

REGULAR MEETING

**PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA**

DATE: December 20, 2011

AGENDA

TIME: 5:30 P.M.

WORKSESSION – 5:00 P.M.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**
 - a. Approval of Minutes of Special Work Session of September 13, 2011
 - b. Approval of Minutes of the Special Meeting of September 13, 2011

4. **NEW BUSINESS**
 - a. Janotta & Herner Inc. 309 Monroe Street Monroeville, Ohio, on behalf of Ganley Bedford Chrysler 310 Broadway Avenue, Bedford, Ohio – site plan approval

5. **MISCELLANEOUS**

6. **ADJOURNMENT**

Bedford, Ohio

December 20, 2011

Bedford Planning Commission met in a Work Session at Bedford City Hall on Tuesday, December 20, 2011 at 5:00 p.m.

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

Absent: City Manager, Henry Angelo

The Commission had no issues with the September 13, 2011 Special Planning Commission Meeting minutes as presented by Secretary Villers.

The application of Janotta & Herner Inc. to remodel Ganley Bedford Chrysler the property at 310 Broadway Avenue was reviewed.

There was discussion regarding the viewing direction of the building as labeled on the smaller drawing. The Commission and Mr. Stouffer mentioned it could be tricky at times but they had no issue with it.

Chairman Dickard asked what the time table was for this project. It was determined the application starting and completion dates were February 2012 to June 2012. There was concern if the exterior painting took place in cold damp weather if it would last. Mr. Stouffer noted it was important that the appropriate material be used to ensure long lasting coverage.

Mr. Stouffer wondered if the building Ganley was moving out of was going to be filled with another business or left vacant. The Commission discussed whether the vehicle display tables were stationary or if they were going to rotate. It appeared the display tables were stationary.

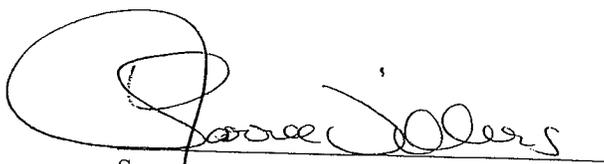
Mr. Dzomba noted there was a lot of money and work going into this building and the new windows were going to make it look very nice.

Mrs. Briggs thought after everything was completed it was going to look very nice. The Commission thought the arch was a nice addition but they had concerns about the quality of the materials. It was determined that they would be given an opportunity to review the materials during the regular meeting according to Mr. Seyboldt's December 12, 2011 letter to the Commission.

The Commission was pleased with the applicants' requests this evening and thought the new location would be a benefit to the owners and customers.

No other discussion was had.

Work Session was adjourned at 5:25 p.m.


Secretary


Chairman

Bedford, Ohio

December 20, 2011

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, December 20, 2011 at 5:30 P.M. The roll was called.

Present: Dickard, Dzomba, Erdos, Briggs. Absent: Angelo. Also in attendance was Inspector Rob Brown, Inspector Larry Stouffer and Planning Secretary, Lorree Villers.

Motion made by Erdos seconded by Briggs to excuse Angelo. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs. Nays: None. Motion carried unanimously.

Motion made by Briggs seconded by Dzomba to approve the minutes of the special work session of September 13, 2011. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs. Nays: None. Motion carried unanimously.

Motion made by Dzomba seconded by Erdos to approve the minutes of the special meeting of September 13, 2011. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs. Nays: None. Motion carried unanimously.

Chairman Dickard informed those present anyone wishing to speak at this meeting was to rise, raise their right hand and swear that the statements they were about to make were the truth.

Janotta & Herner Inc. 309 Monroe Street Monroeville, Ohio, on behalf of Ganley Bedford Chrysler 310 Broadway Avenue, Bedford, Ohio – site plan approval

Present: Mr. Joel Copley, P.E., Janotta & Herner Inc., 309 Monroe Street, Monroeville, Ohio Secretary Project Manager and Mr. Rick Heller, Ganley Chrysler Jeep Dodge, General Manager was present for questions.

Mr. Joel Copley having previously been sworn in, presented a drawing in which he explained the current Lincoln dealership was being rebranded to a Chrysler dealership. He noted with the vehicle change, Ganley needed to change the fascia to resemble a Chrysler brand standard building. He showed the front of the building and explained the Chrysler arch that was going to be installed. Mr. Copley showed the Commission the materials that were going to be used for the site's improvements and pointed out the current tan color was going to be repainted with the Chrysler light grey color. He noted the new windows were shown as black on the drawing but they would be a clear window. He listed several areas in the interior that was going to be remodeled but that was not the topic of discussion this evening so he did not go into full detail. Mr. Dzomba asked what the life span was of the materials being used. Mr. Copley figured a very long time. There was clarification that the current block was unglazed and it would be painted over.

Mr. Dickard asked if this move meant additional employees. Mr. Heller, having previously been sworn in, figured about a 10% increase in employment which meant approximately 60-70 employees. The Commission was pleased to hear that Ganley was keeping their current employees.

Mr. Erdos asked about the vehicle display pads. Mr. Copley explained the pads would be slightly elevated and stationary.

Mrs. Briggs asked Mr. Heller if Ganley had any plans for the Lincoln building they were moving out of. Mr. Heller replied there were a couple different options but nothing carved in stone. He added Mr. Ganley was a "buyer" not a "seller" when it came to real estate. There was discussion whether Ganley was going

to do something with the property across the street from this new location. Mr. Heller thought there were no plans for the lot across the street.

Mr. Brown requested a copy of the information from the paint can to make sure the product was being applied as per the manufacture's specifications. Mr. Copley noted this information would be a part of the project plans.

Mr. Dickard introduced both Inspectors: Rob Brown and Larry Stouffer which were attending the meeting on behalf of the Building Department.

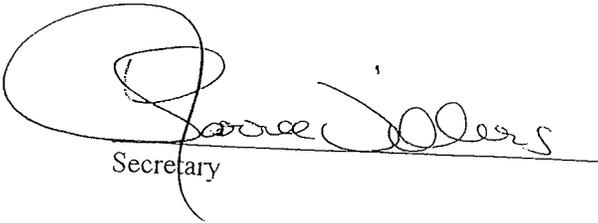
Motion made by Briggs seconded by Dzomba to approve the site plan for the new Chrysler building. The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Briggs. Nays: None. Motion carried unanimously.

Chairman Dickard clarified that the decision of the Planning Commission would go before Council for final approval on Tuesday, January 17, 2012. He also requested that Mr. Heller tell Mr. Ganley that the City of Bedford appreciates his business in the City and he has been a good neighbor in the community.

Mr. Erdos asked where he was to go to get his Lincoln serviced. Mr. Heller replied Ganley Lincoln was currently located in Middleburg Heights. He mentioned Ford Motor and Lincoln did not want to be located in Bedford. He added Mr. Ganley had fought this issue for about 6-7 months.

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

Meeting adjourned at 5:42 PM.



Secretary



Chairman