

REGULAR MEETING  
AGENDA

PLANNING COMMISSION  
STATE OF OHIO  
COUNTY OF CUYAHOGA

DATE: October 21, 2014  
TIME: 6:30 P.M.

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**WORK SESSION – 6:00 P.M.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
  - a. Approval of Minutes of the Work Session of October 7, 2014
  - b. Approval of Minutes of the Regular Meeting of October 7, 2014
4. **NEW BUSINESS**
  - a. PAG Bedford A1, LLC., 2555 Telegraph Road, Bloomfield Hills, MI – Audi of Bedford at 19700 Rockside Road is seeking to demolish the existing building and put in a new parking lot – 1957.08 Location of Parking Areas and 1938.03 Board Approved Uses – Application Site Plan Approval
  - b. Larry Sadowski, 311 Adario, Shiloh, OH / Lois Lewis, 4587 E. 175<sup>th</sup> Cleveland, OH is seeking permission to open a Day Spa/Beauty Salon at 717 Broadway Avenue, Bedford, OH located in the Historic District – 1944.051 (b) Conditional Uses (Tabled 10-7-14)
5. **MISCELLANEOUS**
6. **ADJOURNMENT**

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**(Planning Commission Minutes and Agendas posted at [www.bedfordoh.gov](http://www.bedfordoh.gov))**

Bedford, Ohio

October 21, 2014

Planning Commission met in a work session at Bedford City Hall on Tuesday, October 21, 2014 at 6:16 P.M.

Present: Dickard, Dzomba, Powers, Mallis. Absent: Briggs.

Also Present: Secretary Michelle Hollo, Building Commissioner Calvin Beverly and applicant Lois Lewis.

**Larry Sadowski, 311 Adario, Shiloh, Ohio and Lois Lewis, 4587 E. 175<sup>th</sup>, Cleveland, Ohio – seeking permission to open a Day Spa/Beauty Salon at 717 Broadway Avenue, Bedford, Ohio located in the Historic District – 1944.051 (b) Conditional Uses (tabled 10-7-14).**

This request was tabled on October 7, 2014 because no one was present to answer Commission members' questions. In attendance was Lois Lewis, owner of Oracle Skin Care and Day Spa. Ms. Lewis is requesting to open a Day Spa/Beauty Salon at 717 Broadway Avenue, which is located in the downtown historic district. At this time, she is the owner and sole employee. The services to be offered are esthetician services, waxing, facials, body massage, and reflexology. As the business grows, she intends on adding staff. Her employees would be licensed by the State of Ohio Board of Cosmetology and would take continuing education classes to earn CEUs to remain licensed.

Ms. Lewis is currently working in Solon. She has previously worked in Richfield and Westlake. She had her own salon in the 1980's for several years. She also has 18 years' experience working as a geriatric practitioner but also stayed involved in the beauty industry during this time period.

There was an inquiry if hair care would be an additional service when expanding. Ms. Lewis stated she is not interested in hair care. The downtown Bedford area already has many hair care businesses and her hope is to capitalize on those customers to become her clients at the day spa.

**PAG Bedford A1, LLC., 2555 Telegraph Road, Bloomfield Hills, MI – Audi of Bedford, 19700 Rockside Road – seeking to demolish the existing building and put in a new parking lot – 1957.08 Location of Parking Areas and 1938.03 Board Approved Uses – Application Site Plan Approval.**

Mr. Beverly stated that Audi of Bedford is acquiring the old Pizza Hut building on Rockside Road with the intention of demolishing the building and installing a new parking lot to use for employee and overflow parking. There is no reference in B-2A to allow for parking as a primary use of a property. Section 1957.08 allows off-street parking facilities on a separate lot or parcel of land not over 1,000 feet of the entrance to the main building. Section 1938.03 allows the Board to approve the use.

Work session adjourned at 6:28 P.M.

  
Secretary

  
Chairman

Bedford, Ohio

October 21, 2014

Planning Commission met in regular session at Bedford City Hall on Tuesday, October 21, 2014 at 6:30 P.M. The roll was called. Present: Dickard, Dzomba, Powers, Mallis. Absent: Briggs. Also in attendance was Building Commissioner Calvin Beverly.

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

Motion made by Dzomba and seconded by Mallis to approve the minutes of the Work Session of October 7, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Mallis. Nays: None. Motion carried unanimously.

Motion made by Mallis and seconded by Dzomba to approve the minutes of the Regular Meeting of October 7, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, 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, 19700 Rockside Road – seeking to demolish the existing building and put in a new parking lot – 1957.08 Location of Parking Areas and 1938.03 Board Approved Uses – Application Site Plan Approval.**

Present: Bruce Rinker, 1001 Lakeside Avenue #1400, North Point Tower, Cleveland, Ohio 44114

Mr. Rinker, having previously been sworn in, stated he is counsel, along with John Monroe, from Mansour Gavin. He is here on behalf of PAG Bedford, also known as Bedford Audi.

Mr. Rinker stated as part of the application material, submitted was a site plan reflecting what the layout would be. There is a letter of authorization for records. There was some communication from the City and some questions about making sure that the ownership issues and authorization issues were buttoned down. There is a memorandum of lease, it is not the full lease agreement but the memo to show what the lease would be.

Mr. Rinker said this is the old Pizza Hut site which would call for razing that structure and then providing additional parking and employee parking. The site plan shows the layout with an easement access across the front. It is on the north side of Rockside and connects the two properties. It is well within the 1,000 foot limitation. That is an easement right that is recorded and has been confirmed through a title report.

Mr. Mallis asked if there is a time frame when the building would come down. Mr. Rinker does not know the specific schedule but based on past experience with Penske, they would move swiftly.

Mr. Dzomba inquired if the plans are to keep the present fence or put a new fence up. Mr. Rinker replied that is a detail to be worked out with the Building Department but there will be something there. On the site plan on the southwest corner there would be a sliding gate for security purposes. Because they are going to be parking product there, as well as employee parking, they want the security.

Mr. Beverly explained that once the application goes through Planning Commission, then Council and it is approved, then they have to submit construction documents to the Building Department and Engineering for review and approval.

Motion made by Mallis and seconded by Powers to accept the application of PAG Bedford A1, LLC., 2555 Telegraph Road, Bloomfield Hills, MI and Audi of Bedford, 19700 Rockside Road to install a new parking lot under 1938.03 Board Approved Uses and subject to compliance with all city codes and ordinances. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Mallis. Nays: None. Motion carried unanimously.

Mr. Dickard said the decision of the Planning Commission will go to City Council for final approval on November 3, 2014.

**Larry Sadowski, 311 Adario, Shiloh, Ohio and Lois Lewis, 4587 E. 175<sup>th</sup>, Cleveland, Ohio – seeking permission to open a Day Spa/Beauty Salon at 717 Broadway Avenue, Bedford, Ohio located in the Historic District – 1944.051 (b) Conditional Uses, (tabled 10-7-14).**

Present: Lois Lewis, 4587 E. 175<sup>th</sup> Street, Cleveland, Ohio

Ms. Lewis, having previously been sworn in, stated she would like to open a skin care and day spa at 717 Broadway. At present she is the owner and the only employee. The services she would be offering are facials, waxing, and reflexology, which is a form of body massaging. She plans in the near future having employees. She will be doing minimal interior work to the building so it would be conducive to the services that she would be providing.

Mr. Dickard asked if the employees would be certified or licensed. Ms. Lewis replied that the employees have to be licensed by the State of Ohio. If they have license outside of Ohio, then they are required to secure a license by the State of Ohio.

Mr. Mallis inquired if one of the services offered would be for hair. Ms. Lewis stated she is not a hair salon. She is strictly a day spa. She hopefully would be able to interconnect and benefit from the customers of the hair salons that are located in the immediate area.

Mr. Dzomba inquired about the hours of operation. Ms. Lewis replied she would be open Monday through Saturday from 9:00 a.m. until approximately 8:00 p.m. Many clients come in after work from 5:00 to 7:00 p.m. and she would need time to clean up.

Motion made by Dzomba and seconded by Mallis to approve the conditional use application of Larry Sadowski, 311 Adario, Shiloh, Ohio and Lois Lewis, 4587 E. 175<sup>th</sup>, Cleveland, Ohio for a Day Spa/Beauty Salon at 717 Broadway Avenue, Bedford, Ohio located in the Historic District and subject to compliance with all city codes and ordinances. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Mallis. Nays: None. Motion carried unanimously.

Mr. Beverly said the decision of the Planning Commission will go to City Council for final approval on November 3, 2014 and asked Ms. Lewis to attend in case members of Council have any questions.

ADJOURNMENT

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

Meeting adjourned at 6:39 P.M.

  
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Secretary

  
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Chairman