

**JOINT SESSION OF THE BEACHWOOD CITY COUNCIL COMMITTEE OF THE WHOLE
AND THE CITY OF BEACHWOOD, OHIO PLANNING AND ZONING COMMISSION TO
MEETING HELD AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS, 25325
FAIRMOUNT BOULEVARD, ON MONDAY, MARCH 5, 2018 AT 5:30 P.M.**

The meeting was called to order at 5:33 P.M. by Council President Brian H. Linick.

ROLL CALL:	Present	J. Berns, A. Isaacson, B. Linick, J. Pasch, E. Synenberg, J. Taylor
	Absent:	B. B. Janovitz
	Also Present:	Mayor M. S. Horwitz, H. L. Jones, W. Griswold, N. Naso, G. Smerigan, S. Hirsch

The meeting was called to order at 5:34 P.M. by Planning and Zoning Commission Chairman Orry Jacobs.

ROLL CALL:	Present	C. Cohen, R. Hecht, M.S. Horwitz, O. Jacobs, J. Pasch, E. Tannenbaum, B. Zabell
	Absent:	None.
	Also Present:	Mayor M. S. Horwitz, H. L. Jones, W. Griswold, G. Smerigan, S. Hirsch

1. Mayor's Report

None.

2. Discussion regarding amendments to the City of Beachwood, Ohio Planning, Zoning, and Building Codes.

Mr. Smerigan presented a summary of proposed code update changes. That summary is attached hereto for the official record.

Mr. Smerigan stated that many of the proposed changes were not "substantive." The summary outlines each chapter with proposed changes and lists any changes that were of substance. Mr. Smerigan also stated that most changes were cosmetic or further outlines certain areas such as fee structure or parking ratio. Further changes were made to reflect the Ohio Revised Code and other "Standard Practices."

Mr. Smerigan stated that one of the most important changes would be in new chapter 1108. This chapter would outline "submission requirements and approval procedures for site development plans removed from each district chapter and placed in a single location."

Another chapter addition would be new chapter 1144. This chapter would be added to include all off-street parking requirements in one chapter. Parking standards would be updated to reflect current industry practice.

Mr. Smerigan stated that there are some definition changes. These changes were introduced to update the Code to standard practices or requirements under the Ohio Revised Code.

Mr. Smerigan stated that a few chapters refer to districts that don't currently exist. Those chapters were removed and stricken from the Code.

Mr. Isaacson stated that he would like to see a breakout of the cosmetic changes and the substantive changes. Mr. Isaacson stated that breakout would allow Council to focus on the important changes.

Mr. Cohen stated that he would like to see more information on the fee structures and the parking ratios as opposed to other communities.

Mr. Jacobs stated that he would like Council to tell the Planning and Zoning Commission if they have specific questions or comments so that they can be answered or considered during the time that the Planning and Zoning Commission is reviewing these changes.

Mr. Jacobs thanked Mr. Smerigan, Mr. Griswold, and Ms. Jones for taking the time to review this Code.

Mr. Jacobs stated that one of the recommendations of the Master Plan Advisory Committee was to update the Code. Mr. Jacobs would like Mr. Griswold and Mr. Smerigan to outline the specific changes that were made based upon the recommendations of the Master Plan Advisory Committee.

Mr. Smerigan stated that recommended changes from the Master Plan Advisory Committee include changes being made to the Zoning map. Currently changes are only proposed to the text of the Code. Map changes would need to be made at a later date.

Ms. Hecht stated that it would be helpful to have the more substantive changes outlined.

Mr. Smerigan stated that he could set aside organizational changes and skip over some changes that were not consistent with State Law so that the Commission can focus on the more important changes.

Mr. Linick stated that he would also like to make appropriate changes to the Sign Code.

Mr. Smerigan stated that update the Planning Code is most important and the Sign Code could be updated later.

Mr. Jacobs asked Mr. Smerigan to summarize the changes and the also summarize the changes that have been suggested by the Master Plan Advisory Committee.

Mr. Smerigan stated that he would provide that information to Planning and Zoning and City Council.

Ms. Taylor suggested that Mr. Smerigan should include a timeline going forward for Code review.

Mr. Smerigan said that he would do that.

Mr. Linick asked if there were any more questions. There were none. Mr. Linick invited Mr. Jacobs to make a Motion to adjourn the Planning and Zoning Commission Meeting.

3. **Any other matters coming before the Committee of the Whole.**

None.

ADJOURNMENT

Moved by R. Hecht, seconded by C. Cohen, at 6:33 P.M. to adjourn the Joint Session of the Committee of the Whole and Planning and Zoning Commission to the next regularly scheduled Council Meeting.

Yes: L. Cohen, R. Hecht, M.S. Horwitz, O. Jacobs,
J. Pasch, E. Tannenbaum, B. Zabell

Abstain: None.

No: None.

Not Voting: None.

MOTION ADOPTED

Moved by J. Pasch, seconded by J. Taylor, at 6:34 P.M. to adjourn the Joint Session of the Committee of the Whole and Planning and Zoning Commission to the next regularly scheduled Council Meeting.

Yes: J. Berns, A. Isaacson, B. Linick,
J. Pasch, E. Synenberg, J. Taylor

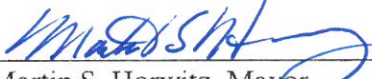
Abstain: None.

No: None.

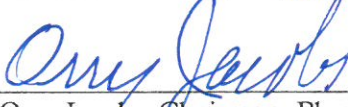
Not Voting: None.

MOTION ADOPTED

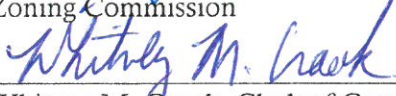
Approved:



Martin S. Horwitz, Mayor



Orry Jacobs, Chairman, Planning and
Zoning Commission



Whitney M. Crook, Clerk of Council

Pursuant to Ordinance Number 2017-107 Council has determined that the official Minutes of its Body, its Committees, and those of the Planning and Zoning Commission shall consist of the Audio Recording of the meetings together with a written synopsis of all agenda items and votes.

Tactical Planning, LLC

3297 Forestmeadow Drive,
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood City Council
Beachwood Planning and Zoning Commission

FROM: George Smerigan, City Planner 

DATE: April 1, 2018

RE: **Code Update Summary of Changes**

Planning and Zoning Code

Chapter 1101

Fixed definitions to comply with Ohio Revised Code and zoning case law. No substantive changes.

Chapter 1103

No substantive changes.

Chapter 1105

Fees removed from Code to be established by Council ordinance. No substantive changes.

Chapter 1107

No substantive changes.

Chapter 1108

New chapter. Submission requirements and approval procedures for site development plans removed from each district chapter and placed in a single location. No substantive changes.

Chapter 1109

No substantive changes.

Code Update Summary of Changes

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Chapter 1111

Added restaurants with drive-thru facilities, medical marijuana dispensaries, hotels, day spas, tanning salons, and massage therapy as permitted uses in U-4A Districts.

Added cemeteries in U-5 Districts.

Removed cemeteries, veterinary hospitals, orphanages, broadcast antennas, and mental institutions as prohibited uses under U-6.

Added restaurants and multi-family dwellings above the first floor as permitted uses in U-7A Districts.

Added retail uses medical marijuana cultivation and processing, and veterinary hospitals as permitted uses in U-8 Districts.

Chapter 1113

No substantive changes.

Chapter 1114

No substantive changes.

Chapter 1115

Chapter completely removed.

Chapter 1116

No substantive changes.

Chapter 1117

Added parking and signs as permitted uses. Increased maximum height to 45 feet. Modified density calculation to dwelling units per acre without reference to number of bedrooms.

Chapter 1118

No substantive changes.

Chapter 1119

Modified permitted density. Changed maximum percentage of building ground coverage.

Chapter 1120

Modified permitted density to a units per acre standard. Removed apartment size provisions. Increased maximum height to 48 feet.

Chapter 1121

Increased maximum height to 42 feet.

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Chapter 1123

No substantive changes.

Chapter 1124

No substantive changes.

Chapter 1127

No substantive changes.

Chapter 1128

No substantive changes.

Chapter 1130

No substantive changes.

Chapter 1131

Added similar and harmonious uses as approved by the Planning and Zoning Commission and City Council.

Chapter 1132

No substantive changes.

Chapter 1141

Added temporary free-standing signs in U-1, U-2, U-2A, U-3, and U-3A Districts.

Moved U-4B signs into this chapter for consistency.

Chapter 1143

No substantive changes.

Chapter 1144

New chapter. All off-street parking requirements have been relocated to this chapter. Some parking standards have been updated to reflect current industry practice.

Chapter 1143

No substantive changes. Some requirements of this chapter have been relocated to another chapter.

Chapter 1146

Removed prohibition against closed and stockade fences.

Code Update Summary of Changes

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Chapter 1147

This chapter was updated to reflect current case law.

Chapter 1149

This chapter was deleted.

Chapter 1151

The provisions of this chapter were relocated.

Chapter 1153

No substantive changes.

Chapter 1154

No substantive changes.

Chapter 1155

Added standards and criteria for drive -thru restaurants. Removed keeping of domestic farm animals and fowl.

Chapter 1157

No substantive changes.

Chapter 1159

No substantive changes.

Chapter 1173

No substantive changes.

Chapter 1177

No substantive changes.

Building Code

Chapter 1301

This chapter was removed.

Chapter 1303

No substantive changes.

Chapter 1307

No substantive changes.

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Chapter 1311

No substantive changes.

Chapter 1312

Added fencing as a buffer method. Allow units to be placed in side yard.

Chapter 1313

No substantive changes.

Chapter 1315

This chapter was removed.

Chapter 1317

Modified some procedures to match current practice.

Chapter 1319

This chapter was removed.

Chapter 1321

This chapter was removed.

Chapter 1322

No substantive changes.

Chapter 1323

This chapter was removed.

Chapter 1325

This chapter was removed.

Chapter 1327

This chapter was completely rewritten to conform to current conditions.

Chapter 1329

No substantive changes.

Chapter 1331

This chapter was removed.

Chapter 1333

This chapter was removed.

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Chapter 1335

This chapter was rewritten to conform to the Ohio Building Code and Health Department regulations and to change the responsible official to the Building Commissioner.

Chapter 1337

No substantive changes.

Chapter 1351

No substantive changes.

Chapter 1353

No substantive changes.

Chapter 1355

No substantive changes.

Chapter 1371

No substantive changes.

Chapter 1373

No substantive changes.

Chapter 1375

No substantive changes.

Chapter 1391

No substantive changes.

Chapter 1393

No substantive changes.