

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, February 27, 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, B. Zabell
 Absent: R. Hecht, J. Shoykhet
 Also Present: J. Ciuni, M. Kurz, B. Roenigk, G. Smerigan

Approval of the Minutes

Moved by A. Blue Donald, seconded by J. DeLong, that the minutes of the Planning and Zoning Commission Meeting held on January 30, 2025, be approved.

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

Council Report

None.

Citizen's Remarks

Jeffrey Nash
Mr. Nash made remarks.

Michelle Karp
Mrs. Karp made remarks.

Eleanor Karp
Mrs. Karp made remarks.

Evan Tetelman
Mr. Tetelman made remarks.

Jared Schnall
Mr. Schnall made remarks.

David Steinberg
Mr. Steinberg made remarks.

Ronald Kahn
Mr. Kahn made remarks.

New Business**Agenda Items****P&Z 2025-5**

Applicant is requesting a frontage determination of the building wall or façade to be used for calculating permissible sign area pursuant to BCO Section 1141.08, Measurement Standards, reversing the determination made by the previous Building Commissioner, for Primrose School of Beachwood, 23825 Commerce Park Road.

Mr. James Kassay, ADA Architects, reviewed the proposed signage for Primrose School.

Mr. Ciuni had no Engineering comments.

Mr. Roenigk stated the Police and Fire Departments had no comments. He stated the building was constructed in 1986. Since 1986, every building owner and/or tenant has been held to the square footage as it stands now. We have a master sign book that keeps track of every commercial building in the city. He noted the signs were installed without the proper permits and did not go through the Architectural Board of Review process as required by the City Ordinance. The Building Department has no position on this matter.

Mr. Smerigan reviewed his staff report and recommended the Commission make the determination that the wall with the main entrance to the building be considered the front wall for the purpose of the signage.

Moved by A. Blue Donald, seconded by J. DeLong, that P&Z 2025-5 be approved.

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

P&Z 2024-44(A)

Applicant has requested final site plan approval for building and play area additions at 26600 Shaker Blvd., Fuchs Mizrahi School.

Mr. Nick Dilisio, Architect with Bialosky, and Mr. Eric Greenberg, Harlan and Associates, on behalf of the school, was present at the meeting. Mr. Dilisio reviewed the project and noted the final site plan adjustments from the preliminary approval presentation.

Mr. Ciuni stated the Engineering Department has reviewed the final plans and the revised plans. At this time, final approval is recommended.

Mr. Roenigk stated the Police, Fire and Building Departments had no comments.

Mr. Smerigan reviewed his staff report and recommended the Commission grant final site development plan approval with the four (4) stipulations indicated in his staff report.

Moved by A. Blue Donald, seconded by J. DeLong, that P&Z 2024-44(A) 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 1312.04(b) with regard to the minimum required setback of a generator from a non-residential property line; 2) Granting a variance of 4.5 feet to Section 1312.04(b) to permit the generator to be setback 5.5 feet from the rear property line in lieu of the Code required 10 feet; 3) That the dumpster enclosure may be 23.33 feet from the rear lot line; 4) Compliance with any comments of the City Engineer and Fire Department.

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

Tabled Items

P&Z 2023-17 Applicant has requested preliminary site plan approval for residential development of cluster homes to be located at PPN 741-29-020, North Woodland Road (Fairmount Blvd) (Commission tabled on 8/29/2024 and 12/3/2024).

Moved by A. Blue Donald, seconded by J. DeLong, that P&Z 2023-17 be taken from the table.

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

Mr. Andrew Gottlieb, Keystate Homes, stated they worked very hard on the last revision to meet all setback concerns on the site. The plan shows three (3) cluster homes which meet all setbacks in the rear. They are twenty (20) feet away from the neighbor per code and meet the requirements of the width and drive. They are also preserving more green space and wetlands. They are open to mitigating concerns for both our clients and those future homes as well as residents.

Mr. Smerigan reviewed his staff report and believes the plan, as submitted, is now compliant with the spirit and intent of Chapter 1114. He recommends approval subject to the stipulations indicated in his staff report.

At the request of Chairman Zabell, Mr. Smerigan reviewed the box score.

Discussion ensued.

Mr. Ciuni stated the applicant must mitigate the wetlands with the Army Corps and Ohio EPA. The project cannot move forward without that approval. Currently, he does not have any plans for storm water management or utilities.

Mr. Roenigk stated the Police and Building Departments had no comments. He reviewed the Fire Department's staff report.

Discussion ensued.

Chairman Zabell referred to the applicant whether he wanted to continue with the motion to vote or table the item as they only have four (4) voting members.

Mr. Gottlieb agreed to seek the vote.

Moved by A. Blue Donald, seconded by J. DeLong, that P&Z 2023-17 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 1114.02(d) regarding minimum acreage; 2) Granting a variance to Section 1114.02(d) to permit a development of 1.22 acres.

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

MOTION APPROVED

P&Z 2024-27 Rezoning 2555 Edgewood Road, Beachwood, Ohio 44122 (PPN 741-08-036) and 2561 Edgewood Road, Beachwood, Ohio 44122 (PPN 741-08-037), from U-1 Single-Family Residential District to U-5 Public and Institutional District (Ordinance No. 2024-63, referred from Council 8/20/2024, Commission tabled on 9/26/2024).

Moved by A. Blue Donald, seconded by J. DeLong, that P&Z 2024-27 be taken from the table and placed on the March 20, 2025, Planning and Zoning Commission Meeting.

Mr. Kurz commented this is to provide adequate notice prior to hearing the case of the interested parties.

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

MOTION APPROVED

Adjournment

Moved by A. Blue Donald, seconded by J. DeLong, to adjourn the Planning and Zoning Commission Meeting at 7:41 P.M.

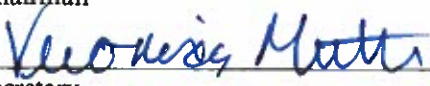
Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION APPROVED

Approved:



 Chairman



 Secretary



 Clerk of Council

Next Regular Planning and Zoning Commission Meeting will be held on: Thursday, March 20, 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.