

REGULAR MEETING

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

DATE: October 7, 2014

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 September 3, 2014
 - b. Approval of Minutes of the Regular Meeting of September 3, 2014
4. **NEW BUSINESS**
 - a. Jamil Zayed, 6529 Waxberry Drive, Seven Hills, OH is seeking installation of a 6' board on board fence at Mr. Hero located at 291 Northfield Road, Bedford, OH – 1937.06 (e)(1) Yard Requirements
 - b. Justin Kaufer, Neville Architects, 3570 Warrensville Center Road, Bedford, OH is seeking to construct a steel structure canopy for pre-rinse station at Bedford Audi, 19400 Rockside Road, Bedford, OH
 - c. Larry Sadowski, 311 Adario, Shiloh, OH / Lois Lewis, 4587 E. 175th Cleveland, OH is seeking permission to open a Day Spa/Beauty Salon at 717 Broadway Avenue, Bedford, OH located in the Historic District – 1944.051 (b) Conditional Uses
5. **MISCELLANEOUS**
6. **ADJOURNMENT**

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

Bedford, Ohio

October 7, 2014

Planning Commission met in a Work Session at Bedford City Hall on Wednesday, October 7, 2014 at 6:05 P.M.

Present: Dickard, Dzomba, Powers, Briggs. Mallis. Absent: None.

Also Present: Secretary Lorree Villers and Building Commissioner Calvin Beverly. Also Present: Nicholas Childs, President and Tim Skala Project Manager of Wojcik Builders Inc. and Jamil Zayed.

The Commission had no issues with both the September 3, 2014 minutes.

Jamil Zayed, 6529 Waxberry Drive, Seven Hills, OH is seeking installation of a 6' board on board fence at Mr. Hero located at 291 Northfield Road, Bedford, OH – 1937.06 (e)(1) Yard Requirements

Present: Jamil Zayed, 6529 Waxberry Drive, Seven Hills, Ohio.

Mr. Zayed asked if there were any questions. The request was pretty straight forward for the fence installation. It was a board on board wood dog eared fence that would be approximately 160' to 168' long installed toward Best Street stopping shy of the sidewalk so the resident could exit their drive safely and their vision would not be impaired. The Commission did not have any issues with the new fence. It was determined Mr. Beverly would let Mr. Zayed know the distance the fence needed to be from the sidewalk. Mr. Zayed clarified the address should have been 277 Unit B instead of 291 as stated on the application.

Justin Kaufer, Neville Architects, 3570 Warrensville Center Road, Bedford, OH is seeking to construct a steel structure canopy for pre-rinse station at Bedford Audi, 19400 Rockside Road, Bedford, OH

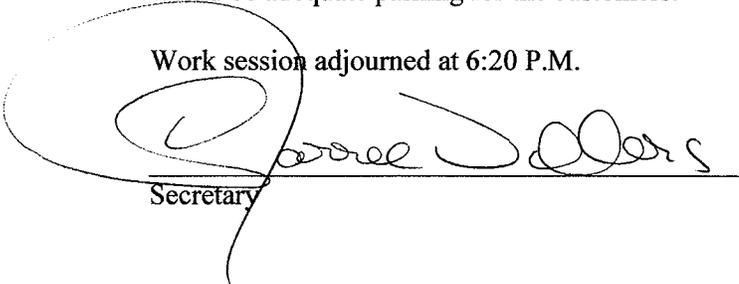
Present: Nicholas Childs, President and Tim Skala Project Manager of Wojcik Builders Inc.

The gentlemen clarified the structure was not be used for pre-rinse as stated on the application but rather a drying station for the customer's cars. The car wash itself was a drive in and back out service so the canopy would give the employees a covered space to hand dry the customer's cars. It also allowed the customer to pick-up their car under roof. The steel canopy structure was not enclosed so there was no need for heat. The Commission was very pleased with the addition and thought it was done very tasteful. It was mentioned most of these dealerships "knew how to do it right". The Commission was impressed with the new construction and appreciated these dealerships being in Bedford.

Larry Sadowski, 311 Adario, Shiloh, OH / Lois Lewis, 4587 E. 175th Cleveland, OH is seeking permission to open a Day Spa/Beauty Salon at 717 Broadway Avenue, Bedford, OH located in the Historic District – 1944.051 (b) Conditional Uses

Mr. Beverly explained this was a different type business in the downtown area. It was not a "beauty salon". Ms. Lewis was certified for various treatments. (See attached) He thought there were four (4) beauty salons currently in the downtown Historical District. If this was approved Ms. Lewis would have to hire a design professional before she could open her business. The Commission determined there would be adequate parking for the customers.

Work session adjourned at 6:20 P.M.


Secretary


Chairman

Bedford, Ohio

October 7, 2014

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, October 7, 2014 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 seconded by Briggs to approve the minutes of the Work Session of September 3, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Abstain: Mallis. Motion carried.

Motion made by Briggs seconded by Dzomba to approve the minutes of the Regular Meeting of September 3, 2014. 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.

Jamil Zayed, 6529 Waxberry Drive, Seven Hills, OH is seeking installation of a 6’ board on board fence at Mr. Hero located at 291 Northfield Road, Bedford, OH – 1937.06 (e)(1) Yard Requirements

Present: Jamil Zayed, 6529 Waxberry Drive, Seven Hills, Ohio.

Jamil (Jim) Zayed, previously being sworn in, clarified the address on the application should have been 277 Unit B Northfield Road instead of 291 Northfield Road. He consolidated a total of eight (8) lots allowing 14 parking spots for customers. The fence would be a board on board wood dog eared fence that would be approximately 160’ to 168’ long. The fence was a privacy fence for his back neighbor using 6’ x 8’ sections. It was determined the fence would stop shy of the sidewalk so the residents could exit their drive safely and their vision would not be impaired as determined by Mr. Beverly. Plus according to Mr. Zayed there were no oppositions from the neighbors. The Commission did not have any issues with the installation of the new fence.

Motion made by Dzomba seconded by Mallis to approve the application for the installation of a 6’ board on board fence at Mr. Hero located at 277 Northfield Road, Bedford, Ohio 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 informed the applicants this evening that their items would be on the October 20, 2014 Regular Council agenda for consideration at 8:00 p.m.

Justin Kaufer, Neville Architects, 3570 Warrensville Center Road, Bedford, OH is seeking to construct a steel structure canopy for pre-rinse station at Bedford Audi, 19400 Rockside Road, Bedford, OH

Present: Nicholas Childs, President and Tim Skala Project Manager of Wojcik Builders Inc.

Tim Skala Project Manager of Wojcik Builders Inc., 7975 First Place, Oakwood Village, Ohio, previously being sworn in, clarified for the record he was not with Neville Architects. He explained they were seeking to construct a steel canopy structure that would be used for a vehicle drying station and detail station on the back of the Audi dealership. The colors and materials would match the existing building.

Mr. Dzomba asked for the time period of the construction. Mr. Skala replied, as soon as possible. It was determined the structure would have lighting for the employees. Mr. Beverly had a set of drawings in his office if the Commission wished to review them; he only submitted the information that the Commission was required for review.

Motion made by Mallis seconded by Dzomba approve the application to construct a steel structure canopy at Bedford Audi, 19400 Rockside Road, Bedford, Ohio 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.

Larry Sadowski, 311 Adario, Shiloh, OH / Lois Lewis, 4587 E. 175th Cleveland, OH is seeking permission to open a Day Spa/Beauty Salon at 717 Broadway Avenue, Bedford, OH located in the Historic District – 1944.051 (b) Conditional Uses

Present: Nobody was present for the presentation.

Mr. Beverly clarified Larry Sadowski was the owner of the property; Lois Lewis would be the business owner. Ms. Lewis was not available to attend this evening's meeting.

Motion made by Briggs seconded by Powers to table this application. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously. This item will be forwarded to the October 21, 2014 meeting.

ADJOURNMENT

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

Meeting adjourned at 6:39 P.M.



Secretary



Chairman