

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, MAY 31, 2018.

ROLL CALL:	PRESENT:	J. Berns, C. Cohen, Mayor Horwitz, O. Jacobs, E. Tannenbaum, B. Zabell
	ABSENT:	R Hecht
	ALSO PRESENT:	D. Calt, J. Ciuni, W. Griswold, G. Smerigan

COUNCIL REPORT

Mr. Justin Berns, Council Representative, stated on May 21, 2018, Council approved P&Z 2017-29(A), granting a variance of 103 parking spaces to permit a total of 366 parking spaces for the proposed new building located on the property of 3733/3737 Park East Drive.

PUBLIC COMMENTS

No public comments.

P&Z 2018-6	LISA SUNDERLAND, SCM SOLUTIONS, LLC, AND KEITH WILLIS, CITY BARBEQUE, ARE REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR AN EXTERIOR COVERED PATIO AREA FOR A PROPOSED NEW RESTAURANT, CITY BARBEQUE, TO BE LOCATED AT 24325 CHAGRIN BLVD.
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Mr. Keith Willis, Director of Development and Construction for City Barbeque, was present to request preliminary and final site plan approval for a new restaurant to be located at an existing site. They will be removing approximately 650 square feet of the existing building to incorporate an exterior patio.

Mr. Griswold stated Fire & Building Department commented further review of complete construction documents will need to be conducted prior to determining if the structure will need to be fully suppressed. Their belief at this time is it probably does. The applicant is aware of this comment.

Mr. Ciuni stated the sidewalks, parking lot and curb lines are not changing. There is not a site plan revision; therefore, Engineering has no comments.

Mr. Smerigan reviewed his staff report with the Commission. There are no issues in regards to parking or building setbacks. It is recommended the Commission grant preliminary and final site plan approval for the project.

Mr. Zabell questioned the hours of operation.

Mr. Willis stated they are proposing three (3) smokers at this location which is typical for all the restaurants. Hours of operation for customers are typically 10:30 am to 10:00 pm, Monday through Saturday, and 11:00 am through 9:00 pm, on Sundays. The smokers run overnight and are located within a secure, locked fenced area.

A motion was made by C. Cohen and seconded by B. Zabell to approve Lisa Sunderland, SCM Solutions, LLC, and Keith Willis, City Barbeque, request for preliminary and final site plan approval for an exterior covered patio area for a proposed new restaurant, City Barbeque, to be located at 24325 Chagrin Blvd. subject to the stipulation of Fire Departments approval of fire suppression.

ROLL CALL:	AYES:	J. Berns, C. Cohen, Mayor Horwitz, O. Jacobs, E. Tannenbaum, B. Zabell
	NAYS:	None
	MOTION APPROVED	

P&Z 2018-7

JAMES VACEY, SIGNATURE SIGN COMPANY, ON BEHALF OF COVINGTON CONSTRUCTION, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR SIGNAGE FOR NEW BUILDING, THE ASTER APARTMENTS, TO BE LOCATED AT 3600 PARK EAST DRIVE.

Mr. James Vacey, Signature Sign Company, was present to request preliminary and final site plan approval for the signage package of The Aster Apartments. Mr. Vacey reviewed signage details with Commission.

Mr. Griswold stated Building and Police Department recommend approval. The final placement of ground sign must be approved by Police Department to ensure safe conditions in respect to lines of sight for traffic exiting private driveways.

Mr. Ciuni stated Engineering has no comments on the signs and share the concerns of the Police Department for site distance of the ground sign. Approval is recommended.

Mr. Smerigan reviewed his staff report with the Commission. The property is located within U-3C Planned Multi-Family Residential District which has signage handled similar to U-10 Planned Mixed-Use Development District where the Commission has the discretion to determine the number, style and size of all signs. It is recommended the Commission grant final approval of the requested sign package.

A motion was made by B. Zabell and seconded by C. Cohen to approve James Vacey, Signature Sign Company, on behalf of Covington Construction, request for preliminary and final site plan approval for signage for new building, the Aster Apartments, to be located at 3600 Park East Drive, subject to the stipulation the ground sign location be approved by Police Department before it is installed.

ROLL CALL:	AYES:	J. Berns, C. Cohen, Mayor Horwitz, O. Jacobs, E. 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.

Mr. Abraham Klein was present to request a Conditional Use Permit for Dance with Me Studio.

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

Mr. Ciuni stated no comments.

Mr. Smerigan reviewed his staff report with the Commission and recommended the Commission grant approval of the conditional use permit subject to the three (3) listed stipulations in staff report.

Mr. Klein agreed with the stipulations.

Mr. Berns stated to the Commission his reservations of granting Conditional Use Permits in this part of the City.

A discussion ensued.

A motion was made by E. Tannenbaum and seconded by C. Cohen to approve Abraham Klein, representing Dance with Me Studio, request for preliminary and final approval for conditional use permit for a ballroom dance studio located at 3637 S. Green Rd., Suite 3A, subject to the following stipulations: 1) This Conditional Use Permit is granted to Dance With Me Studio and is not transferable without the approval of the Planning and Zoning Commission; 2) The total floor area occupied by Dance With Me Studio shall not exceed 2,200 square feet without the approval of the Planning and Zoning Commission; 3) The number of clients occupying the subject space shall not exceed 12 at any one time between the hours of 8:00 AM and 5:00 PM Monday through Friday.

ROLL CALL: AYES: C. Cohen, Mayor Horwitz, O. Jacobs,
E. Tannenbaum, B. Zabell
NAYS: J. Berns
MOTION APPROVED

P&Z 2018-9 JOHN DEEL, CONSTRUCTION AND REMODELING EXPERTS, ON BEHALF OF PROPERTY OWNER, HERBERT LITTON, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR LOT SPLIT AND CONSOLIDATION OF PPN 741-28-035C, 2 LONGMEADOW LANE, AND PPN 741-28-014, THE VILLAGE COMMUNITY ASSOCIATION.

P&Z 2018-10 JOHN DEEL, CONSTRUCTION AND REMODELING EXPERTS, ON BEHALF OF PROPERTY OWNER, HERBERT LITTON, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR THREE SEASON ROOM ADDITION AT 2 LONGMEADOW LANE, THE VILLAGE.

Mr. John Deel, Construction and Remodeling Experts, was present to request preliminary and final approval for lot split plat and consolidation for addition of a three season sunroom to rear of the home located at 2 Longmeadow Lane, The Village.

Mr. Griswold stated no comments.

Mr. Ciuni stated lot split plat meets all City and County Standards and recommends approval.

Mr. Smerigan reviewed his staff report with the Commission and recommends approval.

A motion was made by C. Cohen and seconded by B. Zabell to approve John Deel, Construction and Remodeling Experts, on behalf of property owner, Herbert Litton, request for preliminary and final approval for lot split and consolidation of PPN 741-28-035C, 2 Longmeadow Lane, and PPN 741-28-014, The Village Community Association.

ROLL CALL: AYES: J. Berns, C. Cohen, Mayor Horwitz, O. Jacobs,
E. Tannenbaum, B. Zabell
NAYS: None
MOTION APPROVED

A motion was made by B. Zabell and seconded by E. Tannenbaum to approve John Deel, Construction and Remodeling Experts, on behalf of property owner, Herbert Litton, request for preliminary and final site plan approval for three season room addition at 2 Longmeadow Lane, The Village.

ROLL CALL: AYES: J. Berns, C. Cohen, Mayor Horwitz, O. Jacobs,
E. Tannenbaum, B. Zabell
NAYS: None
MOTION APPROVED

P&Z 2018-11

DAVID SWANN, DIRECTOR OF MAINTENANCE, REPRESENTING WINDSOR HEIGHTS ASSISTED LIVING & MEMORY CARE, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO INSTALL A SHED AT 23311 HARVARD ROAD.

Mr. David Swann, Director of Maintenance, was present to request preliminary and final site plan approval for a 10 feet x 20 feet shed located behind the building, not visible from the street. The shed will be the same color as the building.

Mr. Griswold stated Building, Fire and Police Departments recommend approval.

Mr. Ciuni stated Engineering reviewed the site plan and recommend approval.

Mr. Smerigan reviewed his staff report with the Commission and recommended the Commission grant approval of the accessory use and revised site plan.

A motion was made by E. Tannenbaum and seconded by C. Cohen to approve David Swann, Director of Maintenance, representing Windsor Heights Assisted Living and Memory Care, request for preliminary and final site plan approval to install a shed at 23311 Harvard Road.

ROLL CALL:	AYES:	J. Berns, C. Cohen, Mayor Horwitz, O. Jacobs, E. Tannenbaum, B. Zabell
	NAYS:	None
		MOTION APPROVED

P&Z 2018-8

ORDINANCE NO. 2018-94, AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CITY OF BEACHWOOD, OHIO PLANNING AND ZONING CODE AND THE CITY OF BEACHWOOD, OHIO BUILDING CODE TO INCLUDE THE ADDITION OF CHAPTERS 1108 AND 1144, AND THE REMOVAL OF CHAPTERS 1115, 1149, 1301, 1315, 1319, 1321, 1323, 1325, 1331, AND 1333.

Chairman Jacobs stated the proposed changes to Zoning and Building Code were referred to Planning and Zoning by Council for review and recommendation back to Council. He proposed to Commission to schedule a Special Meeting devoted to reviewing those changes.

A motion was made by C. Cohen and seconded by B. Zabell to adjourn the meeting.

ROLL CALL:	AYES:	J. Berns, C. Cohen, Mayor Horwitz, O. Jacobs, E. Tannenbaum, B. Zabell
	NAYS:	None
		MOTION APPROVED

Orry Jacobs, Chairman

Veronica Muth, Secretary

Whitney Crook, Clerk of Council