

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, March 27, 2025, 6:30 PM
at Beachwood City Hall, Council Chambers
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 6:32 PM by Chairman Bryan Zabell.

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

Approval of the Minutes

Moved by J. Shoykhet, seconded by E. Silver, that the minutes of the Planning and Zoning Commission Meeting held on February 27, 2025, be approved.

Roll Call	Yes:	Mayor Berns, J. DeLong, B. Zabell
	No:	None.
	Abstain:	J. Shoykhet, E. Silver
	Not Voting:	None.
		MOTION – MINUTES APPROVED

Council Report

None.

Citizen's Remarks

Public comments were made by the following residents: Ms. Hoenig, Mr. Schonfeld, Mr. Stempel, Mr. Wiesen, Mr. Gutman, Mr. Adler, Mr. Schloss, Mr. Hochstadter, Mr. Werther, Mr. Neiman, Mr. Cohen, Mr. Lichtenstein, and Mr. Goldman.

(Please see video recording for full remarks: <https://www.beachwoodohio.com/528/Live-Stream-Recorded-Meetings>)

New Business

Agenda Items

Chairman Zabell welcomed Mr. Eric Silver as the new member of the Planning and Zoning Commission.

P&Z 2024-27	Rezoning 2555 Edgewood Road, Beachwood, Ohio 44122 (PPN 741-08-036) and 2561 Edgewood Road, Beachwood, OH 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).
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Ms. Tara Rose, Land Use Attorney with Hahn Loeser & Parks, and Mr. Akiva Shawel were present to

request approval of the rezoning of the applicable properties from U-1 to U-5. Mr. Shawel provided a brief description of the proposed synagogue operations. Ms. Rose presented a historical background on the city synagogues and provided a parking concept plan for the property.

Mr. Smerigan reviewed his staff report.

Mr. Ciuni had no Engineering comments on the rezoning.

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

Chairman Zabel questioned whether the statement the applicant was instructed by the city not to pursue the adjacent property was done in writing or in conversation.

Mr. Shawel replied he has been in constant contact with both City Planner and Mayor and was guided to submit the application several months ago and receive remarks from the Commission.

Mr. Aaron Evenchik, Attorney with Hahn Loeser & Parks, stated he has had direct conversations with the City Planner regarding the purchase of the adjacent lot and they were encouraged to submit as is.

Mr. Smerigan, City Planner, responded to the applicants' remarks.

Discussion ensued.

Chairman Zabel stated he is not in favor of tabling the item and requested a motion.

Moved by J. Shoykhet, seconded by J. DeLong, that P&Z 2024-27 be approved and recommended to Council.

Roll Call	Yes:	None.
	No:	Mayor Berns, J. DeLong, J. Shoykhet, E. Silver, B. Zabel
	Abstain:	None.
	Not Voting:	None.
		MOTION DENIED

Chairman Zabel requested a short recess.

Chairman Zabel returned to dias and deferred to Mr. Hunt, Law Director, on the approval procedure.

Mr. Hunt stated there must be some type of affirmation motion to grant or deny.

Moved by J. Shoykhet, seconded by J. DeLong, that P&Z 2024-27 not be approved and not recommended to Council.

Roll Call	Yes:	Mayor Berns, J. DeLong, J. Shoykhet, E. Silver, B. Zabel
	No:	None.
	Abstain:	None.
	Not Voting:	None.
		MOTION APPROVED – NEGATIVE RECOMMENDATION TO COUNCIL (Monday, April 7, 2025)

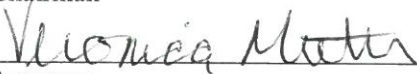
Adjournment

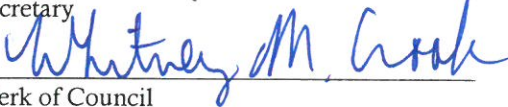
Moved by J. Shoykhet, seconded by J. DeLong, to adjourn the Planning and Zoning Commission Meeting at 7:45 P.M.

Roll Call	Yes:	Mayor Berns, J. DeLong, 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.

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.