

REGULAR MEETING

PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA

DATE: September 3, 2014

AGENDA

TIME: 6:30 P.M.

WORK SESSION – 6:00 P.M.

Discussion of re-appointment of Art Dickard
(Term expires October 2014)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - a. Approval of Minutes of the Work Session of August 19, 2014
 - b. Approval of Minutes of the Regular Meeting of August 19, 2014
4. **NEW BUSINESS**
 - a. Lou Roseman, Badah Enterprise, Inc., 29772 Hilliard Oak Lane, Westlake, OH is seeking to demolish existing and rebuild a new modern Service Station / Convenient Store with Drive-thru at 1483 Broadway Avenue
5. **MISCELLANEOUS**
6. **ADJOURNMENT**

PLEASE TURN OFF ALL CELL PHONES BEFORE PLANNING COMMISSION MEETING

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

Bedford, Ohio

September 3, 2014

Planning Commission met in a Work Session at Bedford City Hall on Wednesday, September 3, 2014 at 6:04 P.M.

Present: Dickard, Dzomba, Powers, Briggs. Absent: Mallis.

Also Present: Secretary Lorree Villers and Building Commissioner Calvin Beverly.

The Commission had no issues with both the August 19, 2014 minutes.

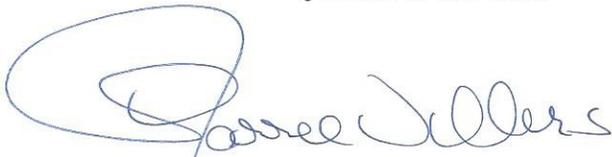
Lou Roseman, Badah Enterprise, Inc., 29772 Hilliard Oak Lane, Westlake, OH is seeking to demolish existing and rebuild a new modern Service Station / Convenient Store with Drive-thru at 1483 Broadway Avenue

Present: Sam Abdallah, 3171 Bay Landing Drive, Westlake, OH, Nick Abdallah, 29772 Hilliard Oak Lane, Westlake, OH, and Abe Abdallah 25950 Detroit Road, Westlake, OH.

These gentlemen were present for questions and represented the owner Lou Roseman. Stated for the record by Mr. Beverly new drawings were submitted this evening for review. The Commission reviewed the new drawings and were very pleased to see an eye pleasing addition to this area of the City. The previous BP Service Station had been vacant for years. This area was an entrance into Bedford so it was important it be eye pleasing and maintained. Questions were asked if there was a cost to use the tire air machine or if it was free. It was stated it was \$0.75 plus it was maintained by a different company. The HVAC units would be relocated to the roof of the new structure to allow additional space for the Drive-Thru. The roof would be different as shown in the drawings. It was determined there was adequate parking with one handicap spot. The fence would be a six (6) foot board on board to assist in blocking the Uncle Bob's new building. Mr. Beverly pointed out Page 2 was not 100% completed; there was going to be some last minute changes. If everything went as planned, the construction would start February or March, 2015 with a start to finish of a 45 day period. There was a lot to be taken care of: the demolition of the existing structure, disconnecting of the utilities, replacement of the gasoline storage tanks, a new fence and the construction of the new station. It was mentioned the drop in style pumps were not possible. There was hope that ODOT would replace their fence since everything on this corner was going to be brand new and maintained. The Drive-Thru would be pop and snack type groceries and the alcohol products would be distributed differently. It was determined the contamination that was at the street would fall upon the State not the new owners.

The gentlemen invited the Commission, Council and the Administration to visit their other Service Station on W47th Street and Memphis Avenue. The owner, Lou Roseman, was a very particular person so he teamed with his wife and they did a lot of the labor themselves.

Work session adjourned at 6:27 P.M.


Secretary


Chairman

Bedford, Ohio

September 3, 2014

Planning Commission met in Regular Session at Bedford City Hall on Wednesday, September 3, 2014 at 6:30 P.M. The roll was called. Present: Dickard, Dzomba, Powers, Briggs. Absent: Mallis. Also in attendance was Building Commissioner Calvin Beverly.

Motion made by Dzomba seconded by Briggs to excuse Mr. Mallis. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

Motion made by Briggs seconded by Dzomba to approve the minutes of the Work Session of August 19, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

Motion made by Powers seconded by Briggs to approve the minutes of the Regular Meeting of August 19, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

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.

Lou Roseman, Badah Enterprise, Inc., 29772 Hilliard Oak Lane, Westlake, OH is seeking to demolish existing and rebuild a new modern Service Station / Convenient Store with Drive-Thru at 1483 Broadway Avenue

Present: Sam Abdallah, 3171 Bay Landing Drive, Westlake, OH, Nick Abdallah, 29772 Hilliard Oak Lane, Westlake, OH, and Abe Abdallah 25950 Detroit Road, Westlake, OH, representing Badah Enterprise, Inc., 29772 Hilliard Oak Lane, Westlake, Ohio.

Chairman Dickard explained Badah Enterprise, Inc. was proposing to demolish the current structure and canopy and rebuild a new modern Service Station / Convenient Store / Drive-Thru and a new canopy at the property located at 1483 Broadway Avenue.

Mr. Beverly stated for the record the existing structure would be demolished and a new Service Station / Convenient Store / Drive-Thru with a new attached canopy would be constructed. The heating and air condition units would be relocated from the rear of the property to the roof of the new structure. This would allow additional driving space for the customers. He added since Broadway was a State Route and the current structure had been vacant, the applicant would have to contact ODOT regarding the existing curb cuts. Currently there were two areas for vehicles to ingress/egress but he did not know if ODOT would allow the applicant to maintain the two curb cuts areas for customers. The City itself did not have an issue with the two existing curb cuts.

Sam Abdallah, Nick Abdallah and Abe Abdallah, having previously been sworn in, attended the Work Session this evening where they explained their newly submitted drawings. Mr. Abdallah, Manager of this specific Service Station clarified there would be a Drive-Thru which they hoped to keep open until 1:00 a.m. Mr. Abdallah questioned the process for two (2) new signs in hopes to use LED lighting. For one of the signs, they were hoping to use the existing pole for a new sign so it could be seen from the highway since the Uncle Bob’s structure blocked the view of the Service Station. Mr. Beverly explained they would have to contact the Building Department with the new sign renderings for his review in

accordance with the Codified Ordinances and also the Planning Commission's approval. Mr. Abdallah questioned how he was to address a Liquor License. Secretary Villers replied, the Ohio Division of Liquor Control in Columbus. Mr. Abdallah understood from the Ohio Division of Liquor Control the City of Bedford did not have any licenses available but they could buy a Liquor License and transfer it. Secretary Villers suggested they contact Police Chief Nietert because these licenses were handled in the Police Department.

Motion made by Dzomba seconded by Briggs to approve the request to demolish existing and rebuild a new modern Service Station / Convenient Store Drive-Thru with a canopy at 1483 Broadway Avenue in compliance with all City Codes and Ordinances. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

The Commission thanked Badah Enterprise, Inc. and the three gentlemen for selecting Bedford for their new Service Station location; this was Badah Enterprise, Inc. third Service Station. Mr. Beverly and the Commission were very pleased/impressed with the renderings of the building. It was a nice addition as an entrance into the City. The three gentlemen thanked the Commission for their approval.

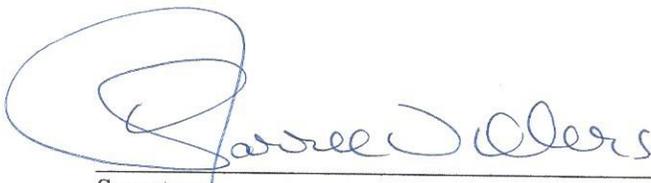
It was announced the decision of the Planning Commission would go to City Council for final approval on Monday, September 15, 2014 at 8:00 p.m. Mr. Beverly informed the gentlemen Badah Enterprise, Inc. would have to be before Planning Commission again for sign approval. Mr. Beverly would contact Mr. Abdallah with the ODOT and Ohio Division Liquor Control contact information.

Motion made by Briggs seconded by Powers to re-appoint Art Dickard to the Planning Commission for another four (4) year term. The roll was called. Vote – Yeas: Dzomba, Powers, Briggs. Nays: None. Abstain: Dickard. Motion carried unanimously. Chairman Dickard's term expired in October, 2014.

ADJOURNMENT

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

Meeting adjourned at 6:39 P.M.


Secretary


Chairman