

CITY OF *Beachwood*

Beachwood Planning and Zoning Commission Meeting Minutes
Thursday, May 28, 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: Mayor Berns, A. Blue Donald, J. DeLong, J. Shoykhet, E. Silver,
B. Zabell
Absent: G. Carr
Also Present: J. Ciuni, T. Gallagher, M. Kurz, G. Smerigan

Council Report

None.

Citizen's Remarks

Wendy Berezovsky

Mrs. Berezovsky made remarks.

Nathan Hochstatder

Mr. Hochstatder made remarks.

Nissim Abrin

Mr. Abrin made remarks.

Mordy Lichtenstein

Mr. Lichtenstein made remarks.

New Business

Agenda Items

P&Z 2025-32 Allayne Stephans has requested approval of a revised lot split plat to divide the existing PPN 741-12-001 into three (3) parcels, for 24400 Cedar Road, The Hanger Club.

The applicant was not present.

Chairman Zabell commented the Commission received an email stating there is a concern from an adjoining property as it relates to a lack of a sewer easement. This issue is being investigated further and has not been resolved as he is aware. He recommended Commission make a motion to table the item.

Moved by A. Blue Donald, seconded by J. Skoykhet, that P&Z 2025-32 be tabled till the next regularly scheduled Planning and Zoning Commission Meeting.

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

MOTION TABLED

P&Z 2026-4(A) Brandon Kline has requested final site plan approval for the property located at 23240 Chagrin Blvd.

Mr. Brandon Kline, Vice President of Design, Geis Companies, provided a brief overview of the final site plan request for the conversion of the former Commerce IV office building into a mixed-use building.

Mr. Ciuni reviewed his staff report and recommended approval, contingent upon the applicant agreeing to the recommendations listed in the structural engineering report and implementing all the changes to make the structure safe.

Ms. Gallagher stated the Fire Department’s staff report indicates the plans provide adequate Fire Department access areas and the access lanes are to be reinforced and documentation to be provided prior to building construction. The Police Department had no comments or questions, and the Building Department has no objections.

Mr. Smerigan reviewed his staff report and recommends the Commission grant final site development plan approval subject to the comments and recommendations of the City Engineer and Fire Department.

Discussion ensued regarding the structural engineering report.

Moved by A. Blue Donald, seconded by J. DeLong, that P&Z 2026-4(A) be approved subject to the following stipulation: 1) A plan that is acceptable to the City Engineer and Fire Department for structural integrity of the parking garage while during construction and final occupancy be submitted and approved.

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

MOTION APPROVED

P&Z 2026-12 Phillip Soroky has requested preliminary and final site plan approval for replacement of sound/privacy panels located at 3208-3296 Richmond Road, Baywood Estates Condominiums.

Mr. Philip Soroky discussed the project to replace the screening along Richmond Road within the right-of-way.

Mr. Ciuni stated Engineering has no comments or objections to the application.

Ms. Gallagher stated both Police and Fire Department had no comments or questions. The Building Department has no objections.

Mr. Smerigan reviewed his staff report and recommends the Commission grant preliminary and final site plan approval.

Moved by Jeff Shoykhet, seconded by E. Silver, that P&Z 2026-12 be approved.

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

P&Z 2026-13 Alpesh Chavda has requested preliminary and final site plan approval for a drone charging station pad to be located at 3175 Science Park Drive, Cleveland Clinic.

Mr. Jake Hinch of Osbourne Engineering provided a brief presentation on a proposed drone delivery system, including the installation of a twelve (12) drone docking station, charging tower, and loading station to support pharmacy deliveries by drones.

Mr. Ciuni stated Engineering has no objections and recommends approval.

Ms. Gallagher stated both Police and Fire Department had no comments or questions. The Building Department has no objections.

Mr. Smerigan reviewed his staff report and noted there are no setback, height or zoning issues. He recommends both preliminary and final site plan approval.

Ms. Stephanie Lombardi and other representatives of Zipline provided additional details regarding the company and the project and responded to questions from the Commission.

Moved by E. Silver, seconded by J. Shoykhet, that P&Z 2026-13 be approved.

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

P&Z 2026-14 Rezoning 2547 Edgewood Road (PPN 741-08-034), 2555 Edgewood Road (PPN 741-08-036), and 2561 Edgewood Road (PPN 741-08-037) from U-1 Single-Family Residential District to U-5 Public and Institutional District (Ordinance No. 2026-19, referred from Council May 4, 2026).

Mr. Aaron Evenchik, Partner at Hahn Loeser & Parks, explained that the new proposal seeks to rezone three (3) lots to comply with the requirements of the U-5 zoning code. He presented an overview of the proposed project, including the site plan, conceptual rendering of the synagogue, the zoning history of Beachwood Synagogues, previous rezoning requests, and the current rezoning application, which is intended to permit the continuation of the existing use.

Mr. Akiva Shawel, representing Congregation Bais Avrohom, provided an overview of the congregation, including its mission and the services provided to its members.

Mr. Ciuni stated Engineering has no comments.

Ms. Gallagher stated Police and Fire Department had no comments or questions. The Building Department has no objections.

Mr. Smerigan reviewed his staff report and recommends the Commission provide a positive recommendation back to City Council as the site is capable of meeting all the requirements. He noted that, if the rezoning is approved by Council, the applicant will need to return to Planning Commission for lot consolidation and site plan approval.

Chairman Zabell stated that he was very pleased the applicant had acquired the third lot and submitted the rezoning application without requesting any variances.

Moved by Jeff Shoykhet, seconded by E. Silver, that P&Z 2026-14 be approved and recommended to City Council.

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

MOTION APPROVED -
RECOMMENDATION TO COUNCIL

P&Z 2026-16 Hadassah Munk has requested a 10' side street right-of-way variance for a fence at 2367 Beachwood Blvd., in accordance with BCO Section 1146.02(c)(5), Fences.

Mr. Elon Senders, property owner, reviewed the variance request for a fence to enclose the yard for safety purposes.

Mr. Ciuni stated Engineering has no comments.

Ms. Gallagher stated both Police and Fire Department had no comments or questions. She

noted that adjusting the location of the proposed fence could reduce the variance needed.

Mr. Smerigan reviewed his staff report and stated there does not appear to be a practical difficulty in this situation.

Chairman Zabell stated, given the magnitude of the variance request and the fact that staff does not support it, he could not support the request.

Moved by J. Shoykhet, seconded by E. Silver, that P&Z 2026-16 be approved.

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

MOTION APPROVED

P&Z 2026-17 Richard Parker has requested preliminary site plan approval for site and building redevelopment for the children's day camp at 26001 South Woodland Road, Mandel Jewish Community Center.

Mr. Jesse Rosen, President and CEO of Mandel JCC, and Mr. Rick Parker, Brandstetter Carroll Architects, provided an overview of the proposed redevelopment of the children's day camp.

Mr. Ciuni stated Engineering recommends preliminary approval.

Ms. Gallagher stated the Fire Department would like both gates on property to be converted to electric gates with our traffic preemption built in as it would allow access for both Police and Fire in the event of any emergencies. The Police Department had no comments, and the Building Department has no objections.

Mr. Smerigan reviewed his staff report. He noted all the proposed structures, fields and parking areas comply with the setback requirements and there are no variances required to support the development plan. He recommends the Commission grant preliminary site development plan approval.

Discussion ensued.

Moved by E. Silver, seconded by J. Shoykhet, that P&Z 2026-17 be approved subject to comments of both Fire and Police Department.

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

MOTION APPROVED

Chairman Zabell stated that the applicant for Agenda Item No. 4 was now present. He informed the applicant that the Commission tabled the item till the next Planning and Zoning Commission Meeting and that they were made aware in advance of the meeting there is a potential sewer line on the property without an easement. He questioned whether the plan could be considered for approval in the absence of the easement. He then requested a motion from the Commission.

Mayor Berns stated that he did not believe it was appropriate to vote on the item until the storm sewer issue had been resolved.


Chairman Zabell concurred.

Adjournment


Moved by A. Blue Donald, seconded by J. DeLong, to adjourn the Planning and Zoning Commission Meeting at 7:56 PM.

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

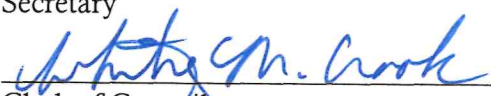
Approved:



 Chairman



 Secretary



 Clerk of Council

Next Regular Planning and Zoning Commission Meeting will be held on: Thursday, June 25, 2026, at 6:30 PM 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.