

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, August 28, 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: M. Kurz, 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 July 31, 2025, be approved.

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

Council Report

None.

Citizen's Remarks

None.

New Business

Agenda Items

P&Z 2025-32 Cody Crum has requested preliminary and final approval of a lot split plat and a lot frontage variance for PPN 741-12-001, The Hangar Club, located at 24400 Cedar Road.

Moved by A. Blue Donald, seconded by J. Shoykhet, that P&Z 2025-32 be tabled until September 25, 2025, Planning and Zoning Commission Meeting.

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 - TABLED

P&Z 2025-33 James Martin has requested a variance to BCO Section 1146.02(d)(9) to permit a solid vinyl fence to be located at 2664 Brentwood Road.

Mr. James Martin explained the reasons behind the fence variance request, highlighting the family's needs.

Mr. Roenigk stated Police and Fire Departments had no comments. In lieu of Mr. Ciuni's absence, he stated Engineering has no comments on this item. The Building Department also has no issues.

Mr. Smerigan stated there are no issues with this request and there is clearly a practical difficulty. He recommends approval of the variances subject to the approval of the findings and stipulations listed in his staff report.

Chairman Zabell asked if the fence would be in compliance with the proposed zoning codes currently under process.

Mr. Smerigan confirmed that it would.

Moved by R. Hecht, seconded by E. Silver, that P&Z 2025-33 be approved subject to the following findings and 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 1146.02(d)(9) with regard to prohibited fencing; 2) Granting a variance to Section 1146.02(d)(9) to permit the applicant to install a solid vinyl fence six (6) feet in height in accordance with the submitted plan.

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

P&Z 2025-34 Dmitry Belkin has requested a determination as a similar, harmonious, and compatible use in a U-8 District pursuant to BCO Section 1129.02(a), Buildings and Uses to Conform, to operate an indoor storage business at 23533 Mercantile Road.

Moved by J. Shoykhet, seconded by J. DeLong, that P&Z 2025-34 be tabled until September 25, 2025, Planning and Zoning Commission Meeting.

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 - TABLED

P&Z 2025-38 Brian Intihar has requested preliminary and final site plan approval for an addition at 3875 South Green Road, The Goddard School.

Mr. Brian Intihar briefly explained the proposed addition of two (2) classrooms to the existing school.

Mr. Roenigk stated Police and Fire Departments had no comments. In the absence of Mr. Ciuni, he stated the City Engineer would recommend approval upon resolution of the eight (8) comments listed in the staff report. The Building Department has no issues with the addition.

At Chairman Zabell’s request, Mr. Roenigk read the City Engineer’s comments aloud.

Mr. Smerigan reviewed his staff report and recommends the Commission grant preliminary and final site plan approval subject to the stipulations listed in the staff report.

Mr. Shoykhet asked the applicant whether more additions were planned for the future.

Mr. Intihar replied there could potentially be additional expansions in the future based upon demand.

Moved by R. Hecht, seconded by J. DeLong that P&Z 2025-38 be approved subject to the following stipulations: 1) Approval of the final site improvements by the City Engineer; 2) Installation of the landbanked parking spaces if determined necessary by the Building Commissioner.

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		

Tabled Items

P&Z 2025-31 Jeremy Miller has requested a 21.40' rear yard setback variance, in accordance with BCO Section 1113.03, Rear Yards, and a 682.69' total lot hardscape variance, in accordance with BCO Section 1146.03(c), Landscaping of Residential Lots Required, for a deck at 2355 Beachwood Blvd.

Chairman Zabell informed the Commission a variance is no longer required, as the revised plan complies with current zoning regulations.

Moved by A. Blue Donald, seconded by J. Shoykhet that P&Z 2025-31 be taken from the table.

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		

Moved by R. Hecht, seconded by E. Silver that P&Z 2025-31 be removed from the agenda.

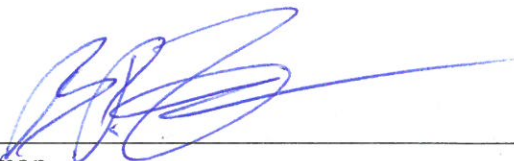
Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, J. Shoykhet, E. Silver, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
MOTION APPROVED		


Adjournment

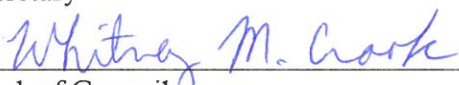
Moved by J. Shoykhet, seconded by A. Blue Donald, to adjourn the Planning and Zoning Commission Meeting at 6:52 P.M.

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, September 25, 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.