

REGULAR MEETING

PLANNING COMMISSION

DATE: November 7, 2012

STATE OF OHIO

AGENDA

COUNTY OF CUYAHOGA

TIME: 6:00 P.M.

WORK SESSION – 5:30 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Approval of Minutes of the Work Session of September 18, 2012
- b. Approval of Minutes of the Regular Meeting of September 18, 2012

4. NEW BUSINESS

- a. Penske Automotive Group – Allen Dresselhouse, 2555 Telegraph Road, Bloomfield Hills, MI on behalf of Bedford Infinity Service desires to move into the space and change the traffic flow vacated by Sterling Auto Body, 65 Broadway Avenue, Bedford, Ohio.
- b. Penske Automotive Group – Allen Dresselhouse, 2555 Telegraph Road, Bloomfield Hills, MI on behalf of Audi Dealership 19400 Rockside Road, Bedford, Ohio desires to construct a 1,783 sq. ft. addition to the front of their building.
- c. Penske Automotive Group – Allen Dresselhouse, 2555 Telegraph Road, Bloomfield Hills, MI on behalf of Mercedes Dealership 18122 Rockside Road, Bedford, Ohio desires to construct a 2,200 sq. ft. addition to the front of their building.

5. MISCELLANEOUS

6. ADJOURNMENT

Bedford, Ohio

November 7, 2012

Bedford Planning Commission met in a Work Session at Bedford City Hall on Wednesday, November 7, 2012 at 5:33 p.m.

Present: Commission Members: Chairman Art Dickard, Harvey Dzomba, Helen Briggs, Robert Erdos and City Manager Henry Angelo. Administration: Building Inspector Larry Stouffer and Planning Secretary: Lorree Villers.

The Commission had no issues with the September 18, 2012 Planning Commission Work Session or the Regular Planning Commission Meeting minutes as presented by Secretary Villers.

The application of Penske Automotive Group – Allen Dresselhouse, 2555 Telegraph Road, Bloomfield Hills, MI on behalf of Bedford Infinity Service desires to move into the space and change the traffic flow vacated by Sterling Auto Body, 65 Broadway Avenue, Bedford, Ohio.

The Commission had a few concerns of the traffic flow backing up on to Broadway. Mr. Stouffer explained he was proactive in this issue and the gentlemen would be presenting another solution this evening during the regular meeting.

The application of Penske Automotive Group – Allen Dresselhouse, 2555 Telegraph Road, Bloomfield Hills, MI on behalf of Audi Dealership 19400 Rockside Road, Bedford, Ohio desires to construct a 1,783 sq. ft. addition to the front of their building.

The Commission and Mr. Stouffer all agreed this was a straight forward addition and they did not see any issues.

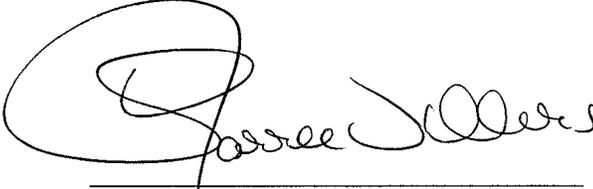
The application of Penske Automotive Group – Allen Dresselhouse, 2555 Telegraph Road, Bloomfield Hills, MI on behalf of Mercedes Dealership 18122 Rockside Road, Bedford, Ohio desires to construct a 2,200 sq. ft. addition to the front of their building.

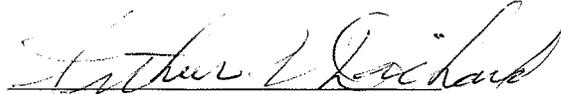
The Commission and Mr. Stouffer all agreed this was a straight forward addition and they did not see any issues.

The Commission was very pleased with the applicant's requests this evening and thought the Automile was going to become very attractive with all the upgrades and new construction.

No other discussion was had.

Work Session was adjourned at 5:50 p.m.


Secretary


Chairman

Planning Commission met in Regular Session at Bedford City Hall on Wednesday, November 7, 2012 at 6:00 P.M. The roll was called.

Present: Dickard, Dzomba, Erdos, Briggs, Angelo. Also in attendance were Building Inspector Larry Stouffer and Planning Secretary Lorree Villers.

Motion made by Erdos seconded by Angelo to approve the minutes of the work session of September 18, 2012. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Angelo. Nays: None. Motion carried unanimously.

Motion made by Erdos seconded by Angelo to approve the minutes of the regular meeting of September 18, 2012. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Angelo. Nays: None. Motion carried unanimously.

Chairman Dickard informed those present that according to the ruling by the Law Department, anyone wishing to speak at a public hearing was 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.

Present: Penske Automotive Group – Allen Dresselhouse, 2555 Telegraph Road, Bloomfield Hills, MI, Regional Project Manager
Ken King, Architect

Mr. Dresselhouse and Mr. King having previously been sworn in, were present for questions this evening for the Planning Commission.

The application of Penske Automotive Group – Allen Dresselhouse, 2555 Telegraph Road, Bloomfield Hills, MI on behalf of Bedford Infinity Service desires to move into the space and change the traffic flow vacated by Sterling Auto Body, 65 Broadway Avenue, Bedford, Ohio.

Mr. Dresselhouse explained this would be a relocation of the existing Infinity Service Center located on Rockside Road. They hoped to start the project by the end of 2012. They previously submitted a staging application which was changed slightly because of the possible traffic flow. This new idea was to have the cars enter the property off of Greencroft and exit onto Broadway. This would eliminate any traffic issues on Broadway.

Mr. Erdos questioned a barrier type structure on the drawing. Mr. Dresselhouse showed the new traffic flow which would not be an issue. There could be 10 or so cars lined up for service. Mrs. Briggs asked if they were going to install signage. Mr. Dresselhouse replied yes. He added there would be high speed doors so there wouldn't be an issue waiting for the doors to open.

Mr. Stouffer asked if they intended to keep all the doors. Mr. Dresselhouse explained the door would be used as an exit. Mr. Stouffer thought with the slight changes, the issue could be approved by the Building Department and not brought before Council for consideration. In fact, this issue did not need to go before Council on November 19, 2012.

Motion made by Dzomba seconded by Angelo to approve the described plans for the Penske Automotive Group on behalf of Bedford Infinity Service who desires to move into the space and enter the property off of Greencroft to avoid any traffic issues on Broadway. The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Briggs, Angelo. Nays: None. Motion carried unanimously.

Mr. Stouffer clarified for Clerk Villers that this application was basically withdrawn and it did not need to go before Council. The Commission members agreed the only change was that the dealership would enter off of Greencroft and the drawings stay the same.

The application of Penske Automotive Group – Allen Dresselhouse, 2555 Telegraph Road, Bloomfield Hills, MI on behalf of Audi Dealership 19400 Rockside Road, Bedford, Ohio desires to construct a 1,783 sq. ft. addition to the front of their building.

Mr. Dresselhouse explained the requirements for this dealership was a larger showroom. He passed out a very attractive picture that showed a lot of glass. Audi was a high end/expensive European car. The dealership was constructing a sister store in Mentor, which would have the same exterior. Mr. King noted the exterior was a meshed brushed aluminum on three of the four sides.

Mr. Stouffer did not have any issues with this request.

Motion made by Briggs seconded by Angelo to approve the site plan for the Audi Dealership, 19400 Rockside Road, Bedford, Ohio to construct a 1,783 sq. ft. addition to the front of their building. The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Briggs, Angelo. Nays: None. Motion carried unanimously.

The application of Penske Automotive Group – Allen Dresselhouse, 2555 Telegraph Road, Bloomfield Hills, MI on behalf of Mercedes Dealership 18122 Rockside Road, Bedford, Ohio desires to construct a 2,200 sq. ft. addition to the front of their building.

Mr. Dresselhouse explained the requirements for this dealership was a larger showroom. This was a 2,200 square foot addition. This would be a two story glass addition. They were working on the front of the build as far as the customer parking. They recognize this dealership was a keystone into the City. He thought there could be a team effort with them and the City to make this corner a very attractive area. This project was their #1 priority. They hoped to get this project started before the end of 2012.

Mr. Stouffer thought the sign for this dealership was to be addressed at another meeting. Mr. Dresselhouse agreed they would have to come before the Planning Commission for the sign. Their goal was because of the size of the site, it was best to do this project in a couple steps.

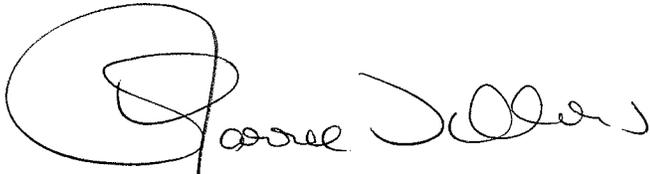
Motion made by Angelo seconded by Dzomba to approve the site plan for the Mercedes Dealership 18122 Rockside Road, Bedford, Ohio desires to construct a 2,200 sq. ft. addition to the front of their building. The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Briggs, Angelo. Nays: None. Motion carried unanimously.

Everyone expressed their appreciation for the Automile and for them investing in Bedford. Mr. Angelo thanked them for their wonderful presentation.

Chairman Dickard clarified the two decisions of the Planning Commission would go before Council for final approval on Monday, November 19, 2012 at 8:00 p.m.

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

Meeting adjourned at 6:20 PM.



Secretary



Chairman