

# CITY OF *Beachwood*

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

Called to order at 6:30 PM by Chairman Bryan Zabell.

Roll Call: Present: Mayor Berns, A. Blue Donald, R. Hecht, E. Synenberg, B. Zabell  
Absent: I. Dhillon, J. Shoykhet  
Also Present: J. Ciuni, T. Hunt, B. Roenigk, G. Smerigan

## **Approval of the Minutes**

Moved by R. Hecht, seconded by A. Blue Donald, that the minutes of the Planning and Zoning Commission Meeting held on September 26, 2024, be approved.

|           |             |                                                                   |
|-----------|-------------|-------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, R. Hecht,<br>E. Synenberg, B. Zabell |
|           | No:         | None.                                                             |
|           | Abstain:    | None.                                                             |
|           | Not Voting: | None.                                                             |
|           |             | MOTION – MINUTES APPROVED                                         |

## **Council Report**

Mr. Synenberg, Council Representative, stated the Fairmount Temple Community Engagement Forum has been moved to Thursday, November 7, 2024 at 6:00 PM.

## **Citizen's Remarks**

Jared Schnall  
Mr. Schnall made remarks.

Jeffrey Nash  
Mr. Nash made remarks.

Rena Sobul  
Ms. Sobul made remarks.

## **New Business**

### **Agenda Items**

**P&Z 2024-36** Property owner has requested a 435' total lot hardscape variance for a concrete patio at 23919 Edgehill Drive, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required.

Mr. David Schillero, property owner, was present at the meeting to seek a variance for a new concrete patio adjacent to the existing garage.

Mr. Ciuni stated the Engineering Department continues to remain against variances for hardscape on residential lots because of storm water runoff. However, they understand the hardship with the small lot but recommend they consider impervious pavers or something that is not total hardscape for the patio.

Mr. Roenigk stated the Police and Fire Departments had no comments. The Building Department has the same issues as Engineering but is not opposed to the variance as it is mostly needed for the driveway to get to the garage at the back.

Mr. Smerigan reviewed his staff report and is in support of the variance for the existing hardscape but not for the additional hardscape as there is no practical difficulty basis to support that.

Discussion ensued.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2024-36 be approved subject to the following 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 1146.03(c) with regard to maximum permitted hardscape on a lot; 2) Granting a variance of 495 square feet to Section 1146.03(c) to permit a total hardscape area of 1,395 square feet in lieu of the Code permitted 900 square feet.

|           |             |                                                                   |
|-----------|-------------|-------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, R. Hecht,<br>E. Synenberg, B. Zabell |
|           | No:         | None.                                                             |
|           | Abstain:    | None.                                                             |
|           | Not Voting: | None.                                                             |
|           |             | MOTION APPROVED                                                   |

**P&Z 2024-37**

Applicant has requested preliminary and final approval of a lot split of PPN 741-18-006, 3300 Enterprise Parkway.

Mr. Chris Garcia, The C.W. Courtney Company, and Mr. Chris Reville, Site Centers, were present at the meeting. Mr. Garcia explained that Site Centers want to split the property between the three (3) buildings, leaving one (1) building fronting on Richmond Road and two (2) buildings fronting on Enterprise Parkway. This property was previously consolidated when 3333 Richmond Road was built.

Mr. Ciuni stated approval is recommended. He noted there is already an existing utility easement between the two (2) properties and questioned how the pedestrian bridge will be handled as the lot line will split the bridge.

Mr. Reville stated they will be adding an REA, a cross-action easement, and the bridge will stay in ownership of 3333 Richmond Road.

Mr. Roenigk stated the Police and Fire Departments had no comments. The Building Department concurs with Engineering concerns about the easements.

Mr. Smerigan reviewed his staff report and recommends the Commission approve the lot split.

Mr. Ciuni informed the Commission that the request is for a different split line than what was previously split and consolidated with the three (3) parcels.

Moved by R. Hecht, seconded by E. Synenberg, that P&Z 2024-37 be approved.

|           |             |                                                                   |
|-----------|-------------|-------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, R. Hecht,<br>E. Synenberg, B. Zabell |
|           | No:         | None.                                                             |
|           | Abstain:    | None.                                                             |
|           | Not Voting: | None.                                                             |
|           |             | MOTION APPROVED                                                   |

**P&Z 2024-38**      Applicant has requested approval for an adult day care service to be located at 23400 Mercantile Road, Suite 2.

Ms. Shannon Dean, Administrator, and Mr. Fredrick Amoah, owner of Fondness of Joy Residential Services, were present at the meeting. Ms. Dean reviewed the services to be provided at the new location.

Mr. Ciuni had no Engineering comments on the item.

Mr. Roenigk stated the Police Department had no comment. The Fire Department noted audible and visual fire alarm warning devices must be installed to comply with fire code. The Building Department has been in contact with the applicant regarding the items required to have the facility become code compliant.

Mr. Smerigan reviewed his staff report and recommends Commission grant approval subject to the four (4) stipulations indicated in his staff report.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2024-38 be approved subject to the following stipulations: 1) Approval is for Fondness of Joy Residential Services LLC only and the operation of the facility cannot be transferred to another operator without the approval of the Planning and Zoning Commission; 2) Approval is to occupy 3,424 square feet and the operation shall not be expanded to occupy additional space without the approval of the Planning and Zoning Commission; 3) The facility shall be operated at all times in compliance with applicable City and State regulations; 4) The facility shall comply with the provisions of Section 1155.03(e).

|           |             |                                                                   |
|-----------|-------------|-------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, R. Hecht,<br>E. Synenberg, B. Zabell |
|           | No:         | None.                                                             |
|           | Abstain:    | None.                                                             |
|           | Not Voting: | None.                                                             |
|           |             | MOTION APPROVED                                                   |

Chairman Zabell recommended the Rules of Procedure for Beachwood Planning and Zoning Commission be tabled for further review.

Moved by E. Synenberg, seconded by A. Blue Donald, to table the adoption of the Rules of Procedure for Beachwood Planning and Zoning Commission to the following meeting.

Adjournment

Approved:

Clerk of Council

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