

**REGULAR MEETING**

**BOARD OF ZONING APPEALS  
STATE OF OHIO  
COUNTY OF CUYAHOGA**

**DATE: July 24, 2012**

**AGENDA**

**TIME: 7:00 P.M.**

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**WORKSESSION – 6:30 P.M.**

Elect 2012 Chairman  
Discuss Reappointment of Kristi Glasier  
(term expires August 2012)

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- a. Approval of Minutes of Special Work Session of September 7, 2011
- b. Approval of Minutes of Special Meeting of September 7, 2011

**4. NEW BUSINESS**

- a. Motion to Elect 2012 Chairman
- b. Motion to Reappoint Kristi Glaser
- c. John Diezic, 355 Chelmsford Drive, Aurora, Ohio 44202 owner of Bedford Precision Products, 333 Northfield Road, Bedford, Ohio 44146 is seeking for an extension of time to begin construction as provided for in Codified Ordinance Section 1919.04 (c). (Approved by BZA June 28, 2011/accepted by Council July 11, 2011)

**5. MISCELLANEOUS**

**6. ADJOURNMENT**

Bedford, Ohio

July 24, 2012

The Bedford Board of Zoning Appeals met in work session at Bedford City Hall on Tuesday, July 24, 2012 at 6:32 p.m.

Present: John Trzeciak-Chair, Sharyna Cloud and Dennis Kotmel. Absent: Kristi Glasier and Jim Wagner. Also in attendance were Building Inspector Larry Stouffer and BZA Secretary Lorree Villers.

The Board had no issues with the September 7, 2011 meeting minutes.

Secretary Villers pointed out that the Board needed to elect a chairperson for 2012 this evening. The present Board members were okay with Mr. Trzeciak being the 2012 chairman. They thought if Mrs. Glasier or Mr. Wagner wanted to be the 2012 chairman, it could be addressed at the next meeting since they were absent this evening.

Also, the Board needed to discuss the reappointment of Kristi Glasier because her term had recently expired. Ms. Villers said she had talked with Mrs. Glasier and she was still interested in participating on the Board. Even though Council made the final decision, it was best that each Board and/or Commission discuss their members because they have to work as a functioning group. The members were very happy with the previous performance of Mrs. Glasier. Secretary Villers would pass this information on to Council at the August 20, 2012 Council Work Session.

John Diezic, 355 Chelmsford Drive, Aurora, Ohio 44202 owner of Bedford Precision Products, 333 Northfield Road, Bedford, Ohio 44146 is seeking an extension of time to begin construction as provided for in Codified Ordinance Section 1919.04 (c). (Approved by BZA June 28, 2011/accepted by Council July 11, 2011)

Chairman Trzeciak remembered this application from 2011 and questioned why there was a need for an extension if nothing had changed. He recently drove by Precision Products and wondered why the project hadn't been started.

Mr. Stouffer explained the rules state that if an applicant doesn't act on their project within a six (6) month time frame, the applicant had to revisit their issue with the Board seeking an extension of time. He wasn't sure if the plans had been changed but that could be addressed with Mr. Diezic or Mr. Martien, the architect.

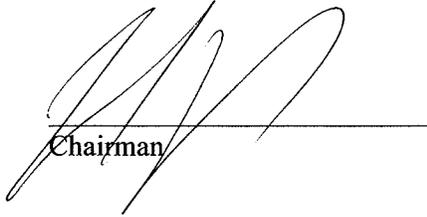
Secretary Villers passed out the pictures Mr. Diezic submitted at the June 28, 2011 meeting as a refresher of the situation. Mr. Stouffer and Ms. Villers had the original documentation available for the members to review if they needed to. Mr. Stouffer noted some of the codes had changed since the application in 2011 so those needed be current to be in compliance.

The Board didn't have any concerns regarding the extension.

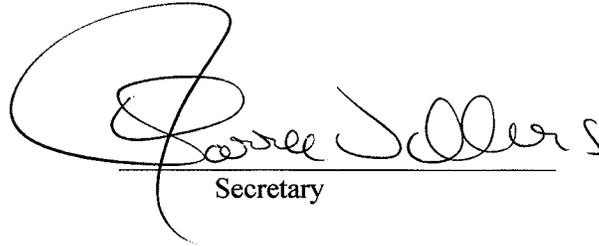
Discussion of the work session was concluded.

**ADJOURNMENT**

At 6:58 p.m., Bedford Board of Zoning Appeals adjourned to conduct the regular Board of Zoning Appeals meeting.



Chairman



Secretary

Bedford, Ohio

July 24, 2012

The Board of Zoning Appeals met in Regular Session at Bedford City Hall on Tuesday, July 24, 2012 at 7:03 P.M.

BZA members sat for a few minutes waiting for Mr. Diezic to show before starting the meeting.

Mr. Robert Martien, Architect walked in without the applicant John Diezic.

The roll was called: Present: John Trzeciak-Chair, Sharyna Cloud and Dennis Kotmel. Absent: Kristi Glasier and Jim Wagner. Also in attendance were Building Department Inspector Larry Stouffer and BZA Secretary Lorree Villers.

Motion made by Kotmel seconded by Cloud to excuse the absence of Glasier and Wagner. The roll was called. Vote - Yeas: Cloud, Kotmel, Trzeciak. Nays: None. Motion carried unanimously.

Motion made by Cloud seconded by Kotmel to approve the minutes of the work session of September 7, 2011. The roll was called. Vote - Yeas: Cloud, Kotmel, Trzeciak. Nays: None. Motion carried unanimously.

Motion made by Cloud seconded by Kotmel to approve the minutes of the regular meeting of September 7, 2011. The roll was called. Vote - Yeas: Cloud, Kotmel, Trzeciak. Nays: None. Motion carried unanimously.

Ms. Villers, BZA Secretary, read the new business as submitted, "John Diezic, 355 Chelmsford Drive, Aurora, Ohio 44202 owner of Bedford Precision Products, 333 Northfield Road, Bedford, Ohio 44146 is seeking an extension of time to begin construction as provided for in Codified Ordinance Section 1919.04 (c). (Approved by BZA June 28, 2011/accepted by Council July 11, 2011)."

Chairman Trzeciak informed those present that anyone wishing to speak this evening was to rise, raise their right hand and the following oath administered. "Do you solemnly swear and affirm that the statements you are about to make are the truth." He also requested the speaker give his name and address for the record.

The original topic was discussed on June 28, 2011, which was the appeal of John Diezic, 355 Chelmsford Drive, Aurora, Ohio 44202 owner of Bedford Precision Products, 333 Northfield Road, Bedford, Ohio 44146 seeking relief from Section 1947.01 of the Codified Ordinances of the City of Bedford which prohibits the alteration or enlargement of a non-conforming operation which is considered a non-conforming use in the Business District at his Northfield Road property.

Present: Mr. Robert Martien, Architect, 3149 Berkshire Road, Cleveland Heights, Ohio 44118 approached the lectern in place of John Diezic, Owner/President, of business Bedford Precision Products, 333 Northfield Road, Bedford, Ohio 44146. Mr. Martien stated he was still in favor of the project and this extension. He explained Mr. Diezic had a financial setback because he had lost his major customer so the project from 2011 was put on hold. He stated the project had not changed in any form and the only thing they were seeking was an extension of time.

Mr. Trzeciak inquired if this project needed to go through Planning Commission. He said this project would be extended for another six (6) months.

Mr. Stouffer asked Mr. Martien if he had been directed to redraw the plans. Mr. Martien replied, indirectly but he hadn't had much communication because of Mr. Dieczic's and his vacation schedules. Mr. Trzeciak noted that nothing was grandfathered in from the original application. Mr. Martien asked if this issue was before Council in 2011. Ms. Villers replied, yes, on July 11, 2011. Mr. Martien thought Mr. Diezic was having problems with his customer before the issue went to Council in 2011. The Board didn't see any reasons to deny the extension request.

Motion made by Kotmel seconded by Cloud to grant the extension. The roll was called. Vote – Yeas: Cloud, Kotmel, Trzeciak. Nays: None. Motion passed unanimously.

Secretary Villers informed Mr. Martien that this issue would go before Council on August 20, 2012.

Motion made by Cloud seconded by Kotmel to elect Mr. Trzeciak as the 2012 BZA chairman. The roll was called. Vote – Yeas: Cloud, Kotmel, Trzeciak. Nays: None. Motion passed unanimously.

Motion made by Cloud seconded by Kotmel in favor of reappointing Kristi Glasier to the Board of Zoning Appeals for another term. The roll was called. Vote – Yeas: Cloud, Kotmel, Trzeciak. Nays: None. Motion passed unanimously. This suggestion would go before Council for approval.

#### ADJOURNMENT

Motion made by Cloud seconded by Kotmel to adjourn the meeting. The roll was called. Vote – Yeas: Cloud, Kotmel, Trzeciak. Nays: None. Motion passed unanimously.

Meeting adjourned at 7:12 P.M.

  
Chairman

  
Secretary