

REGULAR MEETING

PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA

DATE: April 21, 2015

AGENDA

TIME: 6:30 P.M.

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 February 18, 2015 (Tabled/roll call)
 - b. Approval of Minutes of the Regular Meeting of February 18, 2015 (Tabled/roll call)
 - c. Approval of Minutes of the Work Session of March 17, 2015 (roll call)
 - d. Approval of Minutes of the Regular Meeting of March 17, 2015 (roll call)
4. **NEW BUSINESS** (Swear- in applicants)
The Chairman shall inform 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." - Please give your name and address for the record.
 - a. Chris Chubbuck, Royce Allen Construction, 946 Elmwood Dr., Macedonia, OH – Bentbrook Development is seeking to construct 18 single family homes in Phase I and 20 single family homes in Phase II (roll call)
 - b. Jay Buick, 18800 Rockside Road, Bedford, OH – seeking to remove a portion of an exterior wall and window area to install a new 14' X 9' overhead door (roll call)
5. **MISCELLANEOUS**
6. **ADJOURNMENT**
(roll call)

PLEASE TURN OFF ALL CELL PHONES BEFORE PLANNING COMMISSION MEETING

(Planning Commission Minutes and Agendas posted at www.bedfordoh.gov)

Bedford, Ohio

April 21, 2015

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, April 21, 2015 at 6:04 P.M.

Present: Dickard, Dzomba, Briggs, Powers, Mallis. Absent: None. Also Present: Secretary Lorree Villers, Law Director John Montello, Building Commissioner Calvin Beverly.

The Commission did not have any issues with the minutes of the Work Session or the Regular Meeting minutes of February 18, 2015. Secretary Villers reminded everyone the reason the minutes were tabled was because of the lack of votes at the last meeting. Mrs. Briggs and Mr. Powers were absent that evening which only left two (2) votes for approval. The Commission also did not have any issues with the minutes of the Work Session or the Regular Meeting minutes of March 17, 2015. She reminded Chairman Dickard the minutes would have to be approved by separate motions.

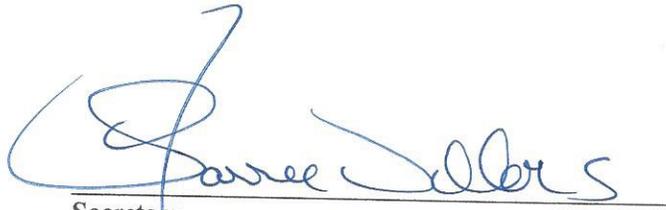
Chris Chubbuck, Royce Allen Construction, 946 Elmwood Dr., Macedonia, OH – Bentbrook Development is seeking to construct in Phase I 18 single family homes/Phase II 20 single family homes.

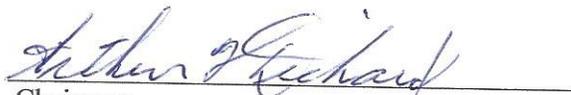
Mr. Beverly explained Chris Chubbuck representing Royce Allen Construction withdrew his application for the proposed Bentbrook development after the meeting was scheduled on March 17, 2015 because he needed to submit additional information. He said the applicant was eager to start the first of two phases for this development. Phase I would be 18 single family homes and Phase II would be 20 single family homes. This specific development was started and designed years ago as a Home Owners Association (HOA) per its guidelines/requirements but was never completed so this project was going to be developed similar to the HOA requirements but without being an actual HOA. It was determined there were a few lots that would need to be addressed because of their small size; however, a few of the lots were going to be bigger than originally planned which was not an issue. Mr. Mallis, Mr. Beverly, Mr. Bellar, Mr. Ciuni, City Engineer, and the Chiefs did not see an issue with the project being designed using the HOA guidelines/requirements for the narrower dead-end street(s) and the omission of sidewalks. The Chiefs did not have any safety issues with the development's design. There were other narrow dead-end streets currently in the City that the rubbish haulers/safety vehicles had to pull down and back out or turn around so the need for a cul-de-sac was not necessary. The narrow dead-end streets had fewer homes on them than other streets so traffic was not an issue. As far as sidewalks being installed, some of the current City streets did not have sidewalks so this development was not required to have them. It was determined the streets would become dedicated streets and snow removal would be done with the smaller plow trucks as done throughout certain areas of the City. This specific development would not have street lights but a lamp post tastefully located at the end of each drive. It was determined Mr. Chubbuck would have to schedule other meetings to address the lot sizes, sidewalks, setbacks, any required variances and/or any other possible issues. Mr. Beverly said it was necessary for the Commission to review the final plat. Discussion was held whether the yards would be fully/totally landscaped and the requirement was for only a finished yard. It was determined if any of the lots needed to be re-parceled it would take Matt Neff a couple weeks to accomplish. After review of the original application information the Administration agreed the homes all had to be three (3) bedrooms to accommodate families; there would be no two (2) bedroom homes. The Commission had a few questions for Mr. Chubbuck this evening.

Jay Buick, 18800 Rockside Road, Bedford, OH – seeking to remove a portion of an exterior wall and window area to install a new 14' X 9' overhead door.

Mr. Beverly explained this project consisted of installing a 14' x 9' overhead door next to the existing overhead door. The existing overhead door area would become the new car wash area. The existing car wash area would be located at the end of the building. The new door would be used as an exit for the service vehicles. The Commission had no questions.

Work Session adjourned at 6:24 P.M.


Secretary


Chairman

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, April 21, 2015 at 6:30 P.M. The roll was called. Present: Dickard, Dzomba, Powers, Briggs, Mallis. Absent: None. Also in attendance was Building Commissioner Calvin Beverly.

Motion made by Dzomba and seconded by Mallis to approve the minutes of the Work Session of February 18, 2015. The roll was called. Vote – Yeas: Dickard, Dzomba, Mallis. Nays: None. Abstain: Briggs, Powers. Motion carried.

Motion made by Dzomba and seconded by Mallis to approve the minutes of the Regular Meeting of February 18, 2015. The roll was called. Vote – Yeas: Dickard, Dzomba, Mallis. Nays: None. Abstain: Briggs, Powers. Motion carried.

Motion made by Briggs and seconded by Dzomba to approve the minutes of the Work Session of March 17, 2015. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Abstain: Mallis. Motion carried.

Motion made by Dzomba and seconded by Mallis to approve the minutes of the Regular Meeting of March 17, 2015. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Abstain: Mallis. Motion carried.

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.

The Commission decided to rearrange the agenda and address item "b" since Mr. Chubbuck was not in attendance in case he was running late for the meeting.

Jay Buick, 18800 Rockside Road, Bedford, Ohio who was seeking to remove a portion of an exterior wall and window area to install a new 14' X 9' overhead door. [Bob Cancasci, 1391 Apple Valley Court, Broadview Heights, Ohio 44147 330-730-4945]

Mr. Bob Cancasci, Design Consultant, previously sworn in, explained the project consisted of installing a 14' x 9' overhead door on the east side of the building next to the existing overhead door. The existing overhead door area would become the new wash rack. The existing wash rack was located at the end of the building. The new door would be utilized for the egress of the service vehicles. The Commission did not have any questions for Mr. Cancasci.

Motion made by Mallis and seconded by Dzomba to approve the application of Jay Buick, 18800 Rockside Road, Bedford, Ohio as explained by Mr. Cancasci who was seeking to remove a portion of an exterior wall and window area to install a new 14' x 9' overhead door subject to compliance with all city codes and ordinances.

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

Clerk Villers noted the decision of the Planning Commission was not final, the item would still need to be considered by Council at the May 4, 2015 Regular Meeting.

Chris Chubbuck, Royce Allen Construction, 946 Elmwood Dr., Macedonia, OH – Bentbrook Development is seeking to construct in Phase I 18 single family homes/Phase II 20 single family homes.

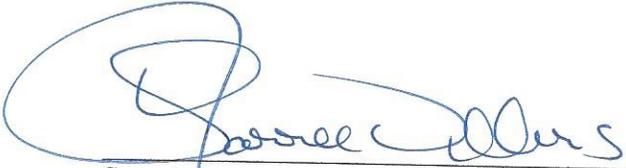
Chris Chubbuck representing Royce Allen Construction for the proposed Bentbrook Development was not in attendance this evening for the meeting. This is the second time the applicant did not show for the meeting after it was scheduled. He did he advise the Building Commissioner that he would not be in attendance this evening. Mr. Chubbuck was seeking to construct in Phase I 18 single family homes and in Phase II 20 single family homes. The Commission and Building Commissioner were in agreement that the applicant would have to submit the complete revised required plans to the Building Department before another Planning Commission meeting would be scheduled to avoid additional meetings.

Motion made by Mallis and seconded by Dzomba to table this issue and schedule another Planning Commission meeting after the applicant, Chris Chubbuck, submitted the completed site plan and revised required plans to the Building Department to avoid additional meetings for Chris Chubbuck, Royce Allen Construction, 946 Elmwood Dr., Macedonia – Bentbrook Development who was seeking to construct in Phase I 18 single family homes/Phase II 20 single family homes subject to compliance with all city codes and ordinances.

ADJOURNMENT

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

Meeting adjourned at 6:37 P.M.



Secretary



Chairman