



**Beachwood Planning and Zoning Commission Meeting
Thursday, September 24, 2026, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Agenda

New Business

Agenda Items

1. Roll Call
2. Approval of Minutes of the August 27, 2026, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2026-30 Marie Cipolletta has requested preliminary and final site plan approval for a directional sign to be located at 23700 Mercatile Road, Securastock.
6. Planning and Zoning Commission
2026-31 Trish Todd has requested a variance to display exterior window graphics at 24295 Chagrin Blvd., Crunch Fitness, in accordance with BCO Section 1141.15(c)(4), Signs in Integrated Business Districts (U-4A).

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 08/07/2026

OWNER OF BUILDING: Leonard Bashkin PHONE: 216-791-4500

STREET ADDRESS: 23700 Mercantile Rd

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Marie Cipolletta PHONE: 440-442-5002

COMPANY OR FIRM: Signarama Cleveland

EMAIL: marie@signaramaoh.com

STREET ADDRESS: 18200 South Miles Rd

CITY/STATE/ZIP: Warrensville Heights, OH 44128

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Marie Cipolletta

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23700 Mercantile Rd SUITE # _____

TENANT NAME: Secura Stock

PERMANENT PARCEL # 742 - 24 - 011 PRESENT USE: _____ PROPOSED USE: _____

PURPOSE OF APPLICATION: A directional sign is needed to clearly guide customers and delivery drivers to the appropriate location.

NATURE OF THE REQUEST (check as many as apply):

- ☐ Preliminary site plan approval
- ☒ Final site plan approval
- ☐ Lot split
- ☐ Lot consolidation
- ☐ Conditional use permit
- ☐ Rezoning
- ☐ Zoning text amendment
- ☐ Other _____
- ☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.
Please explain reason for variance (**must indicate a hardship**):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

***** CONTINUED ON NEXT PAGE *****

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

Planning & Zoning Submission Filing Fees & Deposits:

***IMPORTANT NOTE: The City of Beachwood will never request wire transfers via email. Any fees or approvals will only be communicated through official city channels.**

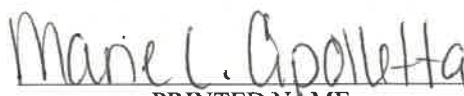
A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

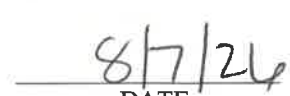
A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


SIGNATURE


PRINTED NAME


DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

 An official website of the Cuyahoga County government. Here's how you know



UPDATE: Please be advised that the Fiscal Office identified a clerical error that was submitted to the State of Ohio. This error resulted in an incorrect tax rate calculation for Class II properties (Commercial/ Industrial) for Tax Year 2024/Collection Year 2025.

The Fiscal Office worked with the State of Ohio to correct the error. The correction will appear on tax bills as an omitted tax for the applicable parcels in Brooklyn Heights, Cuyahoga Heights, and Valley View.

THIS DOES NOT AFFECT RESIDENTIAL PROPERTY

Search

City

Beachwood

▼

Search By

☐ Owner

☐ Parcel

☒ Address

74224011 | 23700 MERC PROPERTY OWNER LLC | 23700 MERCANTILE DR | BEACHWOOD | 44122

Q

View Map

PROPERTY DATA

General Information

Transfers

Values

Land

Building Information

Building Sketch

Other Improvements

Permits

Property Summary Report

TAXES

Tax By Year

Pay Your Taxes Online

LEGAL RECORDINGS

Get a Document List

ACTIVITY
Informal Reviews
Board of Revisions Cases

Primary Owner

23700 MERC PROPERTY OWNER LLC

Property Address

23700 MERCANTILE RD BEACHWOOD,OH 44122

Tax Mailing Address

23700 MERC PROPERTY OWNER LLC 23700 MERCANTILE DR BEACHWOOD, OH 44122

Description

59 0001 SWP

Property Class

COMMERCIAL WAREHOUSE (GEN-UNDER 75 000 SF)

Parcel Number

742-24-011

Taxset

Beachwood

Tax Year

2025 Pay 2026 ▼

Summary By Tax Year 2025 Pay 2026

Please use the Pay Your Taxes Online to pay your tax bill for the current tax year

Taxable Assessed Values

Land Value	\$247,000
Building Value	\$591,330
Total Value	<u>\$838,330</u>

First Half Year Charge Amounts

Gross Tax	\$51,016.57
Less 920 Reduction	\$19,976.53
Sub Total	\$31,040.04
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	<u>\$217.23</u>
Half Year Net Taxes	<u>\$31,257.27</u>

Taxable Market Values

Land Value	\$705,700
Building Value	\$1,689,500
Total Value	<u>\$2,395,200</u>

Second Half Year Charge Amounts

Gross Tax	\$51,016.57
Less 920 Reduction	\$19,976.53
Sub Total	\$31,040.04
Non-business Credit	\$.00
Owner Occupancy Credit	\$.00
Homestead Reduction	\$.00
Total Assessments	\$217.23
Half Year Net Taxes	\$31,257.27

Flags

Owner Occupancy Credit	N
Homestead Reduction	N
Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	N

Rates

Full Rate	121.71
920 Reduction Rate	.391569
Effective Rate	74.052084

Escrow

Escrow	N
Payment Amount	\$.00

Tax Balance Summary

Charges
\$62,514.54
Payments
\$62,514.54
Balance Due
\$.00

2025 (pay in 2026) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$31,040.04	\$31,040.04	\$.00
	1ST HALF BALANCE	\$31,040.04	\$31,040.04	\$.00
	2nd half tax	\$31,040.04	\$31,040.04	\$.00
	2ND HALF BALANCE	\$31,040.04	\$31,040.04	\$.00
C100030C-SEWER MAINTENANCE				
	1st half tax - 2025	\$217.23	\$217.23	\$.00
	1ST HALF BALANCE	\$217.23	\$217.23	\$.00

C100030S-Sewer Maintenance	2nd half tax - 2025	\$217.23	\$217.23	\$0.00
	2ND HALF BALANCE	\$217.23	\$217.23	\$0.00
	1st half tax - 2025	\$0.00	\$0.00	\$0.00
	1ST HALF BALANCE	\$0.00	\$0.00	\$0.00
Total Balance		Charges \$62,514.54	Payments \$62,514.54	Balance Due \$0.00
				Top View Map

Updated :08/07/2026 03:02:33 AM

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS SITE FOR ACCURATE REAL PROPERTY OWNERSHIP. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

THANK YOU

SECURASTOCK

23700 MERCANTILE RD , BEACHWOOD, OH 44122

OR# 30713 - EXTERIOR SIGNAGE

INITIAL PROOF:
07/21/2026

REVISIONS:

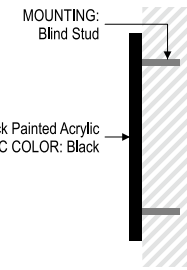
- 1.
- 2.
- 3.

MONUMENT SIGN LETTERS

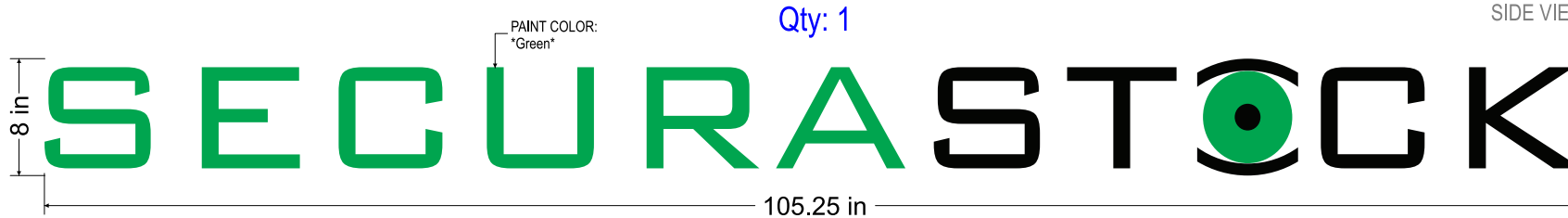
- 1/2" Thick Painted Acrylic
- ACRYLIC COLOR: Black
- PAINT COLOR: *Green*
- MOUNTING: Blind Stud

EXISTING MONUMENT SIGN AREA: 50 sqft

NEW LETTERING AREA: 5.85 sqft



SIDE VIEW



COLORS USED:
■ - ACRYLIC: Black
■ - PAINT: *Green*

CUSTOMER TO PROVIDED SPECIFIC "GREEN" IN EITHER A PAINT COLOR OR PANTONE COLOR PRIOR TO PRODUCTION

SCOPE OF WORK

- Existing monument sign to remain
- Customer to handle cleaning and repainting
- New letters to be mounted directly to monument sign
- Centered in area

PROPOSED



EXISTING



Please verify ALL artwork, spelling, and grammar are correct. Once approved, artwork is final and will be produced as such. Remakes are at customers expense.

PROJECT NAME:	Exterior Signage
CLIENT:	Securastock
PROJECT ADDRESS:	23700 Mercantile Rd Beachwood, OH 44122
ORDER NUMBER:	30713
NOTES:	Notes:
REVISIONS:	1: 2: 3: 4: 5: 6: 7:
FILE NAME:	30713 Exterior Signage.fs
PROOF DATE:	7/20/2026
PROOF TIME:	12:35:02 PM
PROJECT MANAGER:	Santra McCleese
DRAWN BY:	Josh C.

Signarama
Cleveland
SIGNS • GRAPHICS • LIGHTING
18200 South Miles Rd. Cleveland, OH 44128
440-442-5002 www.SignaramaOH.com

APPROVED FOR PRODUCTION	☐	____ / ____ / ____
APPROVED AS NOTED	☒	____
REVISION NEEDED	☐	SIGNATURE: PRINT / SIGN / DATE

Note: Prints are the exclusive property of Signarama Cleveland.
Any Unauthorized Use is prohibited and will result in charges for art time and design

AWNING PANEL

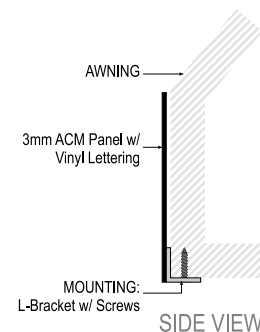
- 3mm ACM Panel w/ Surface Vinyl Lettering
- PANEL COLOR: White
- LETTERING COLOR: Black
- Single Sided
- MOUNTING: L-Bracket screwed directly to frame from bottom

SIGN AREA: 2.7 sqft

Qty: 1



COLORS USED:
■ - LETTERING: Black
□ - PANEL: White



SCOPE OF WORK

- Vinyl Lettering to be applied directly to front of awning



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POST AND PANEL DIRECTIONAL SIGN

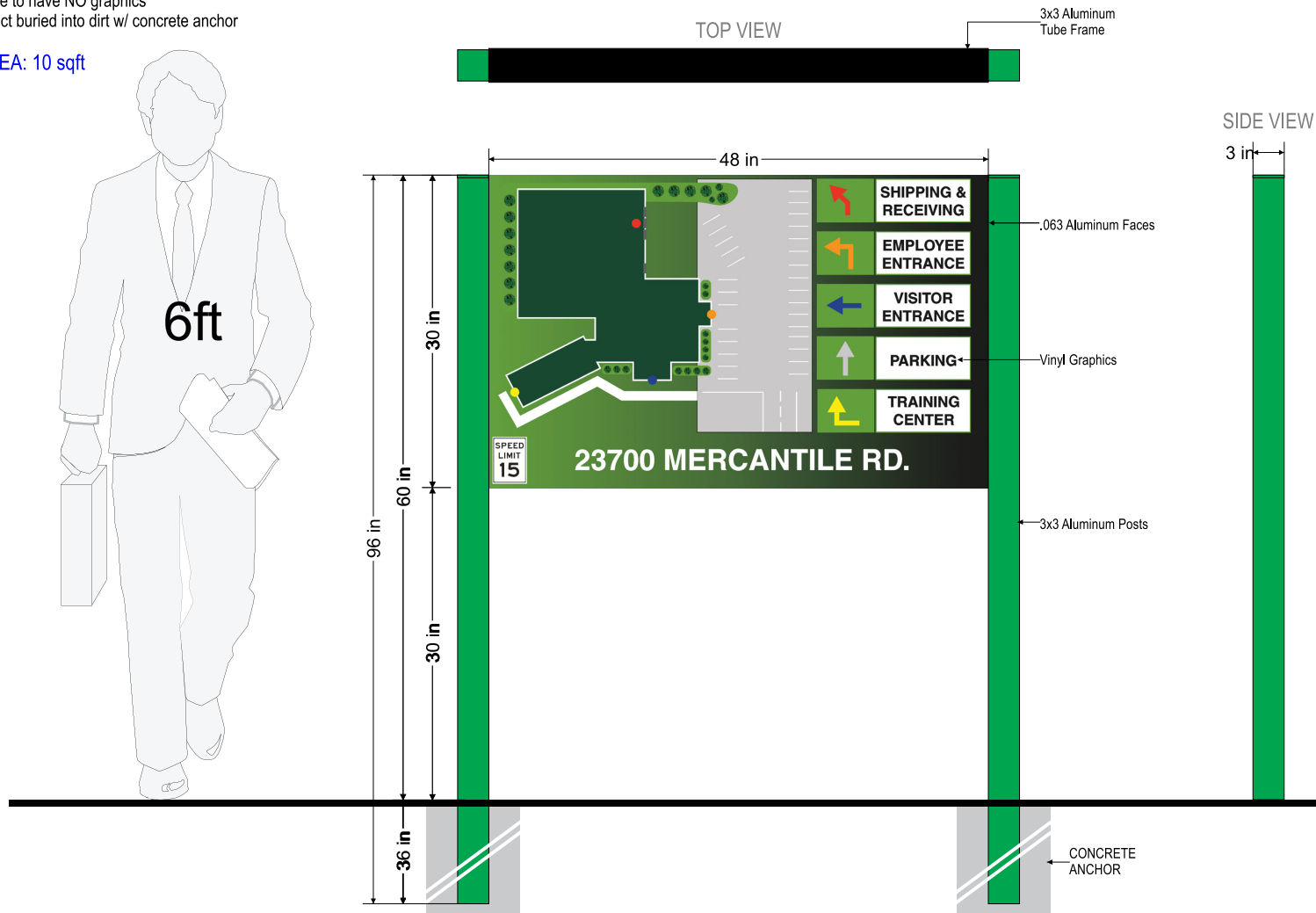
- Aluminum Fabricated Sign Frame w/ .063 Aluminum Faces
- FRAME / FACE COLOR: Black
- POST COLOR: *Green*
- Vinyl Graphics to be applied directly to face
- GRAPHICS COLOR: Digitally Printed Graphics, Laminated (Gloss)
- Frame / Posts made from 3" square aluminum tubing
- Posts to have caps
- Double Sided Signs
- Back side to have NO graphics
- To be direct buried into dirt w/ concrete anchor

SIGN AREA: 10 sqft

Qty: 1

FOLLOWING PAGE SHOWS SCOPE OF WORK

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DRAWN BY:	Josh C.



CUSTOMER TO PROVIDED SPECIFIC "GREEN" IN EITHER A PAINT COLOR OR PANTONE COLOR PRIOR TO PRODUCTION

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APPROVED AS NOTED	☒	_____/_____/_____
REVISION NEEDED	☐	_____/_____/_____

SIGNATURE: PRINT / SIGN / DATE

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SCOPE OF WORK

- Sign to be direct buried into ground w/ concrete anchor



PROJECT NAME:	Exterior Signage
CLIENT:	Securastock
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ORDER NUMBER:	30713
NOTES:	Notes:
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DRAWN BY:	Josh C.

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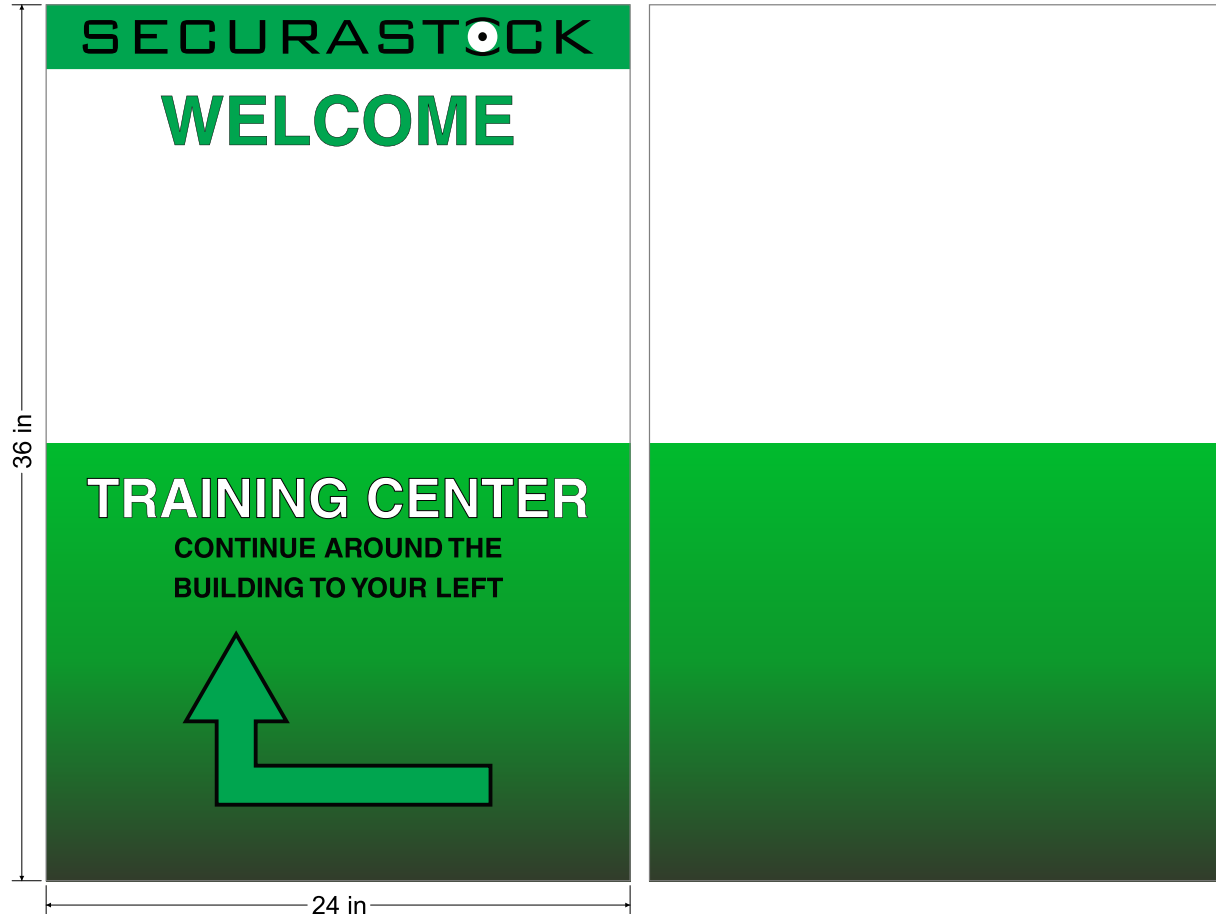
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A-FRAME KIT

- 4mm Coroplast Panels w/ Surface Printed Graphics
- NON Laminated
- Double Sided Frame
 - Single Sided Panels
- KITS INCLUDE: x2 Panels, x1 Frame (Black)
- MOUNTING: Panels mounted to frame w/ Velcro

Qty: 1 Kit
(x2 Panels per Kit)

OPPOSITE SIDE



FINISHED EXAMPLE



PROJECT NAME:	Exterior Signage
CLIENT:	Securastock
PROJECT ADDRESS:	23700 Mercantile Rd Beachwood, OH 44122
ORDER NUMBER:	30713
NOTES:	Notes:
REVISIONS:	1: 2: 3: 4: 5: 6: 7:
FILE NAME:	30713 Exterior Signage.fs
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PROJECT MANAGER:	Santra McCleese
DRAWN BY:	Josh C.

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440-442-5002 www.SignaramaOH.com

APPROVED FOR PRODUCTION	☐	_____/____/____
APPROVED AS NOTED	☒	_____
REVISION NEEDED	☐	SIGNATURE: PRINT / SIGN / DATE

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BUILDING SIGN - 3B SUPPLY

- Metal Fabricated Sign Cabinet w/ Pan Face Polycarb Face
- PAN FACE: Translucent Pan Face w/ Digitally Printed Graphics
- CABINET COLOR: White
- Single Sided
- LED Internally Illuminated
- Photocell added
- Wall Mounted / NO Photocell

SIGN AREA: 37.6 sqft

Qty: 1



Metal Fabricated Sign Cabinet
Translucent Pan Face Polycarb w/ Digitally Printed Graphics

SIDE VIEW

SIGN PRODUCED BY OTHERS, CUSTOMER TO PROVIDE

SCOPE OF WORK

- Customer to clean sign prior to installation
- Photocell to be added to sign
- Sign to be mounted directly to building
- Sign power will be supplied by existing led wall pack on building facade and electrical feed to be ran inside, exposed seal tight conduit

EXISTING SIGN



PROJECT NAME:	Exterior Signage
CLIENT:	Securastock
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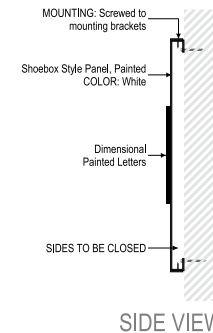
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BUILDING SIGN - SECURASTOCK

- Shoebox Style Panel w/ Painted Dimensional Letters
- PANEL COLOR: White
- LETTER COLOR: Black / Green
- Edges are closed off
- Single Sided
- NON Illuminated
- MOUNTING: Brackets screwed directly to building, panel screwed to brackets

SIGN AREA: 23.6 sqft

Qty: 1



SIGN PRODUCED BY OTHERS, CUSTOMER TO PROVIDE

SCOPE OF WORK

- Customer to clean sign prior to installation
- Sign to be mounted directly to building w/ brackets

EXISTING SIGN



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Exterior Signage	
CLIENT:	
Securastock	
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23700 Mercantile Rd Beachwood, OH 44122	
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30713	
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DRAWN BY:	
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SIGN LOCATIONS



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Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: September 9, 2026

RE: **P&Z 2026-30 Signarama Cleveland
Secura Stock
23700 Mercantile Road
Wayfinding Sign Approval**



This request is for approval of a wayfinding sign in the U-8 Industrial and Office Mixed-Use District pursuant to Section 1141.17(d). The Zoning Code permits the Planning and Zoning Commission to authorize the installation of wayfinding signs where it deems that their use is necessary or appropriate. Section 1141.17(d) limits the size of wayfinding signs in U-8 Districts to a maximum of 30 square feet in area and 8 feet in height. The applicant is seeking one (1) wayfinding sign that is 10 square feet in area and 5 feet in height. The sign is to be located at the existing on-site stop sign.

Approval of the proposed wayfinding sign is recommended.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: September 24, 2026

Report Date: September 10, 2026

To: Traci Gallagher
From: Joseph R. Ciuni P.E. P.S.
City Engineer

AGENDA ITEM - 5

P&Z 2026 -30

Maria Cipolletta has requested preliminary and final site plan approval for a directional sign to be located at 23700 Mercantile Road, Securastock.

We recommend approval.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 09/08/2026
Re: P&Z #2026-30 23700 Mercantile Rd. (Sign)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has no questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 9/4/26

OWNER OF BUILDING: BMA Beachwood LLC PHONE: 312-209-8684

STREET ADDRESS: 301 N Broadway suite 300

CITY/STATE/ZIP: Milwaukee, WI 53202

APPLICANT: Trish Todd PHONE: 615-788-2525

COMPANY OR FIRM: Primetime Fitness

EMAIL: trisht@primetimefitness.org

STREET ADDRESS: 101 Creekstone Blvd

CITY/STATE/ZIP: Franklin/TN/37064

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

TBD

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24295 Chagrin Blvd SUITE #

TENANT NAME: Crunch Fitness

PERMANENT PARCEL # - - PRESENT USE: PROPOSED USE:

PURPOSE OF APPLICATION: We put signage in the windows to cover up the drywall that runs ac

NATURE OF THE REQUEST (check as many as apply):

- ☐ Preliminary site plan approval
- ☐ Final site plan approval
- ☐ Lot split
- ☐ Lot consolidation
- ☐ Conditional use permit
- ☐ Rezoning
- ☐ Zoning text amendment
- ☒ Other Signage
- ☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.
Please explain reason for variance (**must indicate a hardship**):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. We are open, construction complete

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

Planning & Zoning Submission Filing Fees & Deposits:

***IMPORTANT NOTE: The City of Beachwood will never request wire transfers via email. Any fees or approvals will only be communicated through official city channels.**

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.

Trish Todd

SIGNATURE

Trish Todd

PRINTED NAME

9/4/26

DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

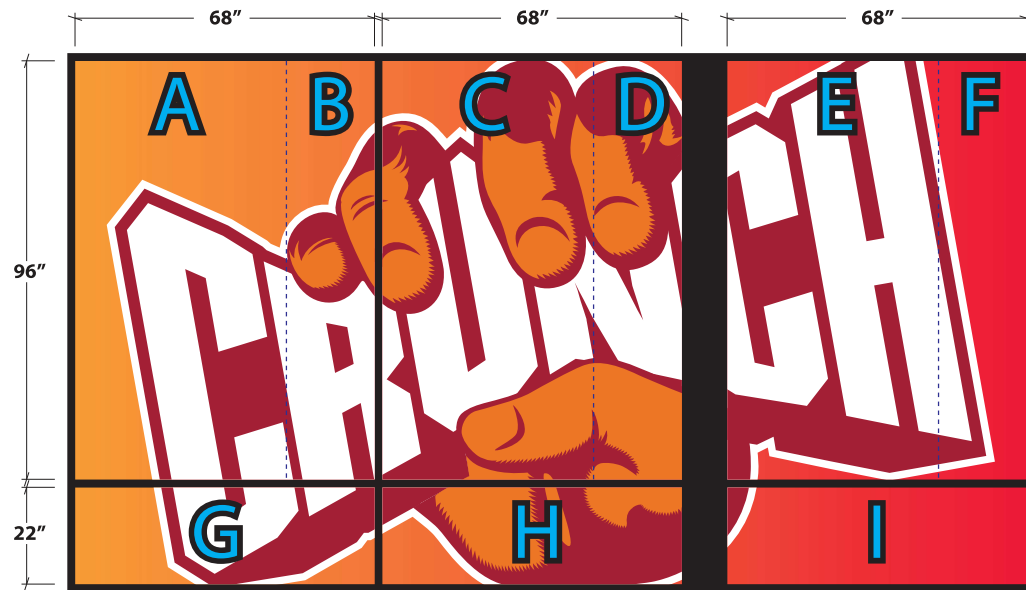
Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____



Exterior Window Graphics - HP Grip + Matte Polymeric Air Lam



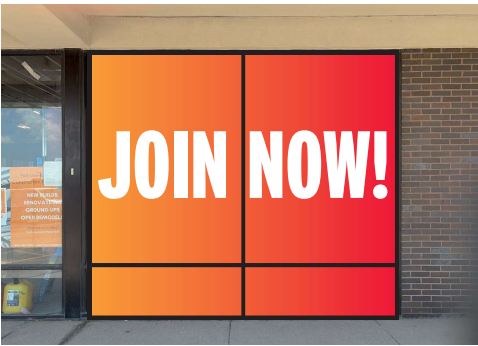
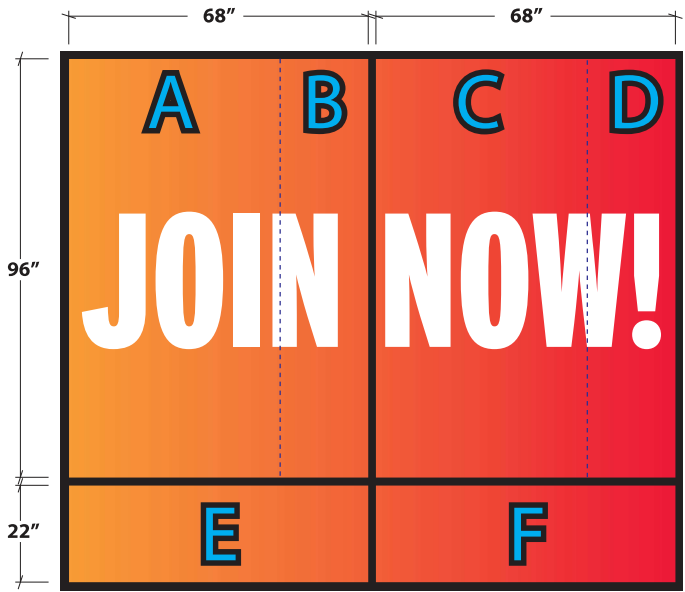
Project # P26224
Date 5/22/2026
Designer Andrew McEachron

Client ARC Document Solutions
Contact Jeff Phifer
Phone # (202) 256-4183

Project Address Crunch Beachwood, OH
N/A

PDF proofs are for content verification only. Images may have been aggressively downsampled to allow for transmission via email. This may cause images to appear jagged, or blurry in the PDF proof. PDF proofs are not to be considered as color-accurate, even on color-managed screens. For jobs submitted in color spaces other than process (CMYK) or properly tagged Pantone colors, color shifts may occur when converting images to the final output colorspace. We will make every attempt to create error-free artwork, and we require all proofs to be thoroughly checked by our clients. This includes colors, layout, sizes, spelling, and overall accuracy of artwork and/or design. Please review this proof carefully and notify us immediately of any required changes. Flare Design Group is NOT responsible for errors or omissions after the proof has been approved and the job fabricated.

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Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: September 9, 2026

RE: **P&Z 2026-31 Primetime Fitness**
24295 Chagrin Boulevard
Window Sign Variance



This request is for a variance for window signage in the U-4A Integrated Business District. Section 1141.15(c)(4) limits window signs in U-4A Districts to one (1) per tenant and a maximum of four (4) square feet. The applicant is seeking what amounts to three (3) window signs. Two of the signs are 111 square feet and the third sign is 55.7 square feet. The total area of signage proposed is 277.7 square feet.

This is an extremely large variance and I do not see where there is a practical difficulty that is unique to the applicant. There is no evidence submitted to distinguish this tenant space from any other space in that shopping center. If the desire is merely to cover the window, that can be done without the inclusion of advertising.

It is recommended that the Commission deny this request as submitted.

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: September 24, 2026

Report Date: September 10, 2026

To: Traci Gallagher
From: Joseph R. Ciuni P.E. P.S.
City Engineer

AGENDA ITEM - 6

P&Z 2026 -31

Trish Todd has requested a variance to display exterior window graphics at 24295 Chagrin Blvd., Crunch Fitness, in accordance with BCO Section 1141.15(c)(4), Signs in Integrated Business Districts (U-4A).

We have no comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 09/08/2026
Re: P&Z #2026-31 24295 Chagrin Blvd. (Sign)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has no questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief