

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, SEPTEMBER 27, 2018.

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

A motion was made by C. Cohen and seconded by R. Hecht to approve the Planning and Zoning Commission minutes dated August 30, 2018, regular meeting.

ROLL CALL: AYES: C. Cohen, R. Hecht, O. Jacobs, E. Tannenbaum
NAYS: None
ABSTAIN: None
NOT VOTING: None
MOTION – MINUTES APPROVED

A motion was made by C. Cohen and seconded by E. Tannenbaum to approve the Planning and Zoning Commission minutes dated September 12, 2018, special meeting.

ROLL CALL: AYES: C. Cohen, O. Jacobs, E. Tannenbaum
NAYS: None
ABSTAIN: None
NOT VOTING: R. Hecht
MOTION – MINUTES APPROVED

COUNCIL REPORT

No Council report.

PUBLIC COMMENTS

No public comments.

P&Z 2018-21 ROBERT CANCASI, ARCHITECT, ON BEHALF OF SHELLY ZEMELMAN,
PROPERTY OWNER, IS REQUESTING PRELIMINARY AND FINAL SITE
PLAN APPROVAL FOR PROPOSED REAR ADDITION AT 23401
GREENLAWN AVENUE.

Mr. Robert Cancasi, Architect, was present to request preliminary and final site plan approval for a proposed rear addition. They are proposing a rear yard setback variance of 3.8 feet to construct an addition on the rear of the home. The grading plan was submitted to the City Engineer at his request.

Mr. Smerigan stated Police, Fire and Building had no comments. They received the drainage plan the City Engineer requested to determine the storm runoff would not adversely affect the neighbors.

Mr. Smerigan stated they are sensitive to granting variances where there is not a unique circumstance to justify the need for the variance. In this instance, there is no unique circumstance in terms of the topography of the lot, etc. that would require this. It is a question of whether or not the Commission feels there is a practical difficulty that would warrant granting a variance for this particular lot.

A discussion ensued on construction options of the proposed rear addition.

A motion was made by R. Hecht and seconded by E. Tannenbaum to approve Robert Cancasi, Architect, on behalf of Shelly Zemelman, property owner, request for preliminary and final site plan approval for proposed rear addition at 23401 Greenlawn Avenue, subject to review by the City Engineer.

ROLL CALL: AYES: C. Cohen, R. Hecht, O. Jacobs, E. Tannenbaum
 NAYS: None
 MOTION APPROVED

P&Z 2018-22 AARON APPELL, BRAMHALL ENGINEERING, ON BEHALF OF
EDWARD ROSE & SONS, IS REQUESTING REVISED SITE PLAN
APPROVAL FOR NON PERFORMANCE OF CARPORTS LOCATED AT
23611 HARVARD ROAD, ROSE SENIOR LIVING.

Mr. Aaron Appell, Bramhall Engineering, was present to request revised site plan approval for non-performance of carports. There were originally twelve (12) carports on the North side of the site. The parking count will remain the same.

Chairman Jacobs asked the reason for the change.

Mr. Appell replied Edward Rose & Sons has made a National change on their sites as there is no demand for carports. There is a slight demand for garages which are already constructed on the site.

Mr. Smerigan stated Police, Fire, Building and Engineering had no objection. He reviewed his staff report with the Commission and recommends approval of the revised site plan.

A motion was made by E. Tannenbaum and seconded by C. Cohen to approve Aaron Appell, Bramhall Engineering, on behalf of Edward Rose & Sons, request for revised site plan approval for non-performance of carports located at 23611 Harvard Road, Rose Senior Living.

ROLL CALL: AYES: C. Cohen, R. Hecht, O. Jacobs, E. Tannenbaum
 NAYS: None
 MOTION APPROVED

P&Z 2018-23 MICHAEL MCKENNA, TOPNOTCH GOLF, IS REQUESTING
PRELIMINARY AND FINAL APPROVAL FOR A CONDITIONAL USE
PERMIT FOR AN INDOOR GOLF ACADEMY TO BE LOCATED AT 23800
COMMERCE PARK.

Mr. Michael McKenna was present at the meeting to request preliminary and final approval for a conditional use permit for an indoor golf academy to be located in Commerce Park.

Mr. Smerigan stated Police, Fire, Building and Engineering had no objection to granting of the conditional use permit. He reviewed his staff report and recommends the Commission grant approval subject to the three (3) stipulations listed in the staff report.

Ms. Hecht asked if this was a new venture or a franchise of an existing golf academy.

Mr. McKenna replied it is a new venture and not a franchise.

Mr. Tannenbaum asked how many people are expected in the facility at one time.

Mr. McKenna replied a maximum of sixteen (16) people in the bays and 1-2 employees if completely full.

A motion was made by C. Cohen and seconded by R. Hecht to approval Michael McKenna, Topnotch Golf, request for preliminary and final approval for a conditional use permit for an indoor golf academy to be located at 23800 Commerce Park, subject to the following stipulations: 1) This Conditional Use Permit for a training facility

is granted to Topnotch Golf and is not transferable without the approval of the Planning and Zoning Commission; 2) The total floor area occupied by Topnotch Golf shall not exceed 5,400 square feet without the approval of the Planning and Zoning Commission; 3) Maximum occupancy of the subject space shall not exceed 14-16 persons at any one time.

ROLL CALL: AYES: C. Cohen, R. Hecht, O. Jacobs, E. Tannenbaum
 NAYS: None
 MOTION APPROVED

Chairman Jacobs reminded the Commission the Special Planning and Zoning Meeting is scheduled for Tuesday, October 16, 2018 at 6:30 P.M. to continue the discussion of revising the Zoning and Building Codes.

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, E. Tannenbaum
 NAYS: None
 MOTION APPROVED

Orry Jacobs, Chairman

Veronica Muth, Secretary

Whitney Crook, Clerk of Council