

REGULAR MEETING  
AGENDA

PLANNING COMMISSION  
STATE OF OHIO  
COUNTY OF CUYAHOGA

DATE: September 20, 2016  
TIME: 6:30 P.M.

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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 September 7, 2016 (roll call)
  - b. Approval of Minutes of the Regular Meeting of September 7, 2016 (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. Brian Grambort / Herman Gibans Fodor, Inc. Architects / 1939 West 25<sup>th</sup> St, Suite 300 Cleveland is seeking relief from §1305.09 of the Codified Ordinances of the City of Bedford to construct two new additions to the front on the existing structure located at 315 Bonnieview Drive:
    - Reconfigure the 12 efficiency apartments into one-bedroom units (roll call)
    - Reworking the front entrance of the building adding a new canopy (roll call)
  - b. Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. (roll call) – (Application #1) (Tabled 9/7/16)
  - c. Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford to operate the existing athletic facilities 7 days a week 7:00 a.m. to 11:00 p.m. (roll call) – (Application #2) (Tabled 9/7/16)
  - d. Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (d) of the Codified Ordinances of the City of Bedford to utilize the Chapel for Sunday Services, weekly meetings and services (roll call) – (Application #3) (Tabled 9/7/16)
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](http://www.bedfordoh.gov))

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, September 20, 2016 at 6:40 p.m. The roll was called. Present: Dickard, Dzomba, Powers, Briggs, Mallis. Absent: None. Also in attendance was Building Commissioner Calvin Beverly and Law Director John Montello.

Motion made by Dzomba and seconded by Briggs to approve the minutes of the Work Session of September 7, 2016. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Abstain: Mallis. Motion carried.

Motion made by Briggs and seconded by Dzomba to approve the minutes of the Regular Meeting of September 7, 2016. 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.*

**Brian Grambort / Herman Gibans Fodor, Inc. Architects / 1939 West 25<sup>th</sup> Street, Suite 300, Cleveland is seeking relief from §1305.09 of the Codified Ordinances of the City of Bedford to construct two new additions to the front on the existing structure located at 315 Bonnieview Drive:**

- **Reconfigure the 12 efficiency apartments into one-bedroom units**
- **Reworking the front entrance of the building adding a new canopy**

Brian Grambort was not present at the meeting this evening.

Clerk Villers asked Building Commissioner Beverly what his wishes were since Brian Grambort was not present for his application.

Mr. Beverly did not have any issues with both of the applicants request for 315 Bonnieview Drive. The Commission felt the information submitted was thorough enough for them to make a recommendation to Council for final approval. Mr. Mallis said the documents were adequate. Clerk Villers asked Mr. Beverly if there needed two separate motions or would one motion suffice. Mr. Beverly replied one motion would cover both requests on the application.

Motion made by Mallis and seconded by Powers to approve Brian Grambort / Herman Gibans Fodor, Inc. Architects / 1939 West 25<sup>th</sup> Street, Suite 300, Cleveland who is seeking relief from §1305.09 of the Codified Ordinances of the City of Bedford to 1) construct two new additions to the front on the existing structure to reconfigure the 12 efficiency apartments into one-bedroom units and 2) to construct two new additions to the front on the existing structure reworking the front entrance of the building adding a new canopy located at 315 Bonnieview Drive 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.

*The following items were tabled at the September 7, 2016 meeting for additional information:*

Present: Sam Cannata, Manager of Saint Servan Centre LTD owner of 480 Northfield Road property.

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. (Application #1)**

Sam Cannata and Todd Roby, previously sworn in, recently had a meeting with Mr. Mallis prior to tonight's meeting because Mr. Mallis wasn't at the September 7, 2016 Commission meeting. Mr. Roby reiterated Alpha Care followed the Employment First Initiative Program which was to train the adults to ensure that they would be work ready for employment; the positions were mostly custodial type positions. The educators also worked closely with the adults at their place of employment. The new guidelines enabled them job satisfaction and so they could contribute to the community. Again the program offered education, vocation, fitness, mind, body and spirit. The plan was to start with approximately 50 adults with a goal of 100 bring tax dollars into Bedford. Alpha Care worked tandem with the State and the County rules and regulations.

Mr. Montello referred to a document that stated Alpha Care was an Adult Day Care/Adult Day Facility. He said with this recent information it would be best to leave the item tabled to allow Mr. Roby and Mr. Cannata time to submit additional documents and information to Mr. Beverly. A design professional determined the "use" whether it would be "B" use or "I" use. Mr. Roby stated Alpha Care had all its certifications. Mr. Mallis explained if the Commission based their opinion from the information stated on the website the business would be an "I" use which did not fit their request. In order for the Commission to make the right decision it would be best if Alpha Care submitted the following information: ingress/egress, bathrooms, floor plans and discuss the design professional plans with Mr. Beverly to determine if it was a "B" use or "I" use. The Commission wanted to vote understanding the whole picture. Mr. Roby explained Alpha Care changed its way of doing business at the request of Governor Kasich by deinstitutionalizing people. The State of Ohio mandated through several organizations businesses like Alpha Care to deinstitutionalize these people by placing them side by side with those who were not challenged. Alpha Care trained these people on and off site to keep them on task and to learn their jobs correctly. The former Chanel building would be considered the main headquarters for Alpha Care. He said Cuyahoga County Board of Developmental Disabilities welcomed Alpha Care's business into the County. Alpha Care followed the rules and regulations of Employment First Initiative. He drove this evening a new \$300,000 van so the Commission could see the quality of transportation vehicle that was being used. Alpha Care would be contributing to Bedford by employing at least 15 employees but also \$10,000 per month in fuel costs and supply expenditures. Some of the workshops were closing so the County was asking Alpha Care for assistance in deinstitutionalizing these adults.

Mr. Beverly understood the change of use from an "I" to a "B" which would be a benefit as far as code requirements. He stated either way it was a change of occupancy and he would need construction documents. He stated he can't determine the "occupancy"; however, he could approve the proposed occupancy. Mr. Cannata understood Mr. Roby needed to submit the appropriate Architectural drawing which showed ingress/egress, bathrooms, occupancy load and so on to determine the "use". Mr. Mallis clarified Mr. Beverly as Building Commissioner can't tell them what the drawing needed to show; that was the job of the design professional. Mr. Beverly after reviewing the drawings would address any issues per the codes. Mr. Beverly said the drawing would have to show the entire facility because there was more than one business within the building and the facilities and areas overlapped. A design professional would understand what needs to be submitted. Mr. Roby would submit the appropriate construction documents and certifications. The original drawings/blueprints of Chanel High School were not appropriate for the three applications submitted. The three businesses within one structure were different than running a school. Mr. Montello clarified the design professional would determine the "use" and the Building Commissioner would address the "codes". Mr. Cannata reiterated that none of the walls were being removed. He thought it was a good opportunity for the City to have Alpha Care in the City.

Per the Commission this item would remain tabled.

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford to operate the existing athletic facilities 7 days a week 7:00 a.m. to 11:00 p.m. (Application #2)**

Sam Cannata, previously sworn in, stated FAC LLC did not have a problem adjusting/changing the outdoor/exterior athletic hours of operation as agreed to at the September 7, 2016 meeting. FAC LLC wanted to be good neighbors and would work with the City and community regarding the times. He recently spoke to the Fire Inspector and Mr. Beverly regarding any issues of concern and agreed to address them accordingly. There were already people who were willing to sign up for sporting events.

Motion made by Mallis and seconded by Dzomba to approve the application of Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road who is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford to operate the existing athletic facilities 7 days a week 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.

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (d) of the Codified Ordinances of the City of Bedford to utilize the Chapel for Sunday Services, weekly meetings and services (Application #3)**

Sam Cannata and Pastor Graves, previously sworn in, spoke about Sunday services, worship, Bible study and meetings that were going to be within the Chapel area. Mr. Cannata recently learned Pastor Grave's congregation was held at St. Mary's. There were water issues within St. Mary's and that was when the congregation was moved to Court Yard Hotel meeting room in Beachwood since June 2015. This organization was here to serve, build a community for worship and create a positive message. Sunday hours were 8:00 a.m. to noon for worship. Leadership classes, conferences and meetings would vary as needed. The Bedford location would be the headquarters for meetings and conferences. Mrs. Briggs questioned where the bathrooms were located for the use of this applicant. Mr. Cannata approached the Diaz and show the Commission on the submitted documents.

Pastor Graves explained the congregation was approximately 30 people with the ability to grow and the ROCK Church was created on September 22, 2014. Father Dan allowed this church within St. Mary's. Mr. Mallis asked for additional types of information. Pastor Graves referred the Commission to the website [ROCKlifeRC.org](http://ROCKlifeRC.org) / ROCK Church International where an abundance of information could be found. Mr. Mallis referred to a resident's email he received that appeared to ask for donations as it was the only information he had regarding the church. Mr. Cannata suggested Pastor Graves explain the email as it was tied to a former Chanel alumni. Pastor Graves explained at a recent church service, discussion was held about the possibility of the church being moved to the former Chanel building; not knowing there was a Chanel alumni at the service. After the service, the Chanel alumni approached him and said she would start letting others know of the possible new location and if others wanted to donate financially they could. He stated never was it any type of advertisement from the church. The church did not pass out any flyers nor were they doing any type of marketing. They were an honest church and they were certified. The church would only be using the Chapel area and bathrooms. The rules at this location would not differ from what was currently practiced at the Court Yard Hotel as far as children being assisted to and from the bathroom facilities. Mr. Mallis explained the City also recently experienced an owner/landlord who wanted to open/start up church within the home. R-2 zoning permits churches but not in a residential home because of several reasons. Now that he was aware of the website he wanted to do more research to ensure this was the best decision for the community and it was a viable operating church as it was his duty.

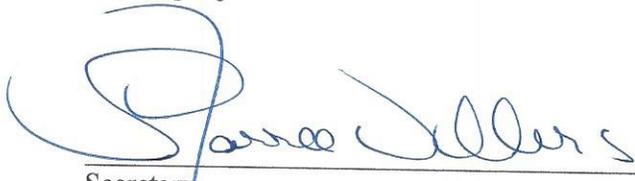
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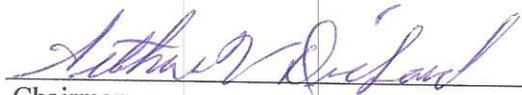
The roll was called. Vote – Yeas: Dickard, Dzomba. Nays: Powers, Briggs, Mallis. Motion failed. Mr. Mallis explained the applicant could re-apply submitting additional information and proof of certifications. Pastor Graves and Mr. Cannata understood; however, as a church he was registered with the State of Ohio and the website was available. Mr. Mallis clarified the applicant needed to supply the Commission information so it was clear of their intent. Mr. Cannata understood.

#### ADJOURNMENT

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

Meeting adjourned at 7:22 P.M.

  
Secretary

  
Chairman

Bedford, Ohio

September 20, 2016

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, September 20, 2016 at 6:00 p.m.

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

The Commission had no changes to the September 7, 2016 minutes.

**Brian Grambort / Herman Gibans Fodor, Inc. Architects / 1939 West 25<sup>th</sup> Street, Suite 300, Cleveland is seeking relief from §1305.09 of the Codified Ordinances of the City of Bedford to construct two new additions to the front on the existing structure located at 315 Bonnieview Drive:**

- **Reconfigure the 12 efficiency apartments into one-bedroom units**

Mr. Beverly explained the applicant wanted to reconfigure 12 apartments into one-bedroom units; he saw no issues with the request. The Commission had no questions.

- **Reworking the front entrance of the building adding a new canopy**

Mr. Beverly explained the applicant wanted to rework the front entrance of the building adding a very nice canopy; he saw no issues with the request. The Commission had no questions.

*(The next three items were tabled September 7, 2016)*

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. (Application #1)**

Mr. Beverly explained again the adult day care was not a conditional use. The Building, Fire and Police Departments would need detailed building drawings for safety concerns, code violations and to see if it fit the zoning. A design professional would be able to submit adequate information and drawings for the departments to review to ensure safety and violations before a determination could be made. The Commission felt this item should remain tabled.

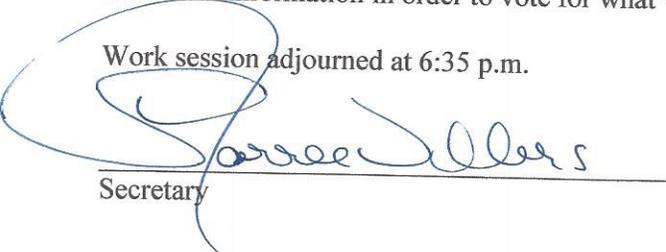
**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford to operate the existing athletic facilities 7 days a week 7:00 a.m. to 11:00 p.m. (Application #2)**

Mr. Beverly reminded the Commission that FCA LLC was flexible with the hours of operation so that was not an issue. He understood people were already interested in participating in sporting events but he had concerns if there were enough bathroom facilities to cover the events. It was determined the Commission needed to make their decision on what was best for the neighbors and community.

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (d) of the Codified Ordinances of the City of Bedford to utilize the Chapel for Sunday Services, weekly meetings and services (Application #3)**

Mr. Beverly explained the applicant would utilize the existing Chapel for Sunday services, weekly meetings and services. One concern he had was the number of bathroom facilities throughout the building since there was going to be three different businesses within one building and several visitors. Discussion was had in reference of the email Mr. Mallis received. The Commission determined they would need additional information in order to vote for what was best for the community.

Work session adjourned at 6:35 p.m.

  
Secretary

  
Chairman