

# CITY OF *Beachwood*

**Beachwood Special Planning and Zoning Commission Meeting Minutes**  
**Thursday, April 10, 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, E. Silver,  
B. Zabell  
Absent: None.  
Also Present: C. Bierterman, M. Kurz, B. Roenigk, G. Smerigan

**Citizen's Remarks**

None.

**New Business**

**Agenda Items**

**P&Z 2025-10** Rezoning 3663 Park East Drive, Beachwood, Ohio 44122 (PPN 742-29-017) from U-4C Integrated Mixed Use, Multi-Family Residential, Office Retail, Recreation Business District to U-9 Motor Service District (Ordinance No. 2025-12, referred from Council 4/7/2025).

Mr. Jim Brown, President of Classic Auto Group, provided a brief overview of the proposed Auto Dealership.

In Mr. Ciuni's absence, Mr. Roenigk stated Engineering had no comments on the rezoning. The Police and Fire Departments had no comments. The Building Department has no issues with the proposed rezoning.

Mr. Smerigan stated he has no issues with the request.

Discussion ensued regarding another franchise also being located on the large property.

Moved by R. Hecht, seconded by J. Shoykhet, that P&Z 2025-10 be approved and recommended to Council.

|           |             |                                                                                     |
|-----------|-------------|-------------------------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, J. Shoykhet, E. Silver, B. Zabell |
|           | No:         | None.                                                                               |
|           | Abstain:    | None.                                                                               |
|           | Not Voting: | None.                                                                               |
|           |             | MOTION APPROVED – RECOMMENDATION TO COUNCIL (Monday, April 21, 2025)                |

**P&Z 2025-13** Amending the City of Beachwood, Ohio Planning and Zoning Code by Amending Beachwood Codified Ordinance Section 1111.02(M)(2) titled "Classification of Uses" (Ordinance No. 2025-13, referred from Council 4/7/2025).

Mr. Smerigan, City Planner, stated that this is a companion piece of legislation that accompanies the rezoning. This legislation is necessary to make the site available for the proposed auto dealership on Park East Drive.

Chairman Zabell questioned if the legislation applies to the specific parcel or street.

Mr. Smerigan stated it would apply to the street, similar to when Orange Place was added to the list for Porsche Dealership.

Moved by R. Hecht, seconded by J. DeLong, that P&Z 2025-13 be approved and recommended to Council.

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

MOTION APPROVED – RECOMMENDATION TO COUNCIL (Monday, April 21, 2025)

Mayor Berns thanked everyone for coming to the Special Meeting. He believes this project will be phenomenal for the City of Beachwood.

**Adjournment**

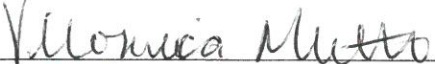
Moved by A. Blue Donald, seconded by J. Shoykhet, to adjourn the Special Planning and Zoning Commission Meeting at 6:44 P.M.

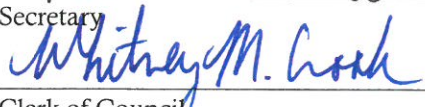
|           |             |                                                                                     |
|-----------|-------------|-------------------------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, J. Shoykhet, E. Silver, 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, April 24, 2025, at 6:30 P.M. in Council Chambers. For all updates regarding Planning and Zoning Commission Meetings, please visit: [www.BeachwoodOhio.com](http://www.BeachwoodOhio.com).

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**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.**