

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, MARCH 29, 2018.

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

Chairman Jacobs welcomed Rick Tannenbaum as the new Planning and Zoning Commission member.

Ms. Hecht welcomed Mayor Horwitz to his first Planning and Zoning Commission Meeting.

Mayor Horwitz thanked the Commission for the welcome.

A motion was made by R. Hecht and seconded by B. Zabell to approve the Planning and Zoning Commission minutes dated December 14, 2017, regular meeting.

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

COUNCIL REPORT

Mr. James Pasch, Council Representative, stated Ordinance No. 2017-78 , an Ordinance amending BCO Chapter 1155 titled “Special and Conditional Uses” by enacting Section 1155.06 relating to the regulation of Food Trucks, was placed on third and final reading and was adopted.

Mr. Pasch stated a Joint Meeting between Planning Commission and Council was held to discuss future changes to Planning and Zoning and Building Code. Council looks forward to moving forward with those and getting those to the Planning Commission.

Chairman Jacobs stated Mr. Smerigan is gathering a summary of the significant changes that are being proposed as well as any other issues relating to Building or Zoning Code. Once received by Council, hopefully they will be referring it to Planning Commission for review.

P&Z 2017-31	MARK FREMONT, ARCHITECT, ON BEHALF OF CH DEVELOPMENT, PROPERTY OWNERS, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR NEW GROUND SIGN TO BE LOCATED AT 3900 PARK EAST DR, HIGHLAND CENTRE
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Mr. Mark Fremont, architect, was present to request preliminary and final site plan approval for a new ground sign to be located at the easterly side of the entrance of Highland Centre. The sign has been approved by Jacobs Group.

Mr. Griswold stated Fire Department has no issues with the applicant’s sign. The Police and Building Department, as always with ground signs, would like the leading edge of the sign staked out so we know there is proper sight lines relative to the roadway.

Mr. Ciuni stated Engineering has no comments.

Mr. Smerigan stated that all signs in the U-10 district must be reviewed and approved by the Planning and Zoning Commission. The Commission previously established general sign design standards for the Chagrin Highlands PUD. The proposed sign is consistent with the size, materials, and general design of the other signs previously

approved in the Chagrin Highlands PUD. The applicant has provided a letter from Jacobs Group, the developer of the PUD, indicating their approval of the sign. It is recommended that the Planning and Zoning Commission grant both preliminary and final approval for the freestanding monument sign.

A motion was made by R. Hecht and seconded by B. Zabell to approve Mark Fremont, Architect, request for preliminary and final site plan approval for new ground sign to be located at 3900 Park East Drive, Highland Centre.

ROLL CALL:	AYES:	R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, R. Tannenbaum, B. Zabell
	NAYS:	None
	MOTION APPROVED	

P&Z 2018-2	ABRAHAM KLEIN, REPRESENTING DANCE WITH ME STUDIO, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR CONDITIONAL USE PERMIT FOR A BALLROOM DANCE STUDIO LOCATED AT 3637 S. GREEN RD. SUITE 3A.
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The applicant was not present.

Mr. Griswold stated Building, Police and Fire have no comments regarding this application.

Mr. Ciuni stated Engineering has no comments.

Mr. Smerigan reviewed his report with the Commission and recommended the Commission grant approval of the conditional use permit for Dance With Me Studios subject to the three stipulations outlined in the staff report.

Chairman Jacobs asked if the applicant was aware of these conditions.

Mr. Griswold replied the applicant was sent the reports and would be aware of those conditions Mr. Smerigan has indicated.

A discussion ensued.

Mr. Zabell stated if they are going to impose stipulations on the applicant, should not the applicant be present so they can accept, reject or comment.

Mr. Smerigan replied they can certainly table the item to the next meeting as the applicant has an obligation to be present at the meeting.

A discussion ensued.

A motion was made by B. Zabell and seconded by R. Hecht to table P&Z 2018-2 until the next meeting when the applicant can be present.

ROLL CALL:	AYES:	R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, R. Tannenbaum, B. Zabell
	NAYS:	None
	MOTION APPROVED – ITEM TABLED	

P&Z 2018-3

DAVID GROSS, MIDDOUGH, REPRESENTING BASF, IS REQUESTING
PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR STORAGE
ADDITION AT 23800 MERCANTILE RD.

Mr. David Gross, architect with Middough, was present to request preliminary and final site plan approval for storage addition at 23800 Mercantile Road. Mr. Gross stated BASF is having some changes to their research processes that require them to increase argon and oxygen storage on their facility.

Mr. Griswold stated Building and Police Departments have no concerns regarding this request. The Fire Department is requesting the applicant submit on the construction documents that the proposed additional storage that is attached to the existing main structure be required to have all current life safety systems as required by the main structure and the proposed oxygen cylinder appears to have fencing but it is not specifically denoted on the plans. This tank will need to be fence and properly protected per current codes.

Mr. Ciuni stated he had no concerns with this project and recommends approval.

Mr. Smerigan reviewed his report with the Commission and recommended preliminary and final site plan approval subject to the compliance of the comments of the Fire Department.

A discussion ensued.

A motion was made by R. Hecht and seconded by J. Pasch to approve David Gross, Middough, representing BASF, request for preliminary and final site plan approval for storage addition at 23800 Mercantile Road, subject to the comments of Fire Department.

ROLL CALL:	AYES:	R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, R. Tannenbaum, B. Zabell
	NAYS:	None
	MOTION APPROVED	

Chairman Jacobs stated he met with the Mayor and Council President who are suggesting we allow Citizen Comments at Planning and Zoning Meetings. He suggested guidelines to the Planning Commission for review.

A discussion ensued.

Mayor Horwitz commented it means a lot to the general public to voice their concern and be heard. It is a small measure but a very significant measure. On behalf of the City, I would thank you if we could do this, because I think it means a lot for those people who want that opportunity.

A discussion ensued.

A motion was made by R. Hecht and seconded by R. Tannenbaum to allow Public Comments under the discussed guidelines to the Planning Commission meetings.

ROLL CALL:	AYES:	R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, R. Tannenbaum, B. Zabell
	NAYS:	None
	MOTION APPROVED	

Mr. Pasch thanked the Committee and Chairman for taking the recommendation of the Mayor and Council President and moving this forward.

Chairman Jacobs stated a Special Planning and Zoning Meeting is scheduled for April 19, 2018. We are anticipating an application from the City that relates to the Elementary School Complex for revised preliminary and final site plan approval.

A discussion ensued.

Chairman Jacobs welcomed back Mrs. Muth and wished everyone an enjoyable time on the upcoming holiday weekend.

A motion was made by R. Hecht and seconded by B. Zabell to adjourn the meeting.

ROLL CALL:	AYES:	R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, R. Tannenbaum, B. Zabell
	NAYS:	None
	MOTION APPROVED	

Orry Jacobs, Chairman

Veronica Muth, Secretary

Whitney Crook, Clerk of Council