

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, OCTOBER 26, 2017.

ROLL CALL: PRESENT: C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs, B. Mann
 ABSENT: J. Pasch, B. Zabell
 ALSO PRESENT: J. Ciuni, N. Naso, G. Smerigan

A motion was made by B. Mann and seconded by R. Hecht to approve the Planning and Zoning Commission minutes dated August 31, 2017, regular meeting.

ROLL CALL: AYES: Mayor Gorden, R. Hecht, O. Jacobs, B. Mann,
 NAYS: None
 ABSTAIN: None
 NOT VOTING: C. Cohen
 MOTION – MINUTES APPROVED

COUNCIL REPORT

Chairman Jacobs stated there was no council report.

P&Z 2017-25 TIM MCDONOUGH, PREMIER CUSTOM BUILDERS, ON BEHALF OF DAVID AND SHELLEY FISHBACH, PROPERTY OWNERS, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR LOT CONSOLIDATION OF PPN 741-33-057 AND PPN 741-33-058, ANNESLEY ROAD, IN ORDER TO BUILD A NEW SINGLE FAMILY RESIDENCE.

Mr. Tim McDonough, Premier Custom Builders, was present to request preliminary and final site plan approval for lot consolidation of PPN 741-33-057 and PPN 741-33-058, Annesley Road, in order to build a new single family residence.

Mr. McDonough spoke about the lot consolidation for a new residence.

Mr. Griswold stated Building, Police and Fire Departments have no comments.

Mr. Cuini stated he has reviewed the lot consolidation plat and it meets all City and County standards and recommends approval contingent upon the spelling of Beachwood corrected along with other minor terminologies.

Mr. Smerigan stated since this is a plat approval, the Commission will need to act in the form of a recommendation to City Council. Approval is recommended subject to any comments of the City Engineer.

A motion was made by R. Hecht and seconded by B. Mann to approve Tim McDonough, Premier Custom Builders, on behalf of David and Shelley Fishbach, property owners, request for preliminary and final site plan approval for lot consolidation of PPN 741-33-057 and PPN 741-33-058, Annesley Road, in order to build a new single family residence subject to the comments of the City Engineer.

ROLL CALL: AYES: C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs, B. Mann
 NAYS: None
 MOTION APPROVED- RECOMMENDED TO COUNCIL
 Meeting November 20, 2017 at 7:00 p.m.

Chairman Jacobs recused himself and turns chair over to Mr. Mann.

P&Z 2017-26

RON HALE, OPERATIONS MANAGER, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR TWO SHADE CANOPIES NEAR PLAYGROUND TO BE LOCATED AT 26500 SHAKER BLVD., JOSEPH & FLORENCE MANDEL JEWISH DAY SCHOOL.

Mr. Ron Hale, Operations Manager, was present to request preliminary and final site plan approval for two shade canopies near playground to be located at 26500 Shaker Blvd., Joseph and Florence Mandel Jewish Day School.

Mr. Hale spoke about the two shade canopies for the playgrounds.

Mr. Griswold stated Fire and Police Departments have no issues and applicant upon approval would be required to pull permits from the Building Department and he recommends approval.

Mr. Ciuni stated Engineering has no comments.

Mr. Smerigan stated the canopies comply with all set back requirements and recommends approval.

A motion was made by C. Cohen and seconded by R. Hecht to approve Ron Hale, Operations Manager, request for preliminary and final site plan approval for two shade canopies near playground to be located at 26500 Shaker Blvd., Joseph & Florence Mandel Jewish Day School.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, B. Mann
	NAYS:	None
	NOT VOTING:	O. Jacobs
	MOTION APPROVED	

Mr. Mann returns chair back over to Mr. Jacobs.

P&Z 2017-28

DAVID KRAUSS, PROPERTY OWNER, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR SIDE YARD VARIANCE FOR PURPOSE OF GENERATOR INSTALLATION AT 26621 HENDON ROAD.

Mr. Justin Pettrey, Portman Electric, was present to request preliminary and final site plan approval for side yard variance for purpose of generator installation at 26621 Hendon Rd.

Mr. Pettrey explains the necessity of having the generator in the side yard.

Mr. Griswold stated Fire and Police Departments have no comments and the Building Department recommends approval. He notes we are in the process of modifying the code which will eliminate the need of a side yard variance in the future.

Mr. Ciuni had no issue or comments.

Mr. Smerigan stated the Commission has final authority to grant or deny this application. It is recommended that the Commission grant preliminary and final site plan approval subject to the two stipulations outlined in the staff report.

ROLL CALL: AYES: C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs,
B. Mann.
NAYS: None
MOTIONED APPROVED

P&Z 2017-27

DAVID ROOSE, STROLLO ARCHITECTS, ON BEHALF OF BEACHWOOD CITY SCHOOL DISTRICT, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR OFF-SITE PARKING IN CONJUNCTION WITH A PARKING AGREEMENT WITH CITY COUNCIL FOR THE PROPOSED CONSOLIDATED ELEMENTARY SCHOOL TO BE LOCATED AT 24601 FAIRMOUNT BLVD.

Mr. David Strollo, Strollo Architects, was present to request preliminary site plan approval for off-site parking in conjunction with a parking agreement with City Council for the proposed consolidated elementary school to be located at 24601 Fairmount Blvd.

Mr. Strollo spoke about the process of negotiating an agreement with the City regarding the shared parking, removing of a U-turn and adding a traffic light.

Mr. Griswold stated that on behalf of Fire and Police, as a result of several meetings with the school and city personnel, the plan as it is presented (including proposed parking agreement with the city) offers adequate ability for police and other safety forces to enter the property and reach key areas for rapid response. Traffic flow, stacking, safety and parking concerns are minimized if the plan, as presented, is eventually adopted.

Mr. Ciuni stated that he recommends preliminary approval. For final approval Geometric, Grading and Stormwater management plans would be needed along with pavement and curb details and traffic signal warrants and details.

Mr. Smerigan reviewed his report with the Commission and recommended preliminary site plan approval subject to compliance with the City Engineer, Fire and Police comments as well as the approved arrangement with City Council for shared parking, access and maintenance.

The Commission had concerns regarding the enter and exit patterns of the buses, elevation of property, handicap accessibility and time frame of construction.

Mr. Strollo reviewed the bus patterns, elevation details, and that the building would have full handicap accessibility.

Mr. Bob Hardis, Superintendant Beachwood City Schools, stated the levy would be on the May 2018 ballot; anticipate breaking ground in spring of 2019 and completion of the project in the fall of the 2020/2021 school year.

A motion was made by C. Cohen and seconded by B. Mann to approve Dave Roose, Strollo Architects, on behalf of Beachwood City School District, request for preliminary site plan approval for off-site parking in conjunction with a parking agreement with City Council for the proposed consolidated elementary school to be located at 24601 Fairmount Blvd. subject to the following two stipulations: 1.) Compliance with the City Engineer, Fire Department and Police Department's requests 2.) Execution of an agreement with City Council for shared access and setting terms for the arrangement of the shared maintenance.

P&Z 2017-30

PROPOSED DRAFT REGULATIONS FOR PERMITTING DRIVE-THRU RESTAURANTS AS A CONDITIONAL USE IN THE U-4A DISTRICT.

Mr. George Smerigan, City Planner, was present to discuss the draft regulations for permitting drive-thru restaurants as a conditional use in the U-4A district.

Mr. Smerigan reviewed the eleven requirements in order to have a drive-thru which are standard requirements in surrounding areas.

A discussion ensued.

Mr. Griswold recommends draft regulations for permitting drive-thru restaurants be added to the overall revisions to the zoning codes.

Mr. Smerigan proposed having a work session which will include Council once the packet of revisions have been completed and distributed.

P&Z 2017-22

ORDINANCE NO. 2017-78, AN ORDINANCE AMENDING BCO CHAPTER 1155, TITLED "SPECIAL AND CONDITIONAL USES" BY ENACTING SECTION 1155.06 RELATING TO REGULATION OF FOOD TRUCKS; AND DECLARING IT AN URGENT MEASURE.

Mr. George Smerigan, City Planner, was present to discuss amending BCO Chapter 1155 titled "Special and Conditional Uses" by enacting section 1155.06 relating to regulation of food trucks.

Mr. Griswold stated that the Fire Department is attempting to contain some consistency throughout the county.

A discussion ensued.

Mr. Smerigan stated this item be recommended to City Council.

A discussion ensued.

A motion was made by B. Mann and seconded C. Cohen to approve Ordinance No. 2017-78, an ordinance amending BCO Chapter 1155, titled "Special and Conditional Uses" by enacting section 1155.06 relating to regulation of food trucks; and declaring it an urgent measure.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs, B. Mann.
	NAYS:	None
	MOTIONED APPROVED- RECOMMENDED TO COUNCIL Meeting November 20, 2017 at 7:00 p.m.	

A motion was made by R. Hecht and seconded by B. Mann to remove item PZ2017-11 Robert D. Mooney, Mooney & Sons Towing & Auto Repair, request for preliminary site plan approval for building addition for additional service bays to be located at 27000 Chagrin Boulevard.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs, B. Mann.
	NAYS:	None
	MOTIONED APPROVED	

Orry Jacobs, Chairman

Veronica Muth, Secretary

Whitney Crook, Clerk of Council