

CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, December 11, 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 Rochelle Hecht.

Roll Call: Present: Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, E. Silver
Absent: J. Shoykhet, B. Zabell
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 October 30, 2025, be approved.

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

MOTION – MINUTES APPROVED

Mayor Berns announced that this is Rochelle Hecht's final Planning and Zoning Commission meeting. He thanked her for her years of service and leadership and noted she will be formally honored at the upcoming City Council meeting.

Council Report

None.

Citizen's Remarks

None.

New Business

Agenda Items

P&Z 2025-45 Rezoning 24700 Chagrin Boulevard, Beachwood, Ohio (PPN # 742-25-010) from U-7A General Office to U-9 Motor Service District (Ordinance No. 2025-36, referred from Council 10/20/2025).

Ms. Diane Calta was present at the meeting as Land Development Counsel for both the property owner and Sheetz. She introduced the property owner representative Bob Abramovich, Executive Vice President, Ellen Selle, Regional Entitlement Manager with Sheetz, Owen Wolf, Regional Site Selector, and Ryan Balko, Regional Entitlement Manager with Sheetz.

Ms. Calta reviewed the rezoning request and briefly described the proposed Sheetz building.

Mr. Abramovich presented a brief history of the subject property, reviewed current tenant vacancy data, and concluded that the proposed location is the most appropriate following an extensive corridor analysis.

Ms. Selle presented an overview of the proposed preliminary site plan and reviewed the amenities to be offered by Sheetz at this site.

Mr. Wolf stated both the site selection and market analysis standpoint aligned and supported their interest in this location. They believe it fits very well with the current needs after speaking with city staff and various businesses in the community.

Mr. Roenigk stated Police, Fire and Building Department have no comments.

Mr. Ciuni stated Engineering has no comments on the rezoning.

Mr. Smerigan reviewed his staff report. He informed the Commission they would be acting in a form of recommendation to Council to either approve the ordinance to rezone or disapprove the ordinance to rezone.

Discussion ensued.

Mr. Wolf responded to questions and concerns of the Commission members.

Moved by J. DeLong, seconded by A. Blue Donald, that P&Z 2025-45 be approved and recommended to City Council.

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

Voting rules were discussed between the Commission members.

P&Z 2025-46 Jefferson Kiser has requested preliminary and final approval for lot consolidation of PPN's 741-25-002, 741-25-003, 741-25-004 and 741-25-007, creating Parcel A, for 27020-27060 Cedar Road.

Mr. Jefferson Kiser explained their client was pursuing a condominium plat and Cuyahoga County identified an issue with a prior lot consolidation which was not recorded. Cuyahoga County is now requesting that issue be rectified.

Mr. Roenigk stated Police, Fire and Building Department have no comments.

Mr. Ciuni stated the lot consolidation plat meets all City and County standards and recommends approval.

Mr. Smerigan stated the lot consolidation plat meets all the zoning requirements and recommends Commission grant approval.

Moved by A. Blue Donald, seconded by E. Silver, that P&Z 2025-46 be approved.

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

MOTION APPROVED

P&Z 2025-47 Courtney Evenchik has requested a 3.60' rear yard setback variance for a new deck, in accordance with BCO Section 1113.03 Rear Yards, an 8' rear yard setback variance, in accordance with BCO Section 1113.03 Rear Yards, a 4.60' north side front yard setback variance and a 3.10' south side front yard setback variance, in accordance with BCO Section 1113.04 Location of Building Line, for a new house to be located at 2350 Beachwood Blvd.

Ms. Courtney Evenchik, property owner, reviewed the variances required to build a new house on the irregular shaped lot.

Mr. Roenigk stated Police and Fire Department had no comments. The Building Department has no issues as the requested variances are minor.

Mr. Ciuni stated Engineering recommends approval.

Mr. Smerigan reviewed his staff report and recommends Commission grant the variances.

Moved by A. Blue Donald, seconded by E. Silver, that P&Z 2025-47 be approved with 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 1113.03 with regard to the required rear setback for the building and the deck, and Code Section 1113.04 with regard to the front building setback; 2) Granting variances of 3.1 feet and 4.6 feet to Section 1113.04 to permit the front corners of the dwelling to be less than the required 35 feet from the street right-of-way line; 3) Granting a variance of 8 feet to Section 1113.03 to permit the dwelling to have a rear setback of 29.2 feet in lieu of the Code required 37.2 feet; 4) Granting a variance of 3.6 feet to permit the deck to have a rear setback of 21.2 feet in lieu of the Code required minimum of 24.8 feet.

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

MOTION APPROVED

Mr. Kurz, Assistant Law Director, informed the Commission that every motion requires at least four (4) votes to pass. He stated P&Z 2025-45 was voted 3 to 2 and recommends the Commission discuss how to move forward with that item.

Discussion addressed the prior negative recommendation and clarified that the applicant had been notified of an approval issued in error.

Moved by E. Silver, seconded by J. DeLong, that the motion for P&Z 2025-45 be withdrawn.

Moved by J. DeLong, seconded by E. Silver, that a motion to reconsider P&Z 2025-45 be approved and recommended to City Council.

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

MOTION APPROVED –
RECOMMENDATION TO COUNCIL

Tabled 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. DeLong, that P&Z 2025-32 be taken from the Table.

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

MOTION APPROVED

The applicant has requested the submission be removed.

Moved by A. Blue Donald, seconded by J. DeLong, that P&Z 2025-32 be removed from the Agenda.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, E. Silver
	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 A. Blue Donald, seconded by E. Silver, that P&Z 2025-34 be taken from the Table.

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

MOTION APPROVED

Mr. Jeromy Simonovic, Attorney, and Mr. Brian Green, Attorney, were present at the meeting.

Mr. Simonovic distributed new materials to the Commission and reviewed his request for a conditional use permit for a building concept that he believes would enhance the City’s economic value and generate revenue in the building.

Mr. Roenigk asked whether the current submission differed from the proposal previously submitted for review.

Mr. Simonovic responded that the original proposal included a flexible concept combining personal and business storage, and that the current submission is for business storage only.

Mr. Roenigk stated that because the revised submission was not provided prior to the meeting for review, the Commission should not take action.

Chairman Hecht concurred.

Mr. Kurz asked Mr. Roenigk if this submission is a deviation from the original application that is on the agenda.

Mr. Roenigk stated the change would need to be submitted in a new format.

Discussion ensued.

Moved by A. Blue Donald, seconded by E. Silver, that P&Z 2025-34 be tabled.

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

MOTION APPROVED – TABLED


Chairman Hecht read her final motion and offered brief words of advice, thanking all participants and expressing appreciation for the amazing opportunity to serve on the Planning and Zoning Commission.

Adjournment


Moved by A. Blue Donald, seconded by E. Silver, to adjourn the Planning and Zoning Commission Meeting at 8:03 P.M.

Roll Call	Yes:	Mayor Berns, A. Blue Donald, J. DeLong, R. Hecht, E. Silver
	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, January 29, 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.