

CITY OF *Beachwood*

Beachwood Planning and Zoning Commission Meeting Minutes

Thursday, January 30, 2025, 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, J. DeLong, R. Hecht, J. Shoykhet, B. Zabell
Absent: None.
Also Present: J. Ciuni, T. Hunt, B. Roenigk, G. Smerigan

Approval of the Minutes

Moved by R. Hecht, seconded by J. Shoykhet, that the minutes of the Planning and Zoning Commission Meeting held on December 3, 2024, be approved.

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

Council Report

None.

Citizen's Remarks

None.

New Business

Agenda Items

P&Z 2025-2

Applicant has requested a permit extension for the temporary sign located at 25701 Science Park Drive, Jewish Federation of Cleveland.

Chairman Zabell stated they would continue to the next agenda item as the applicant was not in attendance.

P&Z 2025-3

Applicant is requesting a 5' (house) and 9.80' (deck) rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 276.50' (patio) total lot hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, for a rear addition at 2424 Beachwood Blvd.

Mr. Shlomo Koyfman, homeowner, reviewed the proposed rear addition project.

Mr. Ciuni had no Engineering comments on the rear and side yard setbacks. He requested the Commission add a stipulation there be no storm drains in the patio.

Mr. Roenigk concurs with the City Engineer comments that hardscape will be an issue on this project. The Fire, Police and Building Departments do not have any issues with the variances.

Mr. Smerigan reviewed his staff report and recommended the Commission grant the variance subject to

the stipulations listed in the staff report.

At the request of Chairman Zabell, Mr. Smerigan reviewed the stipulations.

Mr. Koyfman stated they are compliant.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2025-3 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 1113.03 with regard to minimum rear yard setbacks, and Code Section 1146.03(c) with regard to maximum permitted hardscaping; 2) Granting a variance of 5 feet to Section 1113.03 to permit a rear yard building setback for a two-story addition of 35 feet in lieu of the Code required 40 feet; 3) Granting a variance of 276.5 square feet to Section 1146.03(c) to permit 1,841 square feet of hardscaping in lieu of the Code permitted maximum of 1,564.5 square feet; 4) There are no storm drains included in the patio.

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

P&Z 2025-1 Applicant has requested preliminary and final approval of a lot split plat for PPN 742-16-023, 24755 Chagrin Blvd.

Mr. Joseph Myers, Myers Architects, was present at the meeting to request approval for the lot split to separate the daycare center and the office building properties.

Mr. Ciuni recommends approval of the lot split and advised the applicant to show the blanket easement for parking and access on the plat.

Mr. Roenigk stated the Fire and Police Departments had no comments. The Building Department also wants the easement to remain with PPN 742-16-022.

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

Moved by J. Shoykhet, seconded by R. Hecht, that P&Z 2025-1 be approved.

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

P&Z 2025-4 Applicant is requesting preliminary and final site plan approval for a drop-off canopy at 24755 Chagrin Blvd., Signature Health.

Mr. Joseph Myers, Myers Architects, stated Signature Health will be taking over the existing office building. They are proposing a new drop-off canopy at the front of the building and altering the existing bank teller canopy into a new employee patio area.

Mr. Ciuni recommends approval.

Mr. Roenigk stated Building Department is in favor of this and we are concerned about the impact protection to meet any national highway traffic safety association regulations. The Police and Fire Departments

had no comments.

Mr. Smerigan reviewed his staff report and recommends the Commission grant both preliminary and final site plan approval because of the minor nature of the improvement.

Moved by A. Blue Donald, seconded by J. DeLong, that P&Z 2025-4 be approved.

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

MOTION APPROVED

P&Z 2024-46 Rezoning 2509 and 2515 South Green Road, Beachwood, Ohio (PPN 741-09-002 and PPN 741-09-001) from U-1 Single-Family Residential District to U-5 Public and Institutional District (Ordinance No. 2024-81, referred from Council December 2, 2024).

Mr. Ben Grinblatt, Architect, reviewed both the request for rezoning and proposed concept development plan for the operation of a place of worship.

Mr. Ciuni stated Engineering has no comments on the rezoning and the applicant will need to submit a plat for the lot consolidation of the two (2) lots if it goes forward.

Mr. Roenigk stated Building Department is in favor. Both Fire and Police Departments had no comments.

Mr. Smerigan reviewed his staff report. He noted the applicant provided a written agreement with Chabad to utilize their parking lot for overflow parking. Chabad's parking lot currently exceeds the minimum parking requirements. He also noted that the two (2) subject parcels are the only parcels on the east side of Green Road between Timberlane and Ranch that are not zoned U-5 District. He recommended the Commission act in the form of a recommendation back to City Council with the listed stipulations in his staff report.

At the request of Chairman Zabell, Mr. Smerigan reviewed the stipulations.

Discussion ensued.

Moved by R. Hecht, seconded by A. Blue Donald, that P&Z 2024-46 be approved and recommended to City Council 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 1124.03 with regard to minimum lot area, and Code Section 1124.04(d)(1) with regard to minimum parking setbacks; 2) Granting a variance of 1,262 square feet to Section 1124.03 to permit a lot area of 16,738 square feet in lieu of the Code required 18,000 square feet; 3) Granting a variance of 10 feet to Section 1124.04(d)(1) to permit parking spaces to be located 10 feet from the right-of-way lines of South Green Road and Ranch Road in lieu of the Code required 20 feet; 4) The parking agreement be maintained in effect during operation as a place of worship; 5) The rear yard be maintained as grass or landscape area without accessory structures or hardscape.

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

MOTION APPROVED – RECOMMENDATION
TO COUNCIL (Tuesday, February 18, 2025)

P&Z 2024-47

Rezoning 23250 Chagrin Boulevard, Beachwood, Ohio (PPN 742-23-002), from U-7A General Office Building District to U-3C Planned Multi-Family Residential District (Ordinance No. 2024-82, referred from Council December 16, 2024).

Mr. James Heller, representative for Wangard Partners, Ms. Kathryn Weber, Attorney with Mansour Gavin LPA, and Mr. Ron Tannenbaum, RDL Architects, were present at the meeting. The team provided a brief overview of the proposed rezoning and new apartment buildings.

Mr. Smerigan reviewed his staff report and suggested the Commission add the listed stipulations in the recommendation back to City Council.

Mr. Roenigk stated the Fire and Police Departments had no comments. The Building Department has the same concerns with the City Planner relating to the parking garage and access for the Fire Department.

Mr. Ciuni had no comments.

Discussion ensued.

Moved by R. Hecht, seconded by J. Shoykhet, that P&Z 2024-47 be approved and recommended to City Council 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 1118.04(c) with regard to maximum building height; 2) Granting a variance of 10 feet to Section 1118.04(c) to permit a building height of 75 feet in lieu of the Code maximum of 65 feet; 3) Provision of a structural analysis of the existing garage prior to submission of final site development plans; 4) The project buildings all be new construction.

Roll Call

Yes:

Mayor Berns, A. Blue Donald, J. DeLong,
R. Hecht, J. Shoykhet, B. Zabell

No:

None.

Abstain:

None.

Not Voting:

None.

MOTION APPROVED – RECOMMENDATION
TO COUNCIL (Tuesday, February 18, 2025)

P&Z 2024-48

Applicant is requesting preliminary site plan approval for a new residential apartment building to be located at 23250 Chagrin Blvd.

Moved by R. Hecht, seconded by J. DeLong, that P&Z 2024-48 be tabled.

Roll Call

Yes:

Mayor Berns, A. Blue Donald, J. DeLong,
R. Hecht, J. Shoykhet, B. Zabell

No:

None.

Abstain:None.

Not Voting:

None.

MOTION APPROVED - TABLED

P&Z 2025-2

Applicant has requested a permit extension for the temporary sign located at 25701 Science Park Drive, Jewish Federation of Cleveland.

The applicant was not present.

Mr. Ciuni had no comments.

Mr. Roenigk stated the Fire and Police Departments had no comments. The Building Department recommends approval of the second extension request for 180 days.

Mr. Smerigan had no comments.

Discussion ensued.

Moved by A. Blue Donald, seconded by J. Shoykhet, that P&Z 2025-2 be approved to extend the permit 180 days from the prior expiration date.

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

Adjournment

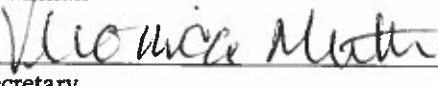
Moved by R. Hecht, seconded by A. Blue Donald, to adjourn the Planning and Zoning Commission Meeting at 8:10 P.M.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, J. Shoykhet, 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, February 27, 2025, 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.