

Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, August 29, 2024, 6:30 PM
at Beachwood City Hall, Council Chambers
25325 Fairmount Boulevard, Beachwood, Ohio 44122

Agenda Items

P&Z 2024-28 Allan Pearl, Allan Builders, Inc., on behalf of Michael Rekhson, property owner, is requesting approval of a variance for a circular driveway located at 23345 Timberlane Drive.

Mr. Allan Pearl and Mr. Michael Rekhson explained the variance request for the circular driveway.

Mr. Roenigk reviewed the City Engineer's staff report in his absence. The Engineering Department recommends the circular drive be constructed in such a way as to stay within the allotted hard surface area specified in the Zoning Code. The Fire Department and Police Department had no comments. The Building Department has no issues.

Mr. Smerigan reviewed his staff report and stated there is a basis, should the Commission make the determination, that a practical difficulty does exist.

Discussion ensued.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2024-28 be approved subject to the following findings and stipulations: 1) Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1246.04 with regard to driveways and hard surfacing in front yards; 2) Granting a variance of 110 square feet to Section 1246.04 permit the construction of a circular driveway and sidewalk totaling 1230 square feet in lieu of the permitted 1120 square feet.

Roll Call	Yes:	J. Shoykhet, B. Zabell
	No:	Mayor Berns, A. Blue Donald, R. Hecht, E. Synenberg
	Abstain:	None.
	Not Voting:	None.
		MOTION DENIED

P&Z 2024-29 Grant Senyei, homeowner, is requesting approval of a variance for the use of two (2) separate fencing materials at 24101 Halburton Road.

Mr. Grant Senyei reviewed the proposed fencing materials for his back yard.

Mr. Roenigk stated there is no Engineering report on this item. The Police Department and Fire Department had no questions or comments at this time and the Building Department has no issues.

Mr. Smerigan reviewed his staff report and explained the two (2) separate variances.

Mr. Synenberg asked the applicant if he has spoken to the adjoining neighbors about the fence.

Mr. Senyei replied, yes, they are okay with it.

Moved by R. Hecht, seconded by E. Synenberg, that P&Z 2024-29 be approved subject to the following findings and stipulations: 1) Pursuant to Section 1159.04 it is determined that a practical

difficulty will result on the subject site from the literal enforcement of Code Sections 1246.02(d)(8) and 1246.02(d)(9) with regard to permitted fencing; 2) Granting a variance to Section 1246.02(d)(9) permit the use of white vinyl privacy fencing five (5) feet in height along the side lot lines; 3) Granting a variance to Section 1246.02(d)(8) to permit the use of two (2) fence styles and materials.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, R. Hecht, J. Shoykhet, E. Synenberg, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

P&Z 2023-17 Andrew Gotlieb, Keystate Homes, is requesting a discussion regarding a concept plan for a residential development of cluster homes to be located at PPN 741-29-020, North Woodland Road.

Mr. Jeffrey Shoykhet, Planning and Zoning Commission Member, recused himself from the meeting because he has a prior working relationship with the applicant representing Keystate Homes.

Chairman Zabell reminded the Commission this is a discussion, and no vote is planned for this item.

Mr. Andrew Gotlieb and Mr. David Kaplan, Keystate Homes, reviewed the proposed residential development of cluster homes. Mr. Kaplan stated they are working with a wetland's consultant on this project. Mr. Gotlieb stated they need to know the number of units and site layout before they present a final site plan to the Army Corp of Engineers.

Chairman Zabell asked Mr. Smerigan to review the proposed variances that would be required to approve this plan.

Mr. Smerigan explained the variances.

Discussion ensued on the proposed concept and required variances.

Chairman Zabell concluded the conversation by thanking the applicants for their time and recommended they continue to work with staff to come up with a plan that has a better chance of getting support from the Commission.

Mr. Gotlieb thanked the Commission.

P&Z 2024-9 James B. Heller, on behalf of Beachwood Office LLC, property owner, is requesting preliminary and final approval for variance to permit ADA compatible residential units on the first floor of the building located at 23250 Chagrin Blvd.

Chairman Zabell stated this item has been on pending for quite some time and requested a motion to remove from pending.

Mr. Shoykhet returned to the dias.

Moved by R. Hecht, seconded by J. Shoykhet, that P&Z 2024-9 be removed from pending.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, R. Hecht, J. Shoykhet, E. Synenberg, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
		MOTION APPROVED.

Adjournment

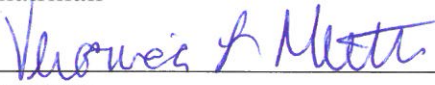
Moved by R. Hecht, seconded by A. Blue Donald, to adjourn the Planning and Zoning Commission Meeting at 7:52 P.M.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, R. Hecht, J. Shoykhet, E. Synenberg, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
		MOTION APPROVED

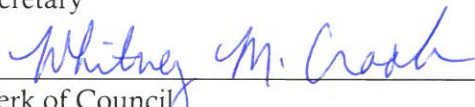
Approved:



Chairman



Secretary



Clerk of Council

Next Regular Planning and Zoning Commission Meeting will be held on: Thursday, September 26, 2024, at 6:30 P.M. in Council Chambers. For all updates regarding Planning and Zoning Commission Meetings, please visit: www.BeachwoodOhio.com.

Pursuant to Ordinance Number 2020-78 Council has determined that the Video Recording of the meetings shall stand as the official Minutes of its Body, its Committees, and those of the Planning and Zoning Commission. A written synopsis of all agenda items and votes shall also be promptly prepared and kept.