

REGULAR MEETING

PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA

DATE: January 6, 2015

AGENDA

TIME: 6:30 P.M.

WORK SESSION – 6:00 P.M.

Elect 2015 Chairman

Elect 2015 Vice-Chairman

Discuss re-appointment – Helen Briggs May 2015

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

- a. Approval of Minutes of the Work Session of October 21, 2014 (roll call)
- b. Approval of Minutes of the Regular Meeting of October 21, 2014 (roll call)

4. **NEW BUSINESS** (Swear- in applicants)

- a. Motion to Elect 2015 Chairman (roll call)
- b. Motion to Elect 2015 Vice-Chairman (roll call)
- c. PAG Bedford A1, LLC., 2555 Telegraph Road, Bloomfield Hills, MI – Audi of Bedford at 19700 Rockside Road is seeking to install a 6’ high chain link fence with privacy slats – 1938.06 Yard Limitations (roll call)
- d. Drive Time (KS Associates, Inc. as agent) 4020 East Indian School Rd, Phoenix, AZ – G-Nom Holdings, LLC, 19950 Rockside Rd, Maple Heights, OH is seeking use of parcel #811-07-021 for parking and display of used motor vehicles – 1938.03 Board Approved Uses (roll call)

5. **MISCELLANEOUS**

6. **ADJOURNMENT**
(roll call)

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(Planning Commission Minutes and Agendas posted at www.bedfordoh.gov)

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, January 6, 2015 at 6:00 P.M.

Present: Dickard, Briggs, Dzomba, Powers, Mallis. Absent: None. Also Present: Secretary Lorree Villers, Building Commissioner Calvin Beverly.

The nominations of the 2015 Chairman and the Vice-Chairman would be: Mr. Dickard as Chairman and Mrs. Briggs as the Vice-Chairman.

It was determined since the Planning Commission meetings were scheduled "as needed" it was best to touch on the topic that the term of Mrs. Briggs would expire in May 2015. The Commission had no issues with the re-appointment of Mrs. Briggs; everyone felt she did an exceptional job.

The Commission did not have any issues with the minutes of the Work Session or the Regular Meeting minutes of October 21, 2014.

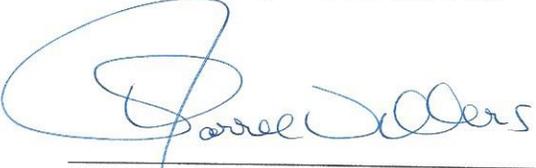
PAG Bedford A1, LLC., 2555 Telegraph Road, Bloomfield Hills, MI – Audi of Bedford at 19700 Rockside Road is seeking to install a 6' high chain link fence with privacy slats – 1938.06 Yard Limitations

Mr. Beverly and the Commission reviewed the documents and had questions regarding how the fences were going to be installed which they would confirm during the Regular meeting. The proposed installation of a 6' high chain link fence with privacy slats; approximately one foot between the current fence and the new one. The purpose of the new fences and the lighting was for security reasons. It was determined since the posts were located on the Penske/Pizza Hut side of the lot the fence belonged to them. Mr. Dzomba mentioned the parking lot lighting and wondered if it would disturb the neighboring residents. There was discussion regarding the rear property fence which needed to be board on board, however, in order to make the property more appealing the thought was to install the chain link fence by itself without running two fences side by side. This would allow a cleaner appearance. The Commission understood the concerns of safety for the parking lot because of the brand new vehicles that would be parked on the lot. Another concern was who would be responsible to clean out between the fences at the rear of the lot. Overall the Commission was pleased with the project but there were just a few questions.

Drive Time (KS Associates, Inc. as agent) 4020 East Indian School Rd, Phoenix, AZ – G-Nom Holdings, LLC, 19950 Rockside Rd, Maple Heights, OH is seeking use of parcel #811-07-021 for parking and display of used motor vehicles – 1938.03 Board Approved Uses

Mr. Beverly explained this project involved the City of Bedford and Maple Heights on a joint project. The buildings were in Maple Heights and not the Commission's concern so the only focus was the additional parking spaces on the sliver of land. It was determined Mr. Beverly needed to research the particulars regarding the sign. Discussion was held as to how or who was going to maintain the property between the fences in order to maintain a clean appearance for both Cities. The Commission was pleased with the project and would work with the City of Maple Heights on the project.

Work session adjourned at 6:27 P.M.


Secretary


Chairman

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, January 6, 2015 at 6:30 P.M. The roll was called. Present: Dickard, Dzomba, Powers, Briggs, Mallis. Also in attendance was Building Commissioner Calvin Beverly.

Motion made by Powers and seconded by Dzomba to approve the minutes of the Work Session of October 21, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Mallis. Abstain: Briggs. Nays: None. Motion carried.

Motion made by Dzomba and seconded by Powers to approve the minutes of the Regular Meeting of October 21, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Mallis. Abstain: Briggs. Nays: None. Motion carried.

Motion made by Dzomba and seconded by Briggs to elect Mr. Dickard as the 2015 Chairman. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion made by Dzomba and seconded by Mallis to elect Mrs. Briggs as the 2015 Vice-Chairman. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Chairman Dickard informed those present that according to a ruling by the Law Department, anyone wishing to speak at a public hearing is to rise, raise their right hand and the following oath administered. "Do you solemnly swear or affirm that the statements you are about to make are the truth." Then give your name and address for the record.

PAG Bedford A1, LLC., 2555 Telegraph Road, Bloomfield Hills, MI – Audi of Bedford at 19700 Rockside Road is seeking to install a 6' high chain link fence with privacy slats – 1938.06 Yard Limitations

Present: Tim Skala, Estimator/Project Manager, Wojcik Builders Inc., 7579 First Place, Oakwood Village, Ohio.

Mr. Skala, previously sworn in, proposed the installation of a 6' high chain link fence with privacy slats; approximately one foot between the current fence and the new one. The purpose of the new fence was for security reasons. The abutting fences to the property would be maintained by the neighboring owners. It was determined since the posts were located on the Penske/Pizza Hut lot the fence belonged to them. The reason of the spacing between the fences allowed for posts of two fences. Mr. Dzomba questioned the timing and direction of the parking lot lights. He wanted to make sure the lights did not bother the abutting residents. Mr. Skala said the lights were designed to shine toward the lot and away from the neighbors. Mr. Mallis understood the rear property fence needed to be board on board, however, in order to make the property more appealing he suggested the chain link fence be installed without running two fences side by side. Mr. Skala didn't see a problem with removing the side fence on the Bubba property line. It was important to maintain the security on this lot because of the brand new vehicles that would be parked on the lot. It was determined it would be Penske's responsibility to clean out between the fences at the rear. Mr. Skala submitted a copy of a picture of the fence for the file.

Motion made by Dzomba and seconded by Powers to accept the application of PAG Bedford A1, LLC., 2555 Telegraph Road, Bloomfield Hills, Michigan and Audi of Bedford, 19700 Rockside Road to install a new six (6) foot high chain link fence with privacy slats per 1938.06 "Yard Limitations" done both sides of the property and a board on board fence at the rear lot line and subject to compliance with all city codes and ordinances. It was clarified that the chain link fence abutting the new board on board fence in

the back eliminating the current fence on the Bubba property line. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

It was announced the decision of the Planning Commission will go to City Council for final approval on Tuesday, January 20, 2015.

Drive Time (KS Associates, Inc. as agent) 4020 East Indian School Rd, Phoenix, AZ – G-Nom Holdings, LLC, 19950 Rockside Rd, Maple Heights, Ohio is seeking use of parcel #811-07-021 for parking and display of used motor vehicles – 1938.03 Board Approved Uses

Present: Joseph Morbitzer, P.E., agent of KS Associates, Inc., 260 Burns, Suite 100, Elyria, Ohio 44035.

Joseph Morbitzer, previously sworn in, explained Drive Time has been in business for 20 year with 123 locations. He described the lay of the land that was located in the Cities of Bedford and Maple Heights. The property located in Bedford would be used to display approximately 30 cars with no structure with a right in right out ingress/egress, however, Drive Time would like to have a full access drive if possible. Mr. Beverly clarified he had spoken to the City Engineer and the Safety Forces and there were no problems with a full access drive per the Code requirements. The idea was to design the three parcels to work together. The Maple Heights parcels would be utilized for the buildings. He spoke of the fences that would be installed in both cities would be six (6) foot high; Maple Heights required a five (5) foot fence but they wanted it to all look the same. He offered additional renderings for the Commission to review for the projects that were to be done in Maple Heights. Mr. Beverly and the Commission suggested the new installation of the fences have a gate installed to allow easy access to maintain the property behind them. Mr. Morbitzer noted the additional gate request; the final renderings would show the location of the gates. A 150 square foot pylon sign was being proposed along Rockside Road. Mr. Beverly believed the pylon sign complied with Bedford's Codes/requirements but he would confirm. There were 152 spaces total for the entire project, 15 parking spaces for customers and 12 spaces for employees. He was requesting Board Approval use for parking and display of the vehicles on the parcel in Bedford. Mr. Morbitzer said they would be before Maple Heights Planning Commission Monday, January 12, 2015. He apologized for the absence of the Drive Time representative; his flight was delayed.

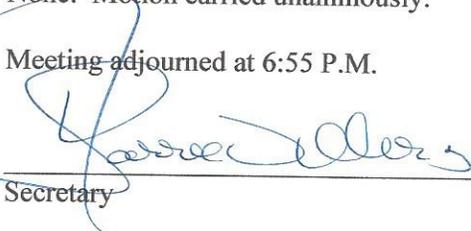
Motion made by Mallis and seconded by Dzomba to accept the application of Drive Time (KS Associates, Inc. as agent) 4020 East Indian School Rd, Phoenix, AZ – G-Nom Holdings, LLC, 19950 Rockside Rd, Maple Heights, Ohio to utilize the use of parcel #811-07-021 for parking and display of used motor vehicles per 1938.03 Board Approved Uses subject to compliance with all city codes and ordinances. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

It was announced the decision of the Planning Commission will go to City Council for final approval on January 20, 2015.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Briggs and seconded by Mallis to adjourn. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:55 P.M.


Secretary


Chairman