

**REGULAR MEETING**

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

**DATE: April 16, 2013**

**AGENDA**

**TIME: 6:00 P.M.**

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**WORK SESSION – 5:30 P.M.**

Elect 2013 Chairman  
Elect 2013 Vice-Chairman

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- a. Approval of Minutes of the Work Session of April 2, 2013
- b. Approval of Minutes of the Regular Meeting of April 2, 2013

**4. NEW BUSINESS**

- a. Motion to elect the 2013 Chairman
- b. Motion to elect the 2013 Vice-Chairman
- c. Sovran Self Storage, Inc./Uncle Bob's Self Service Mini Storage – 1455 Broadway Avenue, Bedford Ohio - Site Plan and Addition Approval (3 story building)
- d. Kenneth King AIA, 219 W. South Street Benton, AR 72015 for Mercedes –Benz 18122 Rockside Road, Bedford, Ohio - Site Plan and Addition Approval

**5. MISCELLANEOUS**

**6. ADJOURNMENT**

Bedford, Ohio

April 16, 2013

Planning Commission met in a work session at Bedford City Hall on Tuesday, April 16, 2013 at 5:30 P.M.

Present: Briggs, Erdos, Dzomba, Angelo. Absent: Dickard.

Also Present: Secretary Pro-Tem Michelle Hollo and Building Inspector Larry Stouffer.

Discussion held regarding electing a Chairman and Vice Chairman for 2013.

Sovran Self Storage, Inc. / Uncle Bob's Self Service Mini Storage – 1455 Broadway Avenue – Site Plan and Addition Approval

Larry Stouffer explained they are proposing construction of a three story building. The project involves the razing of two existing structures on the property.

Mr. Stouffer reported that he met with the Fire Department inspector and measured the access. They did not have any concerns. When the construction plans are submitted, he will review the location of fire hydrants. Mr. Stouffer stated that due to the distance, no fire rating is needed.

Inquiry regarding parking requirements. Mr. Stouffer responded there are no parking requirements for a storage facility.

Inquiry regarding if there is a coded gate for security. Mr. Stouffer did not know at this time.

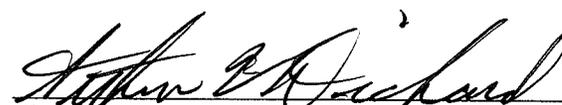
Discussion held regarding the submitted illustrations of the proposed building and the views of the facility from the intersection of Broadway and Forbes and from the freeway. The material on the Broadway side is metal siding and decorative panels. The material on the freeway side may possibly be stucco. The Commission will get further clarification from the applicant.

Kenneth King, AIA, for Mercedes-Benz – 18122 Rockside Road – Site Plan and Addition

Mr. Stouffer explained the dealership would raze the existing car wash and is proposing a new car wash attached to the existing building. The area of the existing car wash would be resurfaced. The members had no questions of Mr. Stouffer.

Work session adjourned at 5:55 P.M.

  
Secretary

  
Chairman

Bedford, Ohio

April 16, 2013

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, April 16, 2013 at 6:03 P.M. The roll was called.

Present: Dzomba, Erdos, Briggs, Angelo. Also in attendance were Building Inspector Larry Stouffer and Planning Pro-Tem Secretary Michelle Hollo. Absent: Dickard.

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

Motion made by Angelo seconded by Erdos to appoint Helen Briggs as the Chairman this evening. The roll was called. Vote – Yeas: Dzomba, Erdos, Briggs, Angelo. Nays: None. Motion carried unanimously.

Motion made by Dzomba seconded by Angelo to excuse Secretary Lorree Villers this evening and appoint Michelle Hollo as Secretary Pro-Tem. The roll was called. Vote – Yeas: Dzomba, Erdos, Briggs, Angelo. Nays: None. Motion carried unanimously.

Motion made by Angelo seconded by Dzomba to approve the minutes of the Work Session of April 2, 2013. The roll was called. Vote – Yeas: Dzomba, Erdos, Angelo. Nays: None. Abstain: Briggs. Motion carried.

Motion made by Erdos seconded by Dzomba to approve the minutes of the Regular Meeting of April 2, 2013. The roll was called. Vote – Yeas: Dzomba, Erdos, Angelo. Nays: None. Abstain: Briggs. Motion carried.

Motion made by Dzomba seconded by Angelo to elect Art Dickard as the 2013 Chairman. The roll was called. Vote – Yeas: Dzomba, Erdos, Briggs, Angelo. Nays: None. Motion carried unanimously.

Motion made by Angelo seconded by Erdos to elect Helen Briggs as 2013 Vice-Chairman. The roll was called. Vote – Yeas: Dzomba, Erdos, Briggs, Angelo. Nays: None. Motion carried unanimously.

Chairman Briggs 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.

Sovran Self Storage, Inc./Uncle Bob's Self Service Mini Storage – 1455 Broadway Avenue – Site Plan and Addition Approval

Present: Dan Schwanz, Sovran Self Storage, Inc., 6467 Main Street, Buffalo, NY, was present on behalf of Uncle Bob's Self Service Mini Storage.

Mr. Schwanz, having previously been sworn in, stated he planned to remove two older underperforming buildings and construct in the same place a three-story building. He explained the color rendering of the building. He showed the most visible side which faced I-271's exit.

He said as their national footprint had grown they had tried to elevate their profile within the industry and all the communities in which they operate as far as adding architectural elements to the structures. The towers were E.I.F.S/masonry stucco type material with real brick veneer on the lower part of the building. The north and southwest sides were a pre-painted metal material. The architectural drawings were of the 2011 Ohio Building Codes. Every floor had sprinklers and an elevator accessible through the main doors.

Mr. Dzomba questioned if one elevator was sufficient. Mr. Schwanz explained the overall footprint was approximately 33,000 [35,763] square feet; approximately 11,000 [11,921] square feet per floor. If the building was rectangular, then another elevator would be needed.

Mr. Angelo asked how the building was secured. Mr. Schwanz explained there was a 5-digit key code at the gate and building. There was an office in the front of the building where people lived but the facility was not manned for a certain amount of hours per day. The tenant would occupy the office in the other building and not in the new facility. The new facility would have 9 to 11 cameras for security, the property would be fully fenced with a gate and the 5-digit key code pad. Mr. Angelo asked how the grounds were going to be maintained. Mr. Schwanz explained there was one manager, an associate manager and maintenance employee. He explained the company had an internal audit system called the Stars Program. These auditors monitored each property for safety, cleanliness, rubbish, landscaping, and parking lot conditions. The managers were compensated accordingly. Mr. Dzomba asked if there was a dumpster on the premises. Mr. Schwanz noted a dumpster was available but it was not intended for an entire unit disposal. Mr. Angelo asked if there was going to be landscaping. Mr. Schwanz noted this particular site did not have any landscaping or green space; there was only lawn grass along the interstate.

Mr. Stouffer inquired about the bland metal siding; he was concerned about the side of the building facing Broadway Avenue. Mr. Schwanz said it was an 18 inch corrugated siding; the windows were added to break the appearance a little bit, the downspouts were a different color. An option was to paint something and/or a contrasting band on the siding but the concern was it may not hold up too well since it was a pre-painted surface. Mr. Stouffer understood not wanting to paint the siding but maybe a stripe around the top of the building. He referred to the overhead doors facing the interior of the property. Mr. Schwanz noted it was hard to accent a metal building. Mr. Angelo asked if a window/accent panel could be placed on the side. Mr. Erdos asked how the pre-painted metal was applied. Mr. Schwanz said the sheets were 3-4 foot wide by 10 foot long. Mr. Angelo stressed the main concern was this area was one of four main entrances into Bedford; this had to be appealing. This particular area was in pretty bad shape; even though the new construction would be an improvement. The Broadway Avenue side of the building needed to be addressed. The new building would be an enhancement but the City wanted something more appealing. Mr. Schwanz asked what the City wanted. Mr. Angelo suggested some type of accent panel. Mrs. Briggs suggested some advertisement on the front of the building as it was applied on the side. Mr. Schwanz said they would concentrate on the front side of the building and he would return. Mr. Angelo suggested the project be approved on the condition Mr. Schwanz would submit an idea for Planning Commission to review. The Planning Commission agreed and they did not want to delay the project.

Mr. Erdos mentioned the next Regular Council meeting was May 6, 2013 so Mr. Schwanz would have to submit his concept as soon as possible for review.

Motion made by Dzomba seconded by Erdos to approve the application of Sovran Self Storage, Inc./Uncle Bob's Self Mini Storage with the variation change on the Broadway side of the building and subject to compliance with all city codes and ordinances.

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

Kenneth King, AIA, for Mercedes-Benz – 18122 Rockside Road – Site Plan and Addition

Present: David J. Hanson, Project Manager, CJI, Inc., 1333 Highland Road, Suite A, Macedonia, OH 44056 representing Penske Automotive Group for the Mercedes of Bedford car wash project.

Mr. Hanson, having previously been sworn in, explained the existing car wash needed to be relocated at the end of the service drive. The existing car wash was in the way of the traffic flow. The new addition of 1,070 square feet would match the existing service bay building. There will be a new reclamation tank.

From there, water will go to an oil separator before discharged into the sanitary sewer. The water rate would be less than what was currently being used. Once the car wash details were calculated, they would submit figures to the City. The existing building would be torn down and the parking lot would be resurfaced with a possible additional light pole.

Mr. Dzomba asked the project start date. Mr. Hanson replied as soon as the contract was signed by the car wash company. Mr. Angelo asked if a debris trap was necessary. Mr. Stouffer was not sure if it was required for a car wash. Mr. Hanson clarified this was a Penske standard and the oils would be collected before the water entered the sewers.

Motion made by Angelo seconded by Dzomba to approve the site plan and addition of Kenneth King, AIA, for Mercedes-Benz as submitted and subject to compliance with all city codes and ordinances.

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

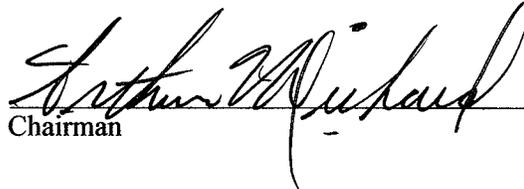
Mr. Erdos stated the Planning Commission's recommendation would be before Council on May 6, 2013 for final approval.

Everyone, again, expressed their appreciation for the Automile and for them investing in Bedford.

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

Meeting adjourned at 6:30 PM.

  
Secretary

  
Chairman