

# CITY OF *Beachwood*

**Beachwood Planning and Zoning Commission Meeting Minutes  
Thursday, July 30, 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, G. Carr, J. Shoykhet, E. Silver, B. Zabell  
                 Absent:      A. Jacobs (arrived Item #5)  
                 Also Present: J. Ciuni, T. Gallagher, M. Kurz, G. Smerigan

## **Approval of the Minutes**

Moved by G. Carr, seconded by J. Shoykhet, that the minutes of the Planning and Zoning Commission Meeting held on June 25, 2026, be approved.

|           |             |                                                                            |
|-----------|-------------|----------------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, G. Carr,<br>J. Shoykhet, E. Silver, B. Zabell |
|           | No:         | None.                                                                      |
|           | Abstain:    | None.                                                                      |
|           | Not Voting: | None.                                                                      |

MOTION – MINUTES APPROVED

## **Council Report**

Mayor Berns reported the Edgewood matter will be included on the September 8, 2026, Council Agenda.

## **Citizen's Remarks**

None.

## **New Business**

### **Agenda Items**

**P&Z 2026-17(A)**      Richard Parker has requested final site plan approval for site and building redevelopment for the Children's Day Camp at 26001 South Woodland Road, Mandel Jewish Community Center.

Mr. Richard Parker, Brandstetter Carroll Architects, and Mr. Jessie Rosen, President/CEO JCC, presented the proposed expansion and redevelopment project for the existing children's day camp.

Mr. Ciuni stated that approval is recommended, contingent upon the three (3) items listed in his staff report.

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

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

Discussion ensued.

Chairman Zabell stated for the record that the sidewalk extension is no longer included among the City Engineer's comments.

Moved by G. Carr, seconded by E. Silver, that P&Z 2016-17(A) be approved subject to the comments of the Fire Department and City Engineer, as revised.

|           |             |                                                                                       |
|-----------|-------------|---------------------------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, G. Carr,<br>A. Jacobs, J. Shoykhet, E. Silver, B. Zabell |
|           | No:         | None.                                                                                 |
|           | Abstain:    | None.                                                                                 |
|           | Not Voting: | None.                                                                                 |
|           |             | MOTION APPROVED                                                                       |

**P&Z 2026-24**

Steven Jacobs has requested preliminary and final site plan approval for an addition to the existing properties located at 2509 and 2515 South Green Road.

Mr. Joe Gutosky, Civil Engineer with Gutosky and Associates, reviewed the proposed site plan and updated parking lot layout.

Mr. Ciuni stated Engineering recommends approval of the site plan.

Ms. Gallagher stated both Building and Police Departments had no comments or concerns. The Fire Department will require current fire prevention codes be met for any change in occupancy.

Mr. Smerigan reviewed his staff report and recommended the Commission grant approval.

Discussion ensued.

Moved by A. Blue Donald, seconded by J. Shoykhet, that P&Z 2026-24 be approved subject to the comments of the Fire Department and City Engineer.

|           |             |                                                                                       |
|-----------|-------------|---------------------------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, G. Carr,<br>A. Jacobs, J. Shoykhet, E. Silver, B. Zabell |
|           | No:         | None.                                                                                 |
|           | Abstain:    | None.                                                                                 |
|           | Not Voting: | None.                                                                                 |
|           |             | MOTION APPROVED                                                                       |

**Council Report**

Ms. Jacobs, Council Representative, reported that she had no Council report.

**Tabled Items**

**P&Z 2026-21**                      Stuart Mintz has requested a 195' front yard hardscape variance for a driveway expansion at 24115 Woodway Road, in accordance with BCO Section 1113.14, Driveways.

Moved by E. Silver, seconded by J. Shoykhet, that P&Z 2026-21 be taken from the table.

|           |             |                                                                                       |
|-----------|-------------|---------------------------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, G. Carr,<br>A. Jacobs, J. Shoykhet, E. Silver, B. Zabell |
|           | No:         | None.                                                                                 |
|           | Abstain:    | None.                                                                                 |
|           | Not Voting: | None.                                                                                 |
|           |             | MOTION APPROVED                                                                       |

Mr. Stuart Mintz reviewed the variance request required for his proposed driveway widening project.

Mr. Ciuni stated Engineering has no issues with the application and recommends approval.

Ms. Gallagher stated Fire and Police Department had no comments. The Building Department is also in favor of the application.

Mr. Smerigan reviewed his staff report and stated the variance request is a reasonable solution to a genuine practical difficulty. He recommends that the Commission grant approval.

Discussion ensued.

Moved by G. Carr, seconded by A. Jacobs, that P&Z 2026-21 be approved subject to the following 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 1113.14 with regard to maximum hardscape in front yards; 2) Granting a variance of 175 square feet to Section 1113.14 to permit a total of 794 square feet of hardscape in the front yard in lieu of the Code permitted maximum of 619 square feet; 3) Approval of the shape of a taper beginning approximately 20 feet up from the sidewalk, the mid-point between the current 40 foot boundary and the sidewalks existing location, so that the portion of the variance closer to the house is rectangular and the portion tapering off towards the existing apron is more triangular in nature.

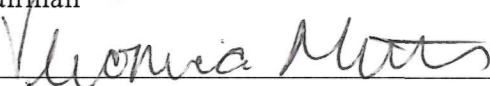
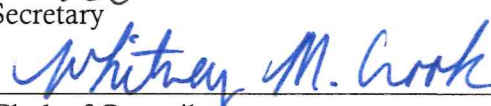
|           |             |                                                                                       |
|-----------|-------------|---------------------------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, G. Carr,<br>A. Jacobs, J. Shoykhet, E. Silver, B. Zabell |
|           | No:         | None.                                                                                 |
|           | Abstain:    | None.                                                                                 |
|           | Not Voting: | None.                                                                                 |
|           |             | MOTION APPROVED                                                                       |

**Adjournment**

Moved by G. Carr, seconded by J. Shoykhet, to adjourn the Planning and Zoning Commission Meeting at 7:31 PM.

|           |             |                                                                                       |
|-----------|-------------|---------------------------------------------------------------------------------------|
| Roll Call | Yes:        | Mayor Berns, A. Blue Donald, G. Carr,<br>A. Jacobs, 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, August 27, 2026, at 6:30 PM in Council Chambers. For all updates regarding Planning and Zoning Commission Meetings, please visit: [www.BeachwoodOhio.com](http://www.BeachwoodOhio.com).

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**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.**