THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, JULY 26, 2018.

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

A motion was made by R. Hecht and seconded by O. Jacobs to approve the Joint Committee of the Whole and Planning and Zoning Commission Meeting minutes dated March 5, 2018.

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

A motion was made by J. Pasch and seconded by C. Cohen to approve the Planning and Zoning Commission minutes dated April 26, 2018, regular meeting.

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

Chairman Jacobs deferred the approval of the Planning and Zoning Commission minutes dated May 31, 2018 till the next meeting scheduled August 30, 2018.

COUNCIL REPORT

Mr. James Pasch, Council Representative, stated there was no Council report.

PUBLIC COMMENTS

No public comments.

P&Z 2018-12 EDWARD ODZIEMSKI, LABELLA ASSOCIATES, REPRESENTING LEE SILSBY COMPOUNDING PHARMACY, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR EXPANDED PARKING LOT AT 23865 MERCANTILE ROAD.

Mr. Edward Odziemski, Labella Associates, and Rachael Israel, Lee Silsby Compounding Pharmacy, was present to request preliminary and final site plan approval for expanding the rear parking lot. They will be converting the 20,000 square foot building to a compounding pharmacy and office. Lee Silsby will be relocating from Cleveland Heights to Beachwood.

Mr. Griswold stated Building, Fire, Police and City Engineer recommend approval.

Mr. Smerigan reviewed his staff report with the Commission. The applicant will comply with all the setback requirements for the district and we are recommending approval.

Ms. Hecht asked the target date for moving.

Mr. Odziemski replied completion of the project will be either December or middle of January.

A motion was made by R. Hecht and seconded by C. Cohen to approve Edward Odziemski, Labella Associates, representing Lee Silsby Compounding Pharmacy request for preliminary and final site plan approval for expanded parking lot at 23865 Mercantile Road, subject to any comments or recommendations of the City Engineer.

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

P&Z 2018-13 MIKE METCALF, MATTINGLY BROS INC., REPRESENTING PROPERTY OWNER, DAVID KLEIN, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR REAR YARD GENERATOR AT 2641 EDGEWOOD ROAD.

Mr. Mike Metcalf, Mattingly Bros., was present to request preliminary and final site plan approval for a rear yard generator. The parking lot of Fairmount Temple is located behind the property.

Mr. Griswold stated Fire, Building, Police and Engineer have no comments on this item.

Mr. Smerigan reviewed his staff report with the Commission. The Planning and Zoning Commission has final authority to approve the proposed variance. Approval is recommended subject to the three (3) listed stipulations in staff report.

A motion was made by C. Cohen and seconded by B. Zabell to approve Mike Metcalf, Mattingly Bros., Inc., representing property owner, David Klein, request for preliminary and final site plan approval for rear yard generator at 2641 Edgewood Road, subject to the following 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(b) with regard to minimum rear yard setback for emergency generators; 2) Granting a variance of 5 feet to Section 1312.03(b) to permit an emergency generator to be located 15 feet from the rear lot line in lieu of the required 20 feet; 3) Compliance with any comments or requirements of the City Engineer.

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

P&Z 2018-14 MICHAEL KERTESZ, PROPERTY OWNER, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR AN ADDITION AT 24921 MAIDSTONE LANE.

Mr. Michael Kerterz, owner, and Mr. Randy Kertesz, General Contractor, were present at the meeting to request preliminary and final site plan approval for an addition on the rear of the home which is located on a somewhat pie shaped lot.

Mr. Griswold stated Fire Department has no issues with this application. The City Engineer reviewed the plans and suggested he can recommend preliminary approval. Mr. Griswold suggested the applicant speak with City Engineer and depending on the Commission's decision, we would request from the owner and/or contractor, submission and approval of the drainage plan to ensure the addition does not create drainage issues with the neighbor's property because it is built to proximity of five (5) feet to that property line. First floor and ground elevations, proposed and existing, need to be shown on the plans. Roof drains and yard drains, if required, must also be detailed on the plans. We would require all aforementioned items be submitted and reviewed prior to permit issuance. It appears the owner's contractor may need to be on the neighbor's property during construction. If that is the case, we would like to have the neighbor's permission.

Mr. Kertesz agreed to obtain the neighbor's permission if required.

Mr. Smerigan reviewed his staff report with the Commission and stated if the Commission grants approval of the variance he has provided stipulations listed in staff report.

Discussion ensued.

A motion was made by R. Hecht and seconded by B. Zabell to approve Micahel Kertesz, property owner, request for preliminary and final site plan approval for an addition at 24921 Maidstone Lane, subject to the following 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 1113.05 with regard to required side yards; 2) Granting a variance of 9 feet to Section 1113.05 to permit a minimum side yard of 5 feet in lieu of the required 14 feet; 3) Granting a variance of 13.5 feet to Section 1113.05 to permit a combined side yard of 14.5 feet in lieu of the required 28 feet; 4) Subject of the neighbor's permission if the project requires being on the neighbor's land.

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

P&Z 2018-15 KENNETH BECK, LAKE ERIE ELECTRIC, ON BEHALF OF POINT EAST CONDOMINIUMS, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR GENERATOR REPLACEMENT AT 27500 CEDAR ROAD.

Mr. Mike Polt, Association Manager of Point East Condominiums, and Ms. Shauna McDowell, Lake Erie Electric, and were present to request preliminary and final site plan approval for replacement of a thirty-nine (39) year old generator which controls emergency lighting, fire system, fire sprinkler system and elevators. It does not control anything for the residents themselves.

Mr. Griswold stated the Fire Department's initial concerns have been explained and have no comments regarding this.

Mr. Smerigan reviewed his staff report with the Commission. He suggests the consideration of fencing around the generator to provide screening from the visual impact on Cedar Road.

Mr. Polt stated they plan on putting a fence and landscaping around the generator as the residents also see it as an eyesore.

A motion was made by B. Zabell and seconded by C. Cohen to approve Kenneth Beck, Lake Erie Electric, on behalf of Point East Condominiums, request for preliminary and final site plan approval for generator replacement at 27500 Cedar Road, subject to the following 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 emergency generators in rear yards; 2) Granting a variance to Section 1312.03(a) to permit an emergency generator to be located on the side of the existing building in the front yard; 3) Provision of a screen fence as directed by the Commission and approved by the Building Commissioner.

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

P&Z 2018-16 NOAH AND MARY MALAKAN, THE PERFECT STORM CHARITY INC., AND ABRAHAM KLEIN, DANCE WITH US CLEVELAND, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A CONDITIONAL USE PERMIT LOCATED AT 3637 S. GREEN RD., SUITE 3A.

Chairman Jacobs stated the applicant has requested this application be removed from the agenda.

P&Z 2018-17 SCOTT SMITH, SCOTT CONSULTING, INC., ON BEHALF OF AGILE SIGN & LIGHTING, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR WAYFINDING SIGNS TO BE LOCATED AT PPN 742-17-047, 25501 CHAGRIN BLVD., LAKE SIGNATURE MEDICAL CENTER.

Mr. Lou Belknap, Agile Sign & Lighting, was present to request preliminary and final site plan approval for five (5) wayfinding, non-illuminated signs located on the internal premise of the property.

Mr. Griswold stated during the Internal Meeting there was an inquiry about whether the word “Emergency” is required or not to be on the signs. Upon review, it is suggested there is no legal requirement for a hospital to include the term “Emergency” on the facility’s exterior signage.

Mr. Smerigan reviewed his staff report with the Commission and recommends Planning and Zoning grant approval for the onsite wayfinding signs.

Chairman Jacobs stated he would prefer to see the word “Ambulance” over “Emergency” on the wayfinding signs.

Discussion ensued.

Mr. Griswold stated the ground sign for this facility was approved by Architectural Board of Review with the word “Emergency”.

Discussion ensued.

A motion was made by O. Jacobs and seconded by B. Zabell to approve Scott Smith, Scott Consulting, Inc., on behalf of Agile Sign & Lighting, request for preliminary and final site plan approval for wayfinding signs to be located at PPN 742-17-047, 25501 Chagrin Blvd., Lake Signature Medical Center, subject to the following stipulations: 1) Wayfinding signs do not include the word Emergency; 2) Approval is granted for five (5) wayfinding signs not to exceed 15 square feet in area and 5 feet in height placed in accordance with the revised site plan.

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

P&Z 2018-18 DUSTIN PEUGEOT, MATRIX TRADE INSTITUTE, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE INSTITUTE TO BE LOCATED AT 23632 MERCANTILE ROAD.

Mr. Dustin Peugeot, co-founder of Matrix Trade Institute, was present to request preliminary and final approval for conditional use permit for a post-secondary trade school to be located at 23632 Mercantile Road.

Mr. Griswold stated as the applicant indicated, the Fire Department reviewed the drawings and commented fire and life safety systems for the structure need to be reviewed once they submitted their plans. Appropriate occupancy separation will need to be reviewed for occupant type and hazards. A common practice in an automotive technical school is service offered at a discounted rate to outside vehicles/clients to help students learn. The applicant has answered that that will not occur and will not be servicing vehicles outside for the general public.

Mr. Smerigan reviewed his staff report with the Commission. The Planning and Zoning Commission has final authority to approve or deny this application for a conditional use permit. Approval of the condition al use permit is recommended subject to the eight (8) listed stipulations in staff report.

A motion was made by R. Hecht and seconded by C. Cohen to approve Dustin Peugeot, Matrix Trade Institute, request for preliminary and final approval for a conditional use permit for an automotive institute to be located at 23632 Mercantile Road, subject to the following stipulations: 1) This Conditional Use Permit for a training facility is granted to Matrix Trade Institute and is not transferable without the approval of the Planning and Zoning Commission; 2) The total floor area occupied by Matrix Trade Institute shall not exceed 12,630 square feet without the approval of the Planning and Zoning Commission; 3) Maximum occupancy of the subject space shall not exceed 25 students and 2 instructors at any one time between the hours of 8:00 AM and 9:00 PM Monday through Friday; 4) All repair work and instruction shall take place within the building. There shall be no instruction or vehicle repair performed outside; 5) No painting or bodywork shall be performed; 6) There shall be no damaged or inoperable vehicles parked or stored outside of the building at any time; 7) Vehicles shall not be parked outside overnight; 8) Compliance with the comments of the Fire Department.

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

Chairman Jacobs informed the Commission of the two (2) Planning and Zoning Meetings scheduled in August.

Mr. Griswold informed the Commission of a question from Mrs. Baskin, resident on Buckhurst Drive, on whether or not the Planning Commission would consider granting approval for a six (6) foot which gradually increases to a ten (10) foot fence then back to a six (6) foot fence to be located near rear of property near the patio to block view from neighbor’s house which has been built on a higher grade.

Discussion ensued.

A motion was made by R. Hecht and seconded by C. Cohen to adjourn the meeting.

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

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Orry Jacobs, Chairman

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Veronica Muth, Secretary

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Whitney Crook, Clerk of Council