

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, February 26, 2026, 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: A. Blue Donald, G. Carr, A. Jacobs, J. Shoykhet, B. Zabell
Absent: Mayor Berns, E. Silver
Also Present: J. Ciuni, M. Kurz, B. Roenigk

Approval of the Minutes

Moved by G. Carr, seconded by J. Shoykhet, that the minutes of the Planning and Zoning Commission Meeting held on January 29, 2026, be approved.

Roll Call	Yes:	A. Blue Donald, G. Carr, A. Jacobs, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.

MOTION – MINUTES APPROVED

Council Report

None.

Citizen's Remarks

None.

New Business

Agenda Items

P&Z 2026-3

Jacob Wetherill has requested approval of a conditional use permit for the conversion of an existing office building to residential units on the upper floors and commercial/retail/building amenities on the ground floor for the property located at 23240 Chagrin Blvd.

Mr. Brandon Kline, Vice President of Design for Geis Company, stated that they are requesting an amendment to the previously approved conditional use permit due to a change in the building's unit count. The number of units has been reduced from 147 to 105. All other narratives within the conditional use permit remain unchanged.

Mr. Ciuni stated that Engineering has no comments on the conditional use permit and recommends approval of the preliminary site plan. He informed the applicant that the Fire Department has serious concerns regarding the parking garage and that the Structural Engineering Report required by City Ordinance must be submitted with the final site plan.

In the absence of Mr. Smerigan, Mr. Roenigk read the City Planner’s staff report.

Mr. Roenigk stated Police and Fire Department had no comments. The Building Department had no issues with the conditional use.

Discussion ensued regarding the unit mix.

Moved by J. Shoykhet, seconded by A. Jacobs, that P&Z 2026-3 be approved subject to the following stipulations: 1) Compliance with the comments of the City Engineer and Fire Department; 2) Submission of evidence that the garage meets appropriate structural standards as part of the final site development plan.

Roll Call	Yes:	A. Blue Donald, G. Carr, A. Jacobs, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
		MOTION APPROVED

P&Z 2026-4 Jacob Wetherill has requested preliminary site plan approval for the property located at 23240 Chagrin Blvd.

Mr. Brandon Kline, Vice President of Design for Geis Company, presented the key design elements of the preliminary site plan.

Mr. Ciuni stated that he is interested in reviewing the structural engineer report and has no issues with the site plan.

Mr. Roenigk stated that the Police Department had no comments. The Fire Department noted that, as discussed in preliminary meeting, Fire Department access will be provided on northeast corner of building (auxiliary entry area) and vehicle specs were provided to developer for proper structural reinforcement of the area. Regarding the structural standards of the parking garage, the Building Department has the same issues with wanting it to be resolved.

Moved by A. Jacobs, seconded by A. Blue Donald, that P&Z 2026-4 be approved subject to the following stipulations: 1) Compliance with the comments of the City Engineer and Fire Department; 2) Submission of evidence that the garage meets appropriate structural standards as part of the final site development plan.

Roll Call	Yes:	A. Blue Donald, G. Carr, A. Jacobs, J. Shoykhet, B. Zabell
	No:	None.
	Abstain:	None.
	Not Voting:	None.
		MOTION APPROVED

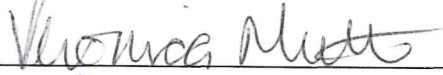
Adjournment

Moved by A. Blue Donald, seconded by G. Carr, to adjourn the Planning and Zoning Commission Meeting at 6:49 P.M.

Roll Call	Yes:	A. Blue Donald, G. Carr, A. Jacobs, 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, March 26, 2026, 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.