

THE SPECIAL PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON WEDNESDAY, SEPTEMBER 30, 2015.

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

ABSENT: None

ALSO PRESENT: W. Griswold, B. Reali, G. Smerigan

Chairman Mann welcomed Councilman Mel Jacobs and Alec Isaacson to the meeting.

P&Z 2014-22A KA ARCHITECTS, REPRESENTING GENERAL GROWTH PROPERTIES, BEACHWOOD MALL, LOCATED AT 26300 CEDAR ROAD IS REQUESTING A REVISED FINAL SITE PLAN APPROVAL.

Mr. Charles Tapia, Representative of General Growth Properties, Mr. James Heller, KA Architects, and Mr. Michael Prochaska, C.W. Courtney Company, were present to request a revised final site plan approval for Beachwood Place Mall located at 26300 Cedar Road.

Mr. Tapia thanked the Commission for having the special meeting. He stated they are making an amendment to the plan as a result of requirements imposed on the project by the illuminating company that provides power to the site. For safety reasons of their workers and reliability the company told them all the vegetation needs to be removed and has been done. The amended landscape plan shows the area filled in since the existing landscape area has been cleared and this meets the illuminating company requirements.

Mr. Heller stated there is a 32 foot easement required by CEI. The plan shows three (3) poles far to the left and two (2) poles where the underground conduits would get attached to. There is an existing pole CEI demanded they work with to the far left of Richmond Road and the wires would come 90 degrees off that pole. This set the location and set the center line of the 32 foot easement. It overlaps the Beachwood Place property line, located just above the new landscaping area, approximately 13 feet so General Growth Properties wanted to do a nicer design of what was currently there.

Mr. Prochaska stated his company, C.W. Courtney Company, did the original landscape plan. The revised plan shows they took 3 viburnums that were behind the existing oak tree and moved those. They extended the evergreen buffer and also continued the buffer to the east. They added Norway spruce, Junipers, taxis and burning bush. To the north of the easement, they added two (2) ornamental spring snow crab trees. This is consistent with the plant material used throughout the site.

Mr. Heller stated they are requested this as a modification to the original, approved landscape plan.

Chairman Mann proceeded to have Mr. Cohen approach the dais and ask for the record that he is present.

Mr. Griswold stated Building, Fire and Police Department have no comments regarding the revision.

Mr. Smerigan stated when the Commission granted final site plan approval and approved both the utility and landscape plan as part of the final site plan approval; they indicated there was not yet final approval

from CEI in terms of their specific route. They also indicated there would potentially be some vegetation impacted by that line. We now have the line and transformer location; therefore, amending the utility plan with the new transformer location and the landscape plan with additional landscaping to replace the landscaping that is being removed for the pole line coming from Richmond Road. As was indicated, it is the extension of the same plant material being used. Based on the nature of the plant material, you should not be able to see the transformers from Richmond Road. Plant material placed back under the pole line is not permitted by CEI so there is plant material on the south side of the line and a couple ornamental trees on the north side of the line. Mr. Smerigan stated this is an amendment to both the utility plan and landscaping plan and recommends approval.

Mr. Jacobs asked how it changes the view from the west side of Richmond Road.

Mr. Tapia replied none whatsoever because it is perpendicular to the original view.

Mr. Heller reviewed the locations of the landscape material with the Commission.

Mr. Tapia stated it was their intention to trim the trees but CEI told them last week it was not an option and the trees had to come down. It was scheduled to be done yesterday but due to rain the tree removal was delayed to today and they were removed.

Mr. Wachter asked did anyone wait for the plan to get approved before the trees were taken down.

Mr. Tapia stated it was his understanding it was not a requirement to have this approved and they came in at their own free will to present an additional landscape.

Mr. Prochaska reviewed the plant material at the request of Mr. Wachter.

Mr. Heller stated there is a lot more material going in than the trees that were removed.

Mr. Wachter asked if there were any more undecided issues in the landscaping plan that they anticipate in the future.

Mr. Tapia replied no, as this was not anticipated either as it was their intention to only trim the trees but CEI mandated they remove them.

Mr. Cohen asked if the additional poles being added are below grade.

M. Heller replied they are vertical poles. It is their understanding the wires are approximately 30 feet in height.

Mr. Cohen asked if they could propose a direct burial instead of having elevated, aerial lines and poles.

Mr. Prochaska stated the overhead lines that run down Richmond are the way they currently enter the site and that is the way they have to come in. He does not understand the reasoning behind it.

Mr. Smerigan stated they had the same issue with CEI with some City projects. When they transition from above ground to below ground, they want to do it as close to the transformer as possible. It was not a reasonable, viable option to slide the transformers closer out to Richmond Road.

Mr. Heller stated there were substantial monies paid to CEI to get this done in a reasonable time frame. Unfortunately, a CEI representative could not be present because he is on vacation.

Mr. Zabell commented he is concerned with the timing of which the trees were taken down. He stated the applicant was aware of the meeting scheduled tonight. He is confused by the comments of Mr. Tapia saying approval was not required when a special meeting was scheduled tonight.

Mr. Tapia stated because of the sensitivity of the project, he decided it was reasonable to come forward and identify something that is normally approved by staff.

Ms. Hecht stated given the sensitivity of the whole project and the fact the meeting was scheduled, she is also having a hard time understanding why they did not wait for the meeting tonight for approval.

Mr. Tapia replied at this point all he can do is apologize.

Mr. Zabell asked if the owner's representative could walk through what they can expect to see when the project is done as it relates to what they see today.

Mr. Heller reviewed the landscaping area of the project of the provided plans.

Mr. Prochaska stated they are currently completing the earthwork which is the first thing that needs to occur. Next thing to go in is the piping. Once the storm sewer for the bio retention ponds and the storm sewer system is done, then final grading is done and then the new plant material can go in. He does not know if the new material will be in this fall or next spring. The site looks bare because earthwork is being done.

Mr. Jacobs stated it is his understanding what is being questioned is taking the trees down before the meeting and was the city's approval required to take the trees down given that was what CEI mandated. He believes they are reviewing and, hopefully, approving the revised plan to replace the buffer that was provided by those trees.

Mr. Smerigan stated yes, the purpose of tonight's meeting is to approve the revised landscape plan to show the replacements of those trees. The three (3) trees removed from Beachwood Place property are being replaced 2 for 1 with additional shrubbery going in to enhance the landscape. In the end, there will be more plant material than existed previously.

Mr. Wachter commented the procedural aspects are still important because it is a plan the Commission approved and, in order to change it, they first need to come back and get it approved. That is why they reviewed and labored over the plan as long as they did and ultimately approved it and this cannot be ignored.

A motion was made by R. Hecht and seconded by O. Jacobs to approve KA Architects, representing General Growth Properties, Beachwood Place Mall, located at 26300 Cedar Road, request for revised final site plan approval.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht O. Jacobs, B. Mann, B. Zabell
	NAYS:	M. Wachter
	MOTION APPROVED	

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

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

Adjournment

Bill Mann, Chairman

Veronica Gentner, Secretary

Karen Navolanic, Clerk of Council