

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, DECEMBER 14, 2017.

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

Chairman Jacobs acknowledged that it was Mayor Gorden's last meeting as Mayor as well as Mr. Bill Mann's last meeting as a Commission Member and wanted to thank them both for their service.

A motion was made by C. Cohen and seconded by B. Mann to approve the Planning and Zoning Commission minutes dated October 26, 2017, regular meeting.

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

COUNCIL REPORT

Mr. James Pasch, Council Representative, stated on November 20, 2017, City Council adopted a motion accepting the preliminary and final site plan approval on behalf of David and Shelley Fishbach for lot consolidation of PPN 741-33-057 and PPN 741-33-058, Annesley Rd., to build a new single family residence. Also regarding an Ordinance amending BCO chapter 1155 titled "Special and Conditional uses" by enacting Section 1155.06 relating to regulations of food trucks, was referred to public hearing on November 20, 2017. Mr. Pasch stated there were no issues at the public hearing.

P&Z 2017-32 DAVE WINSTON, JORDAN CONSTRUCTION, ON BEHALF OF OWNERS,
DR. JASON & DR. TAMARA LEMPEL, IS REQUESTING PRELIMINARY
AND FINAL SITE PLAN APPROVAL FOR A SIDE YARD GENERATOR TO
BE LOCATED AT 2451 BLOSSOM.

Mr. Dave Winston, Jordan Construction, was present to request preliminary and final site plan approval for a side yard generator to be installed at 2451 Blossom.

Mr. Winston reviewed why the generator could not be located in the rear of the property and that the generator was already installed in the side yard.

Mr. Ciuni stated Engineering has no comments.

Mr. Smerigan stated that Police, Fire and Building have no comments.

Mr. Smerigan reviewed his report with the Commission and recommended preliminary and site plan approval subject to the two stipulations outlined in the staff report.

A discussion ensued.

A motion was made by B. Mann and seconded by R. Hecht to approve Dave Winston, Jordan Construction, on behalf of owners, Dr. Jason & Dr. Tamara Lempel, request for preliminary and final site plan approval for side yard generator to be located at 2451 Blossom Rd. subject to the following two 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 1312.03(A) with regard to location of standby emergency generators in rear yards; 2) Granting a

Mr. Smerigan reviewed his report with the Commission and recommended preliminary and final site plan approval subject to the two stipulations outlined in the staff report.

A discussion ensued.

A motion was made by R. Hecht and seconded by C. Cohen to approve Bianca & Raymond Gold, owner, request for preliminary and final site plan approval for a rear yard variance for an addition to be located at 2560 Deborah Dr. subject to the following two 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 minimum rear yard setbacks; 2) Granting a variance of 6 feet to Section 1113.03 to permit a rear yard setback of 34 feet in lieu of the required 40 feet in accordance with the approved site plan.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
MOTION APPROVED		

P&Z 2017-33	RICK DOODY, OWNER OF BBRG, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR AN ADDITION TO BE LOCATED AT 2101 RICHMOND RD., LINDEY'S LAKE HOUSE.
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Mr. Rick Doody, owner of BBRG, was present requesting preliminary and final site plan approval for an addition to be located at 2101 Richmond Rd., Lindey's Lake House.

Mr. Doody reviewed with the Commission where the addition on the building was located and what interior renovations would be taking place in order to outline the floor plan of the Lake House.

A discussion ensued.

Mr. Ciuni stated Engineering is recommending approval but requests the applicant submit curb and pavement replacement details before issuing permits.

Mr. Smerigan stated Police, Fire and Building have no issues.

Mr. Smerigan reviewed his report with the Commission regarding the shared parking plan with Beachwood Place Mall. The proposed adjusted restaurant plans still conforms to the previously approved parking plan and recommends preliminary and site plan approval subject to the final site modifications being approved by the City Engineer.

A discussion ensued.

A motion was made by B. Mann and seconded by J. Pasch to approve Rick Doody, owner of BBRG, request for preliminary and final site plan approval for an addition to be located at 2101 Richmond Rd., Lindey's Lake House.

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

Chairman Jacobs stated the revisions to the zoning code are being finalized and will be distributed at the beginning of the New Year so Council and Commission members will have the chance to review.

A motion was made by R. Hecht and seconded by J. Pasch to adjourn the meeting.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
	MEETING ADJOURNED	

Orry Jacobs, Chairman

Veronica Muth, Secretary

Whitney Crook, Clerk of Council