, representing George Smerigan, City Planner, stated this request is for revised final site plan approval to incorporate a walk-in cooler on the rear of the high school building. The cooler is intended for use with the School's culinary classes. The proposed walk-in cooler is 8 feet by 16 feet and would attach the west side of the building. The cooler would extend 2 feet into the required rear yard

setback. Therefore a variance will be required. The walk-in cooler has cooling units adjacent to it. Those units should be screened with landscaping to reduce noise and visual impacts on the neighboring residences. Since a variance is required, the Commission will need to act in the form of a recommendation to City Council.

Final site plan approval is recommended subject to the following: 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 1124.04(b)(2) with regard to building setbacks; 2) Granting a variance of 2 feet to Section 1124.04(b)(2) to permit a rear yard building setback of 78 feet in lieu of the Code required 80 feet; and 3) Provision of landscape screening, as approved by the Administration, to buffer the cooling units from the adjacent residential properties.

Mr. Ciuni stated Engineering has no comments.

Ms. Hecht stated so there is absolutely no access to this unit from the outside. Mr. Survoy replied correct.

Ms. Hecht asked if they have a landscaping plan and how they will buffer it. Mr. Klein replied with previous applications they have done shrubbery to build an earth and mound about two feet high as this unit only sits 22 inches off the ground.

Ms. Hecht confirmed the Planning Commission is looking at preliminary and final site plan approval and Building Department will handle landscaping approval.

Mr. Cohen asked what type of suppression system is in those units. Mr. Survoy stated since this is an outdoor unit, they will contact the suppression company who does their hood systems and fire/sprinkler system and they will basically put glycol heads in there. It is a specially designed head for walk-in coolers and freezers. The suppression company will be attaching it to the existing system and then it will be inspected by the Fire Department.

Mr. Cohen stated because the address of the building is on Fairmount, would this not be considered a side yard issue as opposed to a rear setback issue.

Mr. Griswold replied Mr. Smerigan, City Planner, indicated it is a rear yard as the entry to the school faces east but he will review.

Ms. Hecht asked if the units require a lot of maintenance. Mr. Survoy replied they are under a refrigeration service contract with the school system and they inspect two times a year and clean the coils.

After review, Mr. Griswold advised Mr. Cohen side and rear setbacks are the same in a U-5 Zoning District.

Mr. Wachter stated to clarify Ms. Hecht's previous question about whether this is preliminary and final; he believes Mr. Smerigan has called it a revised final site plan because the school had a final site plan a few years ago so all we are doing is revising their final site plan.

A motion was made by R. Hecht and seconded by O. Jacobs to approve Ken Veon, representing Beachwood High School, located at 25100 Fairmount Blvd., request for preliminary and final site plan approval to install a walk-in cooler for Culinary Arts Classes, 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 1124.04(b)(2) with regard to building setbacks; 2) Granting a variance of 2 feet to Section 1124.04(b)(2) to permit a side yard building setback of 78 feet in lieu of the Code required 80 feet; and 3) Provision of landscape screening, as approved by the Administration, to buffer the cooling units from the adjacent residential properties.

ROLL CALL:

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

NAYS: None

MOTION APPROVED - RECOMMENDATION TO
COUNCIL – Monday, July 13, 2015 at 7:00 p.m.

Chairman Mann read a card he received from Sue Ley thanking the Planning and Zoning Members for the retirement gift both he and Ms. Hecht presented to her during the Blazin Bills Barbeque.

A motion was made by O. Jacobs and seconded by B. Zabell to adjourn the meeting.

Bill Mann, Chairman

Veronica Gentner, Secretary

Karen Navolanic, Clerk of Council