

REGULAR MEETING

PLANNING COMMISSION  
STATE OF OHIO  
COUNTY OF CUYAHOGA

DATE: October 20, 2015

AGENDA

TIME: 5:30 P.M.

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**WORK SESSION – 5:00 P.M.**

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

- a. Approval of Minutes of the Work Session of August 18, 2015 (roll call)
- b. Approval of Minutes of the Regular Meeting of August 18, 2015 (roll call)
- c. Approval of Minutes of the Public Hearing of September 29, 2015 (roll call)

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

*The Chairman shall inform 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." - Please give your name and address for the record.*

- a. Alex Hillis, 1067 Gateway Dr., Farmington, NY/Hope United Methodist Church 79 Center Rd., Bedford is seeking to construct a 8' x 12' Collection and Drop Off Box – Ref: 1341.24 (roll call)
- b. Ohio Awning & Mfg. Co., 5777 Grant St, Cleveland, OH/Bedford University Hospital 44 Blaine Ave, Bedford, OH is seeking to construct a 12' x 30' canopy at the front entrance of the hospital – Ref : 1305.09 (roll call)

5. **MISCELLANEOUS**

6. **ADJOURNMENT**  
(roll call)

**PLEASE TURN OFF ALL CELL PHONES BEFORE PLANNING COMMISSION MEETING**  
**(Planning Commission Minutes and Agendas posted at [www.bedfordoh.gov](http://www.bedfordoh.gov))**

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, October 20, 2015 at 5:03 P.M.

Present: Dickard, Powers, Briggs, Mallis (joined at 5:14 p.m.). Absent: Dzomba. Also Present: Secretary Lorree Villers, Law Director John Montello (joined at 5:11 p.m.) and Building Commissioner Calvin Beverly.

The Commission did not have any issues with the minutes of the Work Session or the Regular Meeting minutes of August 18, 2015 or the rezoning Public Hearing of September 29, 2015.

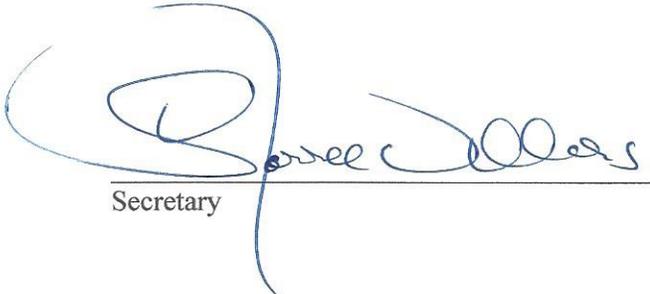
**Alex Hillis, 1067 Gateway Dr., Farmington, NY/Hope United Methodist Church 79 Center Road, Bedford is seeking to construct an 8' x 12' Collection and Drop Off Box – Ref: 1341.24**

Mr. Beverly explained the church was located in a residential district; however, Codified Chapter 1341.24 spoke to commercial property. He stated he could not give the applicant the approval so the issue had to be before the Commission. Mrs. Briggs noted the other bins/containers/boxes in the vicinity of this church. She wondered if the Commission gave approval, if the neighbors should be informed. Discussion was held if the Commission did not grant the approval, if the issue should be heard before Council only or before the Board of Zoning for a variance or the Board of Building Standards & Appeals. It was determined the issue could go before either Board. After reviewing the paperwork, the Building Commissioner and Commission members were not comfortable with allowing the collection box because of the wording referenced in the Codified Chapter. Mr. Montello supported their position in the matter.

**Ohio Awning & Mfg. Co., 5777 Grant St, Cleveland, OH/Bedford University Hospital 44 Blaine Avenue, Bedford, OH is seeking to construct a 12' x 30' canopy at the front entrance of the hospital – Ref : 1305.09**

Mr. Beverly showed the UH red material that would be used for the awning; the Commission agreed it would be a lot of red in one location. Mr. Powers questioned whether Ohio Awning or if UH had discussed addition of light fixtures for safety reasons and the seasonal daylight changes. It was determined after the hospital closed, the visitors would enter the hospital through the Emergency Room doors. The Commission was pleased with the canopy but they needed details for the illumination plans; additional lights was a must for safety reasons.

Work Session adjourned at 5:27 P.M.



Secretary



Chairman

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, October 20, 2015 at 5:30 P.M. The roll was called. Present: Dickard, Powers, Briggs, Mallis. Absent: Dzomba. Also in attendance was Building Commissioner Calvin Beverly.

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

Motion made by Mallis and seconded by Briggs to approve the minutes of the Work Session of August 18, 2015. The roll was called. Vote – Yeas: Dickard, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion made by Powers and seconded by Mallis to approve the minutes of the Regular Meeting of August 18, 2015. The roll was called. Vote – Yeas: Dickard, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion made by Briggs and seconded by Powers to approve the minutes of the Public Hearing of September 29, 2015. The roll was called. Vote – Yeas: Dickard, 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.*

**Alex Hillis, 1067 Gateway Dr., Farmington, NY/Hope United Methodist Church 79 Center Road, Bedford is seeking to construct an 8' x 12' Collection and Drop off Box – Ref: 1341.24**

Present: Alex Hillis, 1067 Gateway Dr., Farmington, New York.

Chairman Dickard explained the request was contrary to the area; Codified Chapter 1341.24 spoke to a commercial property and the United Methodist Church was located in a residential area. Mr. Mallis clarified per the code these types of structures were not permitted as far as being a drop off box in a residential area. He suggested the applicant allow the Commission's recommendation go before Council for consideration. Mr. Hillis explained he was donating the shed to the church. The other attendees were from the church but they did not speak. Chairman Dickard explained the problem the Commission had was not a permitted use. He suggested the applicant apply for a Board of Zoning meeting for a variance or wait and see what Council decided. The Commission had to abide/adhere to the laws set by Council. Mr. Mallis clarified the Commission was not for or against the request but if the Commission allowed the box then anybody in a business or residential zoning could allow drop boxes. Mr. Hillis thought he had applied for a variance this evening. He was happy to go before the Board of Zoning (BZA) for a variance.

Motion made by Briggs and seconded by Powers to approve Alex Hillis, 1067 Gateway Drive, Farmington, New York/Hope United Methodist Church 79 Center Road, Bedford who was seeking to construct an 8' x 12' Collection and Drop off Box – Ref: 1341.24 subject to compliance with all city codes and ordinances.

The roll was called. Vote – Yeas: None. Nays: Dickard, Powers, Briggs, Mallis. Motion failed unanimously.

Clerk Villers explained the BZA process was a long process. She would have to get a quorum first then advertise which was in a 30-45 day time period and notify the residents within a 350 foot radius. She

might have a hard time getting a quorum with the holidays being around the corner as it was every year. It was clarified the applicant needed to apply for a BZA meeting and then it would be considered by Council.

**Ohio Awning & Mfg. Co., 5777 Grant St, Cleveland, OH/Bedford University Hospital 44 Blaine Avenue, Bedford, OH is seeking to construct a 12' x 30' canopy at the front entrance of the hospital – Ref : 1305.09**

Present: Jim Sharp, Ohio Awning & Manufacturing Company, 5777 Grant Street, Cleveland, Ohio.

Mr. Sharp explained the canopy was a half round style made out of fabric from the front door to the bottom of the steps. The university red fabric was also flame retardant. Mr. Mallis questioned if additional lighting had been discussed. Mr. Sharp said the lighting had not been addressed, he, however, did not install lighting but would mention it to the hospital. The lighting could be attached to the conduit of the canopy frame. Mr. Sharp explained he had installed a canopy at the Hillcrest Hospital where they had step lighting installed. He could recommend step lighting to Bedford University Hospital.

Motion made by Mallis and seconded by Powers to approve Ohio Awning & Manufacturing Company, 5777 Grant Street, Cleveland, OH/Bedford University Hospital 44 Blaine Avenue, Bedford, Ohio who is seeking to construct a 12' x 30' canopy at the front entrance of the hospital with the condition that Bedford University Hospital add additional lighting for safety concerns subject to compliance with all city codes and ordinances.

The roll was called. Vote – Yeas: Dickard, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Secretary Villers noted the decision of the Planning Commission was not final. These items would be placed on the November 2, 2015 Council agenda for consideration.

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, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Meeting adjourned at 5:39 P.M.

  
Secretary

  
Chairman