

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, September 19, 2023, at 5:30 p.m.

Present: Briggs, Mowery, Powers, and Williams. Absent: Mallis

Also Present: Secretary Tracy Simons.

• **DISCUSSION OF AGENDA**

The Commission had no corrections to the June 20, 2023, Work Session or the Regular Minutes.

Unfinished Business

- a. Chris Goodrich of Palmetto Solar, LLC is requesting a Zoning Permit to install a roof-mounted solar photovoltaic system on 3 sides of the house located at 149 Palmetto Ave. Bedford OH 44146 for Ebony Taylor. Mrs. Briggs stated that back in the day, our ordinance stated no solar panels in the front of the house, and this one is in the front of the house. She also stated that we don't want people to put them up on the front of the house and we need to be consistent with it.

New Business

- a. Ta'Doshya Jackson, has opened a massage therapy business located at 660 Broadway Ave, Bedford, Ohio 44146, in the Historical District: Mr. Greer stated that we have to follow the rules.
- b. Khadijah Williams, wishes to open a salon located at 662 Broadway Ave., Bedford, OH 44146. Mrs. Briggs stated that there are already seven or eight boutiques in the area and that we don't want an over-saturation of salons. Ms. Williams stated that the application states that it will be a kid's salon and boutique and that she wants a point of clarification on it.
- c. Deona Knowles wishes to open a Body Enhancements Business at 692 Broadway Ave., Bedford, Ohio 44146, in the Historic District. Mrs. Briggs stated that this is in reference to a weight management program. Mr. Greer stated that it is in front of the Planning Commission due to the massage portion. Mr. Montello stated that she is licensed.
- d. Reginald Davis of RTD Contracting Solutions, LLC, is proposing to construct a 265 sq. ft. addition to the Church located at 1406 Broadway Ave., Bedford, OH 44146. Mr. Powers inquired if it would cut on the driveway. The applicant stated that it would take three months from start to finish.
- e. Marvin Beck, 11 Broadway Ave., Bedford, OH 44146, is proposing to use the property for a funeral home. Mr. Powers stated that it would be aesthetic looking, that they would be fixing up a building, and that they would have to be licensed. Mr. Montello stated that they would have to be licensure from the state or the county to run a funeral home.

ADJOURNMENT

Meeting adjourned at 6:03 P.M.

Tracy M. Simons
Secretary

Helene Biggs
Chairwoman

Date: February 21, 2024



REGULAR MEETING PLANNING COMMISSION DATE: SEPTEMBER 19, 2023
MINUTES COUNTY OF CUYAHOGA TIME: 6:00 PM
STATE OF OHIO

1. CALL TO ORDER

Mrs. Briggs called to order the Regular Meeting of the Planning Commission AT 6:00 P.M.

2. ROLL CALL

Motion to excuse City Manager Mallis from the meeting.

MOTION:	Motion made by Williams and seconded by John Powers to excuse City Manager Mallis for this evening's meeting.
MOVER:	Ceteria Williams
SECONDER:	John Powers
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mowery, Powers, Williams

3. APPROVAL OF MINUTES

a Approval of Minutes of the Work Session of August 1, 2023

MOTION:	Motion made by Powers and seconded by Ceteria Williams to approve the Minutes of the Work Session of August 1, 2023.
MOVER:	John Powers
SECONDER:	Ceteria Williams
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mowery, Powers, Williams

Approval of Minutes of the Regular Meeting of August 1, 2023

b.

MOTION:	Motion made by Powers and seconded by Chuck Mowery to approve the Regular Minutes of August 1, 2023.
MOVER:	John Powers
SECONDER:	Chuck Mowery
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mowery, Powers, Williams

4. UNFINISHED BUSINESS

- a. Chris Goodrich of Palmetto Solar, LLC is requesting a Zoning Permit to install a roof-mounted solar photovoltaic system on three (3) sides of the house located at 149 Palmetto Ave., Bedford, OH 44146 (**Tabled on 8/1/23**)

MOTION:	Motion made by Powers and seconded by Ceteria Williams to table Chris Goodrich of Palmetto Solar LLC is requesting a zoning permit to install a roof-mounted solar photovoltaic system on three sides of the house located at 149 Palmetto Avenue, Bedford, Ohio. 44146. .
MOVER:	John Powers
SECONDER:	Ceteria Williams
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mowery, Powers, Williams

5. NEW BUSINESS

- a. Ta'Doshya Jackson, has opened a massage therapy business located at 660 Broadway Ave, Bedford, Ohio 44146, in the Historical District.

Ta'Doshya Jackson, 660 Broadway Ave., Bedford, OH: stated the following:

- Message therapy has adjuvant services that can go hand in hand with mental health services and talk therapy.
- She moved to Bedford because it is more diverse clientele
- She was unaware of the permits and things that came into play, and that she did not know that she had to take all of these steps prior to moving in.
- The operation of the business is by appointment only, and the clients come in one at a time.
- Offers a multitude of services as well as memberships.
- Offers services on Saturdays and also travel
- Has several partnerships with different school districts throughout the City of Cleveland and would love to expand a partnership with the City of Bedford and the Bedford City Schools.
- Gives back different working professionals in the City of Cleveland and wants to expand to the Bedford area.
- A solopreneur who had a business in Cleveland, clientele grew, and needed to look on her own.

Mr. Powers asked if the Health Department inspects the premises before getting an activity permit. Ms. Jackson stated that she believes that the individual who conducts inspections has a relationship with the person she is renting from.

Ms. Jackson stated that she was instructed to fill out an occupancy permit and a Planning Commission Permit.

Mrs. Briggs stated that this is in the Historic District, and when you think of the nature of it, you think of families coming to visit and to shop. She stated that massage can be

a lot of things, and the Commission is just trying to determine if that's something in the Historic District but maybe in another part of Bedford.

Ms. Jackson stated that it is an open space and the rooms are divided by curtains.

MOTION:	Motion made by Williams and seconded by John Powers to approve Ta'Doshya Jackson, has opened a massage therapy business located at 660 Broadway Ave, Bedford, Ohio 44146, in the Historical District.
MOVER:	Ceteria Williams
SECONDER:	John Powers
RESULT:	Tie [2 TO 2]
YEAS:	Powers, Williams
NAYS:	Briggs, Mowery

Mrs. Briggs: This decision will still be going before Council at the next council meeting, which will be on Monday, October 2nd, at 7 p.m. here in council chambers.

- b. Khadijah Williams, wishes to open a salon located at 662 Broadway Ave., Bedford, OH 44146

Khadijah Williams, 662 Broadway Ave., Bedford, OH: stated that she was supposed to be the owner but decided to go with someone else and is still looking to be in downtown Bedford. She also stated that she wanted to make sure that her business was approved before she even started calling anyone else.

Mrs. Briggs stated that the Commission has nothing to vote on because there is no location.

- c. Deona Knowles, wishes to open a Body Enhancements Business at 692 Broadway Ave., Bedford, Ohio 44146, in the Historical District.

MOTION:	Motion made by Mowery and seconded by Ceteria Williams to approve.
MOVER:	Chuck Mowery
SECONDER:	Ceteria Williams
RESULT:	Pass [3 TO 1]
YEAS:	Briggs, Powers, Williams
NAYS:	Mowery

Deona Knowles, 692 Broadway Ave, Bedford, OH: stated the following:

- DK Body Enhancement is for individuals who have a hard time losing weight or managing weight loss or for those who suffer from obesity or diabetes.
- It prevents consumers from spending a ton of money on surgery or extreme diets.

- These are noninvasive treatments (nonmedical or no surgery) for men and women who have issues maintaining or losing weight.
- She screens the patient to make sure that they qualify for the services because there are certain stipulations that will not allow an individual to have this procedure
- Hours of operation are only Monday through Saturday from 9:00 a.m. to 5:00 p.m. by appointment.
- The space is 1,100 square feet, and she would only need parking for one person.
- She is an LPN nurse and still works as one, too.
- She is certified in Atlanta, and it is transferable to Ohio, and the equipment that is being used is FDA-approved.
- All the equipment is sterilized before each use.
- There are no side effects from the procedure

Mrs. Briggs stated that there doesn't seem to be an occupancy request included with the packet.

Ms. Williams asked if she had performed these services before and for how long, and Ms. Knowles stated that she had and for four years. Ms. Williams also asked how long it lasts, and Ms. Knowles replied that as long as you work, it will work.

Mrs. Briggs: This decision will still be going before Council at the next council meeting, which will be on Monday, October 2nd at 7 p.m. here in council chambers.

- d. Reginald Davis of RTD Contracting Solutions, LLC, is proposing to construct a 265 sq. ft. addition to the Church located at 1406 Broadway Ave., Bedford, OH 44146

MOTION:	Motion made by Powers and seconded by Ceteria Williams to approve.
MOVER:	John Powers
SECONDER:	Ceteria Williams
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mowery, Powers, Williams

Reginald Davis, 1406 Broadway Ave, Bedford, OH: stated the following:

- Is proposing a 265-square-foot addition to the church to be utilized for baptisms.
- Only a couple of rooms will change, and there will be no bathrooms
- The parking lot is small, and they have about thirty cars in it, and they use the main entrance on the road.
- The exterior will match the block of the existing building, and the roof line will come over as well.

Mrs. Briggs: This decision will still be going before Council at the next council meeting, which will be on Monday, October 2nd at 7 p.m. here in council chambers.

- e. Marvin Beck, 11 Broadway Ave., Bedford, OH 44146, is proposing to use the property for a funeral home.

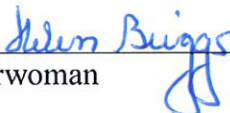
MOTION:	Motion made by Powers and seconded by Ceteria Williams to table Marvin Peck, 11 Broadway Avenue, Bedford, Ohio. 44146 is proposing to use the property for a funeral home.
MOVER:	John Powers
SECONDER:	Ceteria Williams
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mowery, Powers, Williams

6. MISCELLANEOUS

7. ADJOURNMENT

MOTION:	Motion made by Williams and seconded by John Powers to adjourn the meeting at 6:47 P.M.
MOVER:	Ceteria Williams
SECONDER:	John Powers
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mowery, Powers, Williams


Secretary


Chairwoman

Date: February 21, 2024