THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, AUGUST 30, 2018.

ROLL CALL:	PRESENT:	C. Cohen, R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, E. Tannenbaum, B. Zabell
	ABSENT:	None
	ALSO PRESENT:	D. Calta, W. Griswold, G. Smerigan

A motion was made by C. Cohen and seconded by J. Pasch to approve the Planning and Zoning Commission minutes dated May 31, 2018, regular meeting.

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

A motion was made by C. Cohen and seconded by R. Hecht to approve the Planning and Zoning Commission minutes dated July 26, 2018, regular meeting.

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

COUNCIL REPORT

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

PUBLIC COMMENTS

No public comments.

P&Z 2018-19 PETE KAMP, ALBION CONSTRUCTION LLC, ON BEHALF OF BEACHWOOD APARTMENTS LLC, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR PROPOSED COMMON AREA ADDITION AT 23511 CHAGRIN BOULEVARD, DEVILLE APARTMENTS.

Mr. Pete Kamp and Kevin Doyle, Albion Construction LLC, and Rick Jozity, Zarzycki-Malik Architects, was present to request preliminary and final site plan approval for a proposed one-story, 628 square foot common area addition to the East building on campus. It is an expansion of the existing amenities space for the residents inside the community.

Mr. Griswold stated Fire Department comments indicated all fire and life safety systems currently in the building will need to extend into proposed addition. Police Department had no comments. City Engineer reviewed the civil/site improvements and hereby recommends approval.

Mr. Smerigan reviewed his staff report and recommends Commission grant preliminary and final site plan approval.

Ms. Hecht asked the occupancy rate of the Deville Apartments.

Mr. Kamp replied the percentage of occupants is 85 percent. They have been going through capital improvements over the last several months and a transition of management companies.

A motion was made by R. Hecht and seconded by C. Cohen to approve Pete Kamp, Albion Construction LLC, request for preliminary and final site plan approval for proposed common area addition at 23511 Chagrin Boulevard, Deville Apartments subject to comments of the City Engineer.

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

P&Z 2018-20 LINDON IVEZAJ, REPRESENTING EDWARD ROSE & SONS, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR MONUMENT SIGN TO BE LOCATED AT 23611 HARVARD ROAD, ROSE SENIOR LIVING.

Mr. Aaron Appell, Bramhall Engineering, was present to request preliminary and final site plan approval for monument sign to be located between the ingress and egress driveways with a similar layout of the two facilities located west of the site.

Mr. Griswold stated Police Department indicated placement of ground sign must be staked out with leading edge so they can see sight distances. The City Engineer reviewed the sight distance analysis and recommends approval of the location subject to the review of the Police Department prior to installation.

Mr. Smerigan reviewed his staff report with the Commission. Approval is recommended subject to final approval of the location by the Police and Building Departments. Written verification of approval from Chagrin Highlands has been received so it no longer needs to be a stipulation as was stated in his staff report.

A motion was made by C. Cohen and seconded by R. Hecht to approve Lindon Ivezaj, representing Edward Rose & Sons, request for preliminary and final site plan approval for monument sign to be located at 23611 Harvard Road, Rose Senior Living, subject to the Police and Fire Departments review of the location.

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

P&Z 2018-17(A) ROB ROSENCRANS, WALDEN, ON BEHALF OF MANNA ISLE OHIO LLC, IS REQUESTING REVIEW OF THE APPROVAL OF WAYFINDING SIGNS TO BE LOCATED AT PPN 742-17-047, 25501 CHAGRIN BLVD., LAKE BEACHWOOD MEDICAL CENTER.

Mr. Rob Rosencrans, Walden, and Dr. Reuben Gobezie, Orthopedic Surgeon, was present at the meeting to request review of the approval of wayfinding signs.

Mr. Rosencrans distributed a packet of information to Commission members.

Chairman Jacobs reminded the Commission members this item was reviewed at the last meeting and concern was expressed about the use of the word “Emergency” on the wayfinding signs and the applicant has asked for us to review that. The entrance monument sign was approved by the Architectural Board of Review to have the word “Emergency” on it.

Mr. Rosencrans stated they are a Level 3 Trauma Center and need to have the approved entry monument sign with the word “Emergency” because they are a CMS Facility. He further explained the need of the word “Emergency” on the wayfinding signs and asked for the Commission to reconsider.

Mr. Smerigan stated the concern was the Commission wanted the internal signs to change the word “Emergency” to “Ambulance”. Since the signs are internal to the site and the applicant feels there is a significant need for that, he does not have an issue with regard to the use of the word “Emergency” on the internal signs.

Chairman Jacobs stated his concern was the monument sign and asked about the importance of the word “Emergency” on the monument sign.

Dr. Gobezie replied it is not important to him.

Mayor Horwitz expressed his concern for the word “Emergency” on the facility and recommended using the word “Ambulance”.

A discussion ensued.

A motion was made by O. Jacobs and seconded by R. Hecht to remove the stipulation on the wayfinding signs regarding the word “Emergency” in order to allow the use of either term “Emergency” or “Ambulance” on wayfinding signs. In addition to recommend the Mayor send a letter to the project principals including the CEO of Lake Health expressing our concern with having the word “Emergency” on the monument entrance sign as it may delay treatment of serious medical emergencies from getting care in an emergency room that is staffed to treat such emergencies.

Mr. Pasch recommended a stipulation that they can change the wayfinding signs after they remove the word “Emergency” from the exterior monument sign.

Mr. Zabell recommended tabling the item until they know what the exterior signage will look like.

A discussion ensued.

Chairman Jacobs withdrew the motion.

A motion was made by B. Zabell and seconded by E. Tannenbaum to table Rob Rosencrans, Walden, request for review of the approval of wayfinding signs to be located at PPN 742-17-047, 25501 Chagrin Blvd., Lake Beachwood Medical Center.

ROLL CALL:	AYES:	C. Cohen, R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, 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 asked Mr. Smerigan to review his memorandums provided to the Commission.

Mr. Smerigan reviewed the memorandum dated July 3, 2018 with the Commission which covered discussion on Sections 1113.02, 1116.03, 1117.03, 1119.03, 1120.09, 1121.03, 1101.221, 1105.04, 1111.02, 1131.02, 1146, and 1155.05.

Chairman Jacobs recommended further discussion of the Zoning Code amendments for another date.

Mr. Zabell stated he will be absent from the next regular scheduled Planning & Zoning Meeting on September 27, 2018.

Chairman Jacobs polled Planning Commission to schedule a Special Planning and Zoning Meeting to continue discussion on agenda item P&Z 2018-8 and P&Z 2018-17(A). Meeting is scheduled for Wednesday, September 12, 2018 at 6:30 P.M.

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

ROLL CALL:	AYES:	C. Cohen, R. Hecht, Mayor Horwitz, O. Jacobs, J. Pasch, E. Tannenbaum, 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