

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, DECEMBER 10, 2015.

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

A motion was made by C. Cohen and seconded by R. Hecht to approve the Planning and Zoning Commission minutes dated October 29, 2015, regular meeting.

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

COUNCIL REPORT

Mr. Mark Wachter, Council Representative, stated Buick GMC request for use of an exterior parking lot for vehicular storage at 23550 Commerce Park as a Harmonious Use was approved by Council. At the public hearing the Ordinance amending BCO Chapter 1155.05(i) Keeping of Fowl was referred to a Council meeting in January 2016 as there will be more public information at that time. City Council believed there should be a permitting process involved along with it. Mr. Wachter stated the preliminary plan of Covington Partners, who is building the Vanguard Apartments at the prior Bally's location on Park East Drive, was approved by City Council but there was a concern about parking, particularly visitor parking, because the lot was so small. Covington Partners came up with a fairly, innovative method called Butterfly MX which allows the resident to control the garage door via their phone to let the guest in to use the inside parking. This is expected to be submitted for final approval to Planning Commission in January 2016.

P&Z 2015-36 ERIN MCKIBBIN, CICOGNA ELECTRIC & SIGN COMPANY, INC., IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO REPLACE FOUR (4) ALUMINUM AWNINGS ON THE SOUTH SIDE OF BUILDING LOCATED AT 23293 COMMERCE PARK ROAD.

Ms. Erin McKibbin, Cicogna Electric & Sign Company, Inc., was present to request preliminary and final site plan approval for replacement of four (4) aluminum awnings on the south side of building located at 23293 Commerce Park Road. Ms. McKibbin stated the awnings are structurally unsound and the replaced awnings will match the existing awnings on the front of the building.

Mr. Ciuni stated Building, Police, Fire and Engineering have no comments on this item.

Mr. Smerigan stated final site plan approval is recommended.

Mayor Gorden asked for clarification on what the current awnings are not structurally unsound means.

Ms. McKibbin replied the current awnings have leaks which has caused the inside wood to rot.

Ms. Hecht reminded the Commission that tonight is Mr. Wachter's last Planning and Zoning meeting. She stated as being the longest, sitting member of the Commission, other than Mr. Wachter and Mayor Gorden, Mr. Wachter will be missed, it has been a pleasure working with him all these years, learned a lot from him, both Planning and Zoning and City Council will miss him, and he was a major asset to the City of Beachwood.

Mr. Wachter thanked the Commission. He stated he actually started with Planning and Zoning before being appointed to City Council. It has been a terrific experience and will not be the last they see of him as he has invited architects/planners to use his services to present submissions to Planning and Zoning.

Mr. Wachter advised the Commission they have some upcoming challenges in terms of upgrading its housing stock, the Master Plan coming aboard which Planning and Zoning has not had any input yet, Chagrin Highlands to finish, and a number of other issues they need to pay attention to. The other challenge he sees coming up and urges the Commission to be careful, is for them to be able to resist the urge of having Planning and Zoning decisions all be approved by City Council. They have a process of zoning and variances all being approved by Council, but he believes the Charter was done intentionally to make Planning Commission an independent body and not subject to vote. He said to make sure if Council is thinking about making a change to have that done by a Charter amendment and make it a hard way to go. He believes there should not be any oversight and should be like civil service/independent. Mr. Wachter thanked the Commission for the good wishes.

Mayor Gorden stated the City will definitely miss him. The City, over the past twenty years, has come a long way. There will be some changes in the near future, and he hopes they are all positive. There has been a lot of thought, as Mr. Wachter said, in every decision made by Planning Commission and Administration with the consideration and thought of the entire community. Mayor stated Mr. Wachter was one of our best negotiators with the residents as he worked with them to try to get them to understand our side and reach a compromise. He definitely gets an A plus in effort and trying without any question.

Chairman Mann stated he really appreciates working with Mr. Wachter during the Chamber/Economic Development years as it taught him a lot about the synergy between the business community and Economic Development.

Ms. Hecht stated this particular Commission has been the best group she has worked with as there is good synergy, good energy and everyone is respectful of others.

A motion was made by C. Cohen and seconded by O. Jacobs to adjourn the meeting.

Bill Mann, Chairman

Veronica Gentner, Secretary

Karen Navolanic, Clerk of Council