

**REGULAR MEETING**

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

**DATE: June 17, 2014**

**AGENDA**

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

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**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 April 15, 2014
  - b. Approval of Minutes of the Regular Meeting of April 15, 2014
  - c. Approval of Minutes of the Public Hearing of April 15, 2014
  
4. **NEW BUSINESS**
  - a. Proposed Ordinance for Rezoning of properties for Penske Automotive Group, 32 Greencroft Road, Bedford, (P.P. 811-01-020 / 811-01-021) from R-2 to B-2A Zoning Classification
  
  - b. Bill Klonaris for Zoom Collision located at 14 Broadway Avenue, Bedford, OH – installation of a new ground sign on front lot for rear building
  
5. **MISCELLANEOUS**
  
6. **ADJOURNMENT**

Bedford, Ohio

June 17, 2014

Bedford Planning Commission met in a Work Session at Bedford City Hall on Tuesday, June 17, 2014 at 5:35 p.m.

Present: Commission Members: Chairman Art Dickard, Harvey Dzomba, Helen Briggs, John Powers and City Manager Mike Mallis. Administration: Building Commissioner Calvin Beverly and Planning Secretary Lorree Villers. Also Present: Attorney John Monroe. Absent: None.

The Commission had no issues with the April 15, 2014 Planning Commission Work Session minutes, the Regular Planning Commission Meeting minutes or the Public Hearing minutes as presented. Mr. Powers will abstain because he was not present for these meetings.

The application of Proposed Ordinance for Rezoning of properties for Penske Automotive Group, 32 Greencroft Road, Bedford, OH (P.P. 811-01-020 / 811-01-021) from R-2 to B-2A Zoning Classification

The Planning Commission reviewed the materials presented to them; they were very pleased with the rezoning request. Mr. Beverly believed it would be in the best interest of the City to consider rezoning of the parcels in an effort to clean up the zoning map. There was discussion that there had been some complaints from a couple of the neighbors over the years. Mr. Mallis recently spoke to Susan Bordeaux who lived at 42 Greencroft since 1977. She voiced her concerns regarding the fence, maintenance of the property, a curb, trees and bushes. It was determined the fence was 7 feet from Ms. Bordeaux's property line. Mr. Mallis passed several pictures for the Commission to review. (See attached) In 1988-1989, there was some type of agreement made by Brian Melling but it appeared there was no paperwork filed to be attached to the deed so there was no proof of the actual agreement. The property was rezoned back when Warner Batten was Mayor but it should be rezoned to B-2A the same as the surrounding properties. Attorney Monroe mentioned it was to be expected to have conflict when there were two different zonings that abutted each other. The Planning Commission did not have any issues with the rezoning presented by Mr. Beverly.

Secretary Villers reminded the members the Public Hearing for the application of the proposed Ordinance for Rezoning of properties for Penske Automotive Group, 32 Greencroft Road, Bedford, (P.P. 811-01-020 / 811-01-021) from R-2 to B-2A Zoning Classification would be on July 22, 2014 at 7:00 p.m.

The application of Bill Klonaris for Zoom Collision located at 14 Broadway Avenue, Bedford, OH – installation of a new ground sign on front lot for rear building

The Commission reviewed the drawings and information and had concerns regarding the height of the sign of 18' x 16'. It was determined the planter was 8' x 20' and if the sign size changed, the planter size may change too. They would address this with Mr. Klonaris this evening.

No other discussion was had.

Work Session was adjourned at 5:57 p.m.

  
Secretary

  
Chairman

Bedford, Ohio

June 17, 2014

Bedford Planning Commission met in Regular Session at Bedford City Hall on Tuesday, June 17, 2014 at 6:01 P.M. The roll was called.

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

Motion made by Dzomba seconded by Briggs to approve the minutes of the Work Session of April 15, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs, Mallis. Nays: None. Abstain: Powers. Motion carried.

Motion made by Mallis seconded by Dzomba to approve the minutes of the Regular Meeting of April 15, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs, Mallis. Nays: None. Abstain: Powers. Motion carried.

Motion made by Briggs seconded by Dzomba to approve the minutes of the Public Hearing of April 15, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs, Mallis. Nays: None. Abstain: Powers. Motion carried.

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: John Monroe, ESQ. was present this evening for Motorcars Acquisition V, LLC, Penske Automotive Group, 32 Greencroft Road, Bedford, Ohio concerning P.P. 811-01-020 and P.P. 811-01-021 from R-2 to B-2A Zoning Classification.

The application of Proposed Ordinance for Rezoning of properties for Penske Automotive Group, 32 Greencroft Road, Bedford, OH (P.P. 811-01-020 / 811-01-021) from R-2 to B-2A Zoning Classification

Attorney John Monroe, Mansour, Gavin, Gerlack & Manos Company, LPA, North Point Tower, 1001 Lakeside Avenue, Suite 1400, Cleveland, Ohio, having previously been sworn in, said he was present this evening representing Motorcars Acquisition V, LLC; wholly owned subsidiary of Penske Automotive Group. The request was for a positive recommendation of the rezoning of two (2) parcels located at 32 Greencroft Road. These parcels were previously used for inventory storage for over 20 years. Penske Automotive Group recently made a significant reinvestment in Mercedes Benz of Bedford and previously obtained permits for some of the work that was proposed for this area as car inventory storage for the adjacent dealership. Chairman Dickard opened the floor for questions. The Commission did not have any questions and were unanimously in favor of the application request per Mr. Dzomba.

Motion made by Dzomba seconded by Briggs to approve the application request for rezoning of properties for Motorcars Acquisition V, LLC, Penske Automotive Group, 32 Greencroft Road, Bedford, Ohio for P.P. 811-01-020 and P.P. 811-01-021 from R-2 to B-2A Zoning Classification 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.

Secretary Villers clarified the Public Hearing was July 22, 2014 at 7:00 p.m.

The application of Bill Klonaris for Zoom Collision located at 14 Broadway Avenue, Bedford, OH – installation of a new ground sign on front lot for rear building.

At this time, Mr. Klonaris nor a representative for Zoom Collision was present. Mr. Mallis and Mr. Beverly had questions regarding the width of the sign. Mr. Powers pointed out in the Work Session the planter was 8' x 20' in width. Mr. Dzomba felt the request could not be approved as submitted concerning the height of the sign; it should be reduced two to four feet lower. Chairman Dickard suggested no action should be taken until a representative was present for discussion and this item should be tabled. Secretary Villers excused herself from the meeting to call Mr. Klonaris. Mr. Klonaris could not be reached by the phone number submitted on the application. The Commission agreed to table this request and move it to July 1, 2014 at 6:00 p.m.

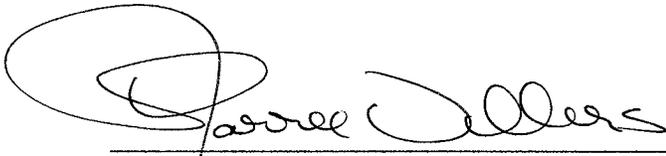
Motion made by Dzomba seconded by Powers to table this issue until the next available meeting.

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

Meeting adjourned at 6:10 PM.

  
Secretary

  
Chairman