

REGULAR MEETING

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

DATE: February 19, 2014

AGENDA

TIME: 6:00 P.M.

WORK SESSION – 5:30 P.M.

Elect 2014 Chairman
Elect 2014 Vice-Chairman

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**
 - a. Approval of Minutes of the Work Session of December 3, 2013
 - b. Approval of Minutes of the Regular Meeting of December 3, 2013

4. **NEW BUSINESS**
 - a. John Swidrak/AODK, Inc., 17306 Madison Avenue, Lakewood, OH 44107 – Michael Reyzis, P.O. Box 22349, Cleveland, OH 44122 for Art of Beauty, 200 Egbert Road, Bedford, OH – exterior alterations
 - b. CT Consultants, Inc., 8150 Sterling Court, Mentor, OH 44060 - Carylwood Intermediate School, Bedford School District, 1387 Caryl Drive, Bedford – Canopy to existing building (BZA Parking lot)
 - c. Proposed Ordinance for Rezoning of properties located at 18035 Rockside Road (P.P. 812-02-009) and 18111 Roadside Road (P.P. 812-02-008/812-02-010) from I-2 to B-2A Zoning Classification

5. **MISCELLANEOUS**

6. **ADJOURNMENT**

Bedford, Ohio

February 19, 2014

Bedford Planning Commission met in a Work Session at Bedford City Hall on Wednesday, February 19, 2014 at 5:33 p.m.

Present: Commission Members: Chairman Art Dickard, Harvey Dzomba, Robert Erdos, Helen Briggs and Acting City Manager Mike Mallis. Administration: Building Commissioner Calvin Beverly and Planning Secretary Lorree Villers. Absent: None.

The Commission had no issues with the December 3, 2013, Planning Commission Work Session minutes or the December 3, 2013 Regular Planning Commission Meeting minutes as presented.

The Commission decided to keep Mr. Dickard as the Chairman and Mrs. Briggs as the Vice-Chairman. The Commission mentioned the re-appointment of Bob Erdos; his term expired in February 2014. Mr. Erdos said he was not interested in another term; this would be his last meeting.

The application of John Swidrak/AODK, Inc., 17306 Madison Avenue, Lakewood, OH 44107 – Michael Reyzis, P.O. Box 22349, Cleveland, OH 44122 for Art of Beauty, 200 Egbert Road, Bedford, OH – exterior alterations

The Planning Commission reviewed the materials presented to them; they were very pleased with the exterior alterations. Mrs. Briggs thought the changes were tastefully done. Mr. Beverly pointed out they were also doing some remodeling on the inside as well. They had no issues with the upgrades.

The application of CT Consultants, Inc., 8150 Sterling Court, Mentor, OH 44060 - Carylwood Intermediate School, Bedford School District, 1387 Caryl Drive, Bedford – Canopy to existing building (BZA Parking lot)

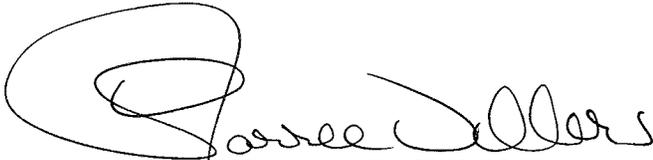
The Planning Commission reviewed the drawings. They thought the canopy was a great addition. The Commission did not have any concerns of the materials being used for the addition. Mr. Beverly noted the parking lot issue had to go before the Board of Zoning and Appeals for a variance; not before the Planning Commission this evening even though it was noted on the application.

The application of the proposed Ordinance for Rezoning of properties located at 18035 Rockside Road (P.P. 812-02-009) and 18111 Roadside Road (P.P. 812-02-008/812-02-010) from I-2 to B-2A Zoning Classification

Mr. Beverly explained Nissan had purchased the former Majestic Tool property. After review of the area Mr. Beverly suggested the three parcels in this area be zoned alike. There were no problems changing them all to a B-2A. The sequence to do the rezoning would be before Planning Commission this evening, a Planning Commission Public Hearing in April 2014, and then before Council for the reading process. The Planning Commission did not have any issues with the rezoning suggestion from Mr. Beverly.

No other discussion was had.

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


Secretary


Chairman

Bedford Planning Commission met in Regular Session at Bedford City Hall on Wednesday, February 19, 2014 at 6:00 P.M. The roll was called.

Present: Dickard, Dzomba, Erdos, Briggs, Mallis. Also in attendance were Building Commissioner Calvin Beverly and Planning Secretary Lorree Villers. Absent: None.

Motion made by Briggs seconded by Erdos to re-elect Art Dickard as the 2014 Chairman. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion made by Dzomba seconded by Erdos to re-elect Helen Briggs as the 2014 Vice-Chairman. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion made by Briggs seconded by Dzomba to approve the minutes of the Work Session of December 3, 2013. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion made by Erdos seconded by Briggs to approve the minutes of the Regular Meeting of December 3, 2013. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Mallis. 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: Darrell Young and John Swidrak were present this evening to present the exterior alterations for the Art of Beauty located on Egbert Road.

John Swidrak/AODK, Inc., 17306 Madison Avenue, Lakewood, OH 44107 – Michael Reyzis, P.O. Box 22349, Cleveland, OH 44122 for Art of Beauty, 200 Egbert Road, Bedford, OH – exterior alterations

Mr. Young, having previously been sworn in, said his personal office was immediately next door to this facility. He pointed out the only correction this evening was the globe detail shown in the pictures; it would probably not be used. The materials selected were very durable for the exterior modifications. They would be adding additional windows and doors to two sides of the building. He displayed two pictures which the Planning Commission already had before them. The Planning Commission was very pleased with the exterior alterations with or without the globe.

Motion made by Dzomba seconded by Erdos to approve the exterior improvements as described, on the application of John Swidrak and Michael Reyzis for Art of Beauty located at 200 Egbert Road, Bedford, OH for exterior alterations subject to compliance with all City Codes and Ordinances.

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

Secretary Villers noted this item would be before Council on Monday, March 3, 2014 at 8:00 p.m.

Present: Bill Gallagher was present this evening to discuss the canopy at the Charylwood Intermediate School located on Caryl Drive.

CT Consultants, Inc., 8150 Sterling Court, Mentor, OH 44060 - Carylwood Intermediate School, Bedford School District, 1387 Caryl Drive, Bedford – Canopy to existing building (BZA Parking lot)

Mr. Gallagher, CT Consultants Architect, having previously been sworn in, explained the vision of the canopy. He passed out a color picture of the area for discussion. He briefly explained the parking lot idea that would go before the Board of Zoning Appeals at a later date. He said the free standing canopy was like the one at the Columbus School. He showed the material that would be used for the cover. The material had no insulating value because the cover was open but it would reduce the heat from the sun. This material displayed was a maintenance free material. The lighting system was 75 watt LED lamps that would light the area as if it were broad daylight which made the area also very secure. Mr. Dzomba asked if there were any drains. Mr. Gallagher replied yes.

Mr. Mallis and Mr. Beverly were both very satisfied with the looks of the canopy and the selected materials. There was a short discussion regarding the parking but it was not a Planning Commission concern; this item had to go before the Board of Zoning Appeals in the future. Mrs. Briggs asked for clarification regarding the landscaping near the parking lot. Mr. Gallagher explained the trees would be replaced with new smaller trees; the current trees were overgrown. The landscaping would be addressed in other areas of the property as well.

Motion made by Dzomba seconded by Briggs to approve the exterior improvements as described, on the application of CT Consultants, Inc., for Carylwood Intermediate School, Bedford School District located at 1387 Caryl Drive, Bedford for a canopy to the existing building subject to compliance with all City Codes and Ordinances.

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

Secretary Villers informed Mr. Gallagher this item would be before Council on Monday, March 3, 2014 at 8:00 p.m.

Proposed Ordinance for Rezoning of properties located at 18035 Rockside Road (P.P. 812-02-009) and 18111 Roadside Road (P.P. 812-02-008/812-02-010) from I-2 to B-2A Zoning Classification

The Planning Commission did not have any further questions or discussion; their questions were answered previously by Mr. Beverly at the Work Session this evening. *“Nissan had purchased*

the former Majestic Tool property. After review of the area Mr. Beverly suggested the three parcels in this area are zoned alike. There were no problems changing them all to a B-2A. The sequence to do the rezoning would be before Planning Commission this evening, a Planning Commission Public Hearing on April 1, 2014, and then before Council for the reading process on April 7, 2014 and April 21, 2014. The Planning Commission did not have any issues with the rezoning suggestion from Mr. Beverly."

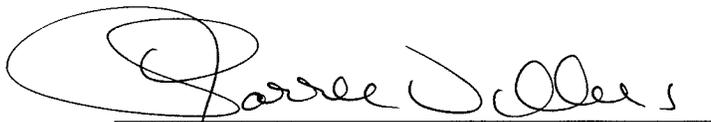
Motion made by Mallis seconded by Dzomba to approve proposed Ordinance for Rezoning of properties located at 18035 Rockside Road (P.P. 812-02-009) and 18111 Roadside Road (P.P. 812-02-008/812-02-010) from I-2 to B-2A Zoning Classification subject to compliance with all City Codes and Ordinances. This item would be forwarded to a Planning Commission Public Hearing in April 2014 and then before Council for the reading process.

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

There were no other questions.

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

Meeting adjourned at 6:19 PM.


Secretary


Chairman