

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, OCTOBER 25, 2018.

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

A motion was made by E. Tannenbaum and seconded by R. Hecht to approve the Planning and Zoning Commission minutes dated September 27, 2018, regular meeting.

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

A motion was made by R. Hecht and seconded by E. Tannenbaum to approve the Planning and Zoning Commission minutes dated October 16, 2018, special meeting.

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

COUNCIL REPORT

No Council report.

PUBLIC COMMENTS

No public comments.

P&Z 2018-23

MICHAEL MCKENNA, TOPNOTCH GOLF, IS REQUESTING REVISED PRELIMINARY AND FINAL APPROVAL FOR A CONDITIONAL USE PERMIT FOR AN INDOOR GOLF ACADEMY TO BE LOCATED AT 23800 COMMERCE PARK.

Mr. Sam Duvall, President of Topnotch Golf, was present to request preliminary and final approval for a revision to the Conditional Use Permit to increase the maximum occupancy to 35 people.

Mr. Griswold stated Building, Police, Fire and Engineering have no issues with the reconsideration of the previously granted.

Mr. Smerigan reviewed his staff report with the Commission and recommends approval subject to the stipulations listed in the staff report.

Chairman Jacobs asked if Topnotch Golf was okay with the listed stipulations.

Mr. Duvall replied correct.

Discussion ensued regarding business hours and maximum occupancy.

Mr. Berns reviewed his concerns with Conditional Use Permits.

A motion was made by R. Hecht and seconded by C. Cohen to approve Michael McKenna, Topnotch Golf, request for revised 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 28 persons between the hours of 8 am and 5 pm Monday through Friday; 4) Special events and/or tournaments shall be held on the weekends or after normal business hours.

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

P&Z 2018-24 GARY ZILLAN, REPRESENTING ADULT WELLNESS CENTER, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A CONDITIONAL USE PERMIT TO BE LOCATED AT 23850 COMMERCE PARK ROAD.

Mr. Gary Zillan was present to request preliminary and final approval for a Conditional Use Permit. Adult Wellness Center is currently located at 23900 Commerce Park and also in Bedford. They would like to combine both locations and expand into a larger facility with more office space.

Mr. Griswold stated Police and Building Departments have no concerns. The applicant will be submitting plans as he goes through the renovation process. The Fire Department commented due to the age of the referenced structure, it was not constructed with sprinklers or a fire alarm. Changing it use would require the building to be brought up to current requirements for its occupant type. The proposed occupant is believed to be a place of assembly and would require a sprinkler system and a fire alarm system for the size of the structure and/or the occupant load. The Fire Prevention Bureau would request that an appropriate life safety assessment by an architect be completed as part of this process.

Mr. Smerigan reviewed his staff report with the Commission and recommends approval subject to the stipulations listed in the staff report.

Mr. Zillan explained they will have a staff of 20-22 people and another 200-220 employees that work off-site as home health caregivers.

Mr. Berns asked what the payroll is for this company and projected cost of renovation.

Mr. Zillan replied payroll is approximately \$5-6 million per year at its Bedford location. The estimated cost is \$700,000 to \$1 million for the buildout.

Mr. Berns asked if they own or lease the current facility.

Mr. Zillan stated the lease is for another 5 years. They may use the location for office space; however, they still have to negotiate with the landlord.

A motion was made by C. Cohen and seconded by E. Tannenbaum to approve Gary Zillan, representing Adult Wellness Center, request for preliminary and final approval for a conditional use permit to be located at 23850 Commerce Park Road, subject to the following stipulations: 1) This Conditional Use Permit is for Adult Wellness Center only and is not transferrable without the approval of the Planning and Zoning Commission; 2) The applicant shall make interior building renovations as necessary to comply with the provisions of Section

A motion was made by R. Hecht and seconded by C. Cohen to approval Dena R. Meyer, Ecumen Management Company, on behalf of Beachwood Senior Living, LLC, request for preliminary and final site plan approval for a temporary sign to be located at 23611 Harvard Road, Rose Senior Living, subject to the following stipulations: 1)

Chairman Jacobs stated the last calendar meeting is scheduled December 13, 2018, as there is no meeting in November.

Orry Jacobs, Chairman

Veronica Muth, Secretary

Whitney Crook, Clerk of Council