

SPECIAL MEETING

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

DATE: September 13, 2011

AGENDA

TIME: 5:30 P.M.

WORKSESSION – 5:00 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - a. Approval of Minutes of Work Session of July 5, 2011
 - b. Approval of Minutes of the Regular Meeting of July 5, 2011
4. **NEW BUSINESS**
 - a. Charles Miller of Doty & Miller, Architects, 600 Broadway Avenue, Bedford, Ohio, on behalf of Milano Monuments, 14600 Brookpark Road, Cleveland, Ohio, - new construction for Milano Monuments (BZA – 8/23/11 Tabled/BZA 9/7/11 Special Meeting)
 - b. Addition to Adult Wellness Center at 348 Broadway Avenue
5. **MISCELLANEOUS**
6. **ADJOURNMENT**

Bedford, Ohio

September 13, 2011

Bedford Planning Commission met in a Special Work Session at Bedford City Hall on Tuesday, September 13, 2011 at 5:00 p.m.

Present: Commission Members: Chairman Art Dickard, Harvey Dzomba, Helen Briggs and Robert Erdos. Administration: Building Commissioner Phil Seyboldt and Planning Secretary: Lorree Villers.

Absent: City Manager, Henry Angelo

The Commission had no issues with the July 5, 2011 Planning Commission Meeting minutes as presented.

Building Commissioner Seyboldt began the Work Session with the discussion of the Special Meeting agenda. He explained the revised drawings were submitted by Charles Miller of Doty & Miller Architects, 600 Broadway Avenue, Bedford, Ohio, on behalf of Milano Monuments, 14600 Brookpark Road, Cleveland, Ohio, for new construction for Milano Monuments which was tabled by the BZA on August 23, 2011 and turned down at the September 7, 2011 Special BZA meeting. He explained they reduced the size of the building so the required parking spaces were now four instead of five. He believed Mr. Milano had now decided not to build a fence on the one end which was to house a dumpster because of the concerns from the previous BZA meeting. He noted nothing permitted them to have a dumpster.

Chairman Dickard stressed the Milano Monument facility on Brookpark Road was a very attractive building and he felt this facility was going to be of the same quality. The Commission had no problem with the Dryvit-style façade materials that were going to be used. They noted the brick that was going to be on a lot of the exterior of the building.

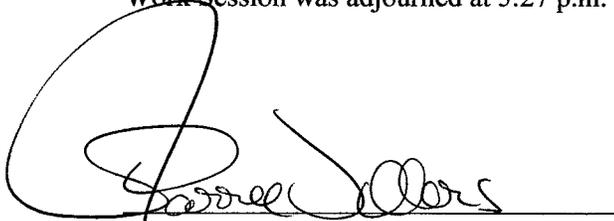
Mrs. Briggs was pleased with the building itself but was going to suggest some type of decorative type window or faux windows be placed on the side that faced East Glendale. The Commission was in agreement with her that it would be more pleasing to the neighborhood.

The next topic on the agenda was the Adult Wellness Center at 348 Broadway Avenue. Mr. Seyboldt explained one of the owners was also the operator of the business because she was a nurse. The Commission reviewed the picture and the applicant's request for the addition and had no problems or concerns as to what they had requested.

The Commission was very pleased with both applicants' requests this evening and thought they would be a very nice addition to Bedford.

No other discussion was had.

Work Session was adjourned at 5:27 p.m.



Secretary



Chairman

Bedford, Ohio

September 13, 2011

Planning Commission met in Special Session at Bedford City Hall on Tuesday, September 13, 2011 at 5:00 P.M. The roll was called.

Present: Dickard, Dzomba, Erdos, Briggs. Absent: Angelo. Also in attendance was Building Commissioner Phil Seyboldt, Lorree Villers, Planning Secretary and Mike Mallis, Acting City Manager.

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

Motion made by Dzomba seconded by Erdos to approve the minutes of the work session of July 5, 2011. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos. Briggs abstained because she was absent at this meeting. Nays: None. Motion carried unanimously.

Motion made by Dzomba seconded by Erdos to approve the minutes of the regular meeting of July 5, 2011. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos. Briggs abstained because she was absent at this meeting. Nays: None. Motion carried unanimously.

Charles Miller of Doty & Miller, Architects, 600 Broadway Avenue, Bedford, Ohio, on behalf of Milano Monuments, 14600 Brookpark Road, Cleveland, Ohio, - new construction for Milano Monuments (BZA - 8/23/11 Tabled/Special BZA - 9/7/11)

Present: Mr. Miller from Doty & Miller Architects was present for the presentation.

This topic was previously discussed at the August 23, 2011 and September 7, 2011 Board of Zoning Appeals where the Board voted unanimously not to grant Mr. Milano/Mr. Miller the requested variances that Mr. Miller presented. On behalf of Mr. Milano, Mr. Miller chose to forward this topic to this evening's meeting. Mr. Miller explained that since the BZA had recently rejected their requests for reductions in various setbacks, the building and site had been redesigned to comply with all City of Bedford zoning codes. The result was that the setbacks had been increased to the minimums required by code and the size of the building had been reduced from slightly less than 1900 square feet to slightly less than 1700 square feet in area because of the increased setbacks.

Mr. Charles Miller of Doty & Millers Architects, 600 Broadway Avenue, Bedford, Ohio having previously been sworn in, presented several drawings in which he explained the layout of the property and the surrounding neighbor's areas. He stated there were some revisions to the original application and drawings so this evening he brought new illustrations for the Commission's review. He explained the first illustration showed the location of the proposed building with the surrounding buildings. He pointed out the two side streets, the existing neighbor's home and the existing flower shop. He noted the code required that the entry apron be set back 50 foot setback from the intersection, and while the original required five parking spaces had now been reduced to four because the building was reduced in size, the new site drawing still provided five spaces. He added the revised drawings showed the required 15 foot setback to the adjacent properties, the driveway would now be moved to Broadway Avenue for egress/ingress, the building was reduced from 1,900 to 1,700 square feet. He added the building was a one story display showroom, a family meeting room with offices and restrooms. He noted he would not be presenting a sign this evening or the landscaping. He presented another display where he explained the floor plan to the Commission.

He added the proposed building would be built with quality fireproof materials per the Ohio Building Code standards. He explained there were two back side views with no windows or door, the other view that faced Broadway Avenue would have store front windows and the side view from East Glendale

would have one window. He presented very tasteful samples of the materials for the exterior. He noted this building was based on the materials that were used at the Brookpark facility. The building was going to be built using white brick, an accent band slightly darker than the white brick, two neutral colored stucco materials with a textured shingles and the back side would be a smooth two tone masonry type materials 8 inches by 16 inches pieces. He showed the front awing over the main front window would be a patina green color with aluminum colored windows. He pointed out the lower portion base line of the front of the building would be covered with a granite type material that matched the sign. He commented this building matched the Charter One Bank next door that was light neutral colors.

Mrs. Briggs suggested a decorative window type outline on the side of the building that faced East Glendale be applied. Mr. Miller thought a small window could be installed but Mr. Milano would lose a little wall display on the inside. Mr. Miller suggested a picture frame type decorative outline be applied to the outside with a two tone color to match the windows. Mr. Seyboldt and the Commission were all in agreement that the two tone picture decorative frame idea was perfect for this application so it would not affect the interior display area.

Mr. Dzomba questioned which fences were being removed. Mr. Miller explained the fence on the adjacent residential property would stay because it was owned by Ms. Flask. The fence on the south side near the rear yard of the flower shop would stay also and be extended to the rear corner of that building. The fences on the other sides of the lot would be removed.

Mr. Dzomba questioned what they had intended to do about the parking lot because winter was approaching. Mr. Miller explained the base would be installed and it would be either asphalt or concrete and it would be completed in the spring of 2012.

Chairman Dickard asked if anyone in the audience wished to speak regarding this issue. Nobody stepped forward.

Chairman Dickard expressed the Commission was very pleased that the East Glendale building sidewall would be decorative and would be very appealing to the neighborhood instead of a blank wall.

Mrs. Briggs asked if there were any monument displays outside. Mr. Miller replied no. Mr. Dzomba pointed out that the Milano Monument business was not going to have a rubbish container with a fence on the exterior of the building as discussed at the previous Board of Zoning Appeals meeting.

Motion made by Briggs seconded by Erdos to approve the new construction of Milano Monuments. The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Briggs. Nays: None. Motion carried unanimously.

Mr. Seyboldt clarified that the decision of the Planning Commission would go to Council for final approval on September 19, 2011. Mr. Miller thanked the Commission for their decision.

Addition to Adult Wellness Center at 348 Broadway Avenue

Present: Mr. Gary Zillan having previously been sworn in, passed out additional pictures for the Commission to review that were taken today. He introduced his wife which was the operator of the facility because she was a nurse practitioner. He noted they were located adjacent to Auto Zone. He explained they were in need of an additional 990 square feet for a TV room, classroom, and game room. He added the addition would match perfectly to the existing building. He listed all the remodeling and upgrades they had previously made to the facility over the last seven or eight years they have owned it. Mr. Zillan pointed out the numerous windows throughout the structure. He noted the reason for the addition was because they were running out of space. He noted there wasn't going to be any changes to the existing rooms.

Mr. Seyboldt explained the current façade of the building faced Broadway and the addition would also face Broadway Avenue. He noted the front yard setbacks were of various depths on Broadway Avenue so he thought the best way to approach it was to match the neighbor's setbacks. He noted the setback would be a tad back further than the building next door.

Mr. Seyboldt noted the drawings met all the zoning requirements; however he would not finalize the building code review process until the Commission's decision was final. He felt all the Ohio Building Codes had been met so there should not be an issue with this addition.

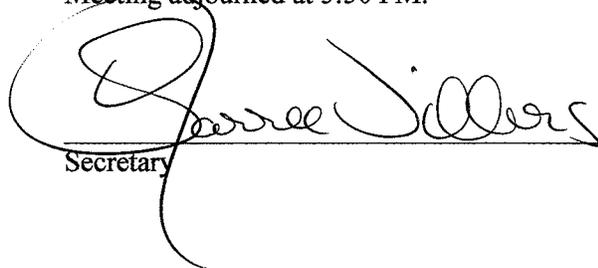
Chairman Dickard asked if business was picking up. Mr. Zillan replied business was picking up so they had to hire a couple more employees.

Motion made by Erdos seconded by Dzomba to approve the addition of 990 square feet. The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Briggs. Nays: None. Motion carried unanimously.

Mr. Seyboldt clarified that the decision of the Planning Commission would go to Council for final approval on September 19, 2011. Mr. & Mrs. Zillan thanked the Commission for the decision.

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

Meeting adjourned at 5:50 PM.


Secretary

Chairman