

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, September 20, 2022, at 5:30 p.m.

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

Also Present: Secretary Tracy Simons and Building Commissioner Calvin Beverly.

**DISCUSSION OF AGENDA**

The Commission had no corrections to May 17, 2022, Work Session, or to the July 19, 2022, Work Session, Regular Minutes.

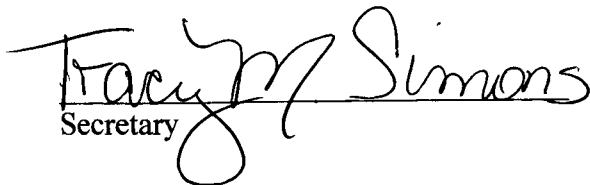
Norman Saeger, Architect 4956 Eshelman Ave. NE, Louisville, OH 44641, representing SIKH Temple located at 38 Tarbell Ave. Bedford, OH 44146. The temple is proposing two additions to the existing building. One on the front and one on the rear of the structure as well as a new porch on the side of the building. **(Tabled on 7-19-22)** City Manager Mallis said that Hanz meet with Mr. Beverly and Mr. Francis about a sewer line; the line was televised. Mr. Hanz said they would cover the cost of moving the line, but the Engineer needs to review it.

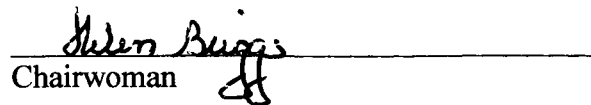
Fluent Solar, LLC 2578 W. 600 N. Suite 100 Lindon, UT 84042, is representing Rand Marcus, owner of 238 Columbus St. Bedford, OH 44146 is requesting a conditional use approval to install roof-mounted solar photovoltaic system on the Southeast side (rear) of the dwelling for a total of 11 panels. Mr. Beverly said that he has no issues with this.

Leon Sampat, Architect; 22082 Lorain Rd., Fairview Park, OH 44126, representing Krick Road Holdings, LLC, located at 35850 Schneider Ct Avon, OH 44011. Mr. Sampat is proposing the construction of a 6,886-square-foot addition to the existing 44,093-square-foot structure for use as a soil stabilization processing center. Mrs. Briggs said that the Planning Commission is just approving the addition to the existing building in front of the loading dock.

**ADJOURNMENT**

Meeting adjourned at 6:54 P.M.

  
Secretary

  
Chairwoman

Date: February 7, 2023



REGULAR MEETING

PLANNING COMMISSION

DATE: SEPTEMBER 20, 2022

AGENDA MINUTES

STATE OF OHIO  
COUNTY OF CUYAHOGA

TIME: 6:00 PM

1. CALL TO ORDER
2. ROLL CALL

<b>MOTION:</b>	Motion made by Williams and seconded by Michael Mallis to excuse Mr. Mowery from the meeting this evening.
<b>MOVER:</b>	Ceteria Williams
<b>SECONDER:</b>	Michael Mallis
<b>RESULT:</b>	Pass [4 TO 0]
<b>YEAS:</b>	Briggs, Mallis, Powers, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

3. APPROVAL OF MINUTES

- a. Approval of Minutes of the Work Session of May 17, 2022

<b>MOTION:</b>	Motion made by Powers and seconded by Ceteria Williams to approve.
<b>MOVER:</b>	John Powers
<b>SECONDER:</b>	Ceteria Williams
<b>RESULT:</b>	Pass [4 TO 0]
<b>YEAS:</b>	Briggs, Mallis, Powers, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

- b. Approval of Minutes of the Regular Meeting of May 17, 2022  
Mrs. Briggs said that the Planning Commission will wait to approve the Minutes of the Regular Meeting of May 17, 2022 until the next meeting.

- c. Approval of Minutes of the Work Session of July 19, 2022

<b>MOTION:</b>	Motion made by Williams and seconded by John Powers to approve.
<b>MOVER:</b>	Ceteria Williams
<b>SECONDER:</b>	John Powers



REGULAR MEETING  
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**RESULT:** Pass [2 TO 0]  
**YEAS:** Briggs, Williams  
**NAYS:**  
**ABSTAIN:**

d. Approval of Minutes of the Regular Meeting of July 19, 2022

**MOTION:** Motion made by Williams and seconded by John Powers to approve.  
**MOVER:** Ceteria Williams  
**SECONDER:** John Powers  
**RESULT:** Pass [2 TO 0]  
**YEAS:** Briggs, Williams  
**NAYS:**  
**ABSTAIN:**

**4. OLD BUSINESS**

- a. Norman Saeger, Architect 4956 Eshelman Ave. NE, Louisville, OH 44641, representing SIKH Temple located at 38 Tarbell Ave. Bedford, OH 44146. The temple is proposing two additions to the existing building. One on the front and one on the rear of the structure as well as a new porch on the side of the building. (**Tabled on 7-19-22**)

This will remain tabled.

**5. NEW BUSINESS**

- a. Fluent Solar, LLC 2578 W. 600 N. Suite 100 Lindon, UT 84042 is representing Rand Marcus, owner of 238 Columbus St. Bedford, OH 44146 is requesting a conditional use approval to install roof mounted solar photovoltaic system on the Southeast side (rear) of the dwelling for a total of 11 panels.  
Tyler Deuset from Fluent Solar LLC, representing Rand Marcus, owner of 238 Columbus Rd., said that they are going to build Mr. Rand a solar system that will produce roughly 4,354 kilowatts, which is about his usage. He said that it will save Mr. Rand roughly \$100.00 on his electric bill monthly and yearly he would sustain more discounts through the life of the solar.



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Mr. Beverly said that he has not done the planning review yet because he is waiting on the Planning Commission and Council to accept, but in looking at the electrical panel and just, so you are aware, it does have issues. Mr. Deuset said that they have a main panel upgrade setup. Mr. Beverly said that he had no knowledge or application for that. Mr. Deuset asked if they will need a separate one and Mr. Beverly replied that he would have to submit an application for it.

Mrs. Briggs said that this issue still has to go before Council and that the next Council Meeting will be on Monday, October 3, 2022, at 8:00 P.M. in Council Chambers.

<b>MOTION:</b>	Motion made by Williams and seconded by John Powers to approve the new application that will be to the Building Commissioner..
<b>MOVER:</b>	Ceteria Williams
<b>SECONDER:</b>	John Powers
<b>RESULT:</b>	<b>Pass [4 TO 0]</b>
<b>YEAS:</b>	Briggs, Mallis, Powers, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

- b. Leon Sampat, Architect; 22082 Lorain Rd., Fairview Park, OH 44126 representing Krick Road Holdings, LLC, located at 35850 Schneider Ct Avon, OH 44011. Mr. Sampat is proposing the construction of a 6,886 square foot addition to the existing 44,093 square foot structure for use as a soil stabilization processing center.

<b>MOTION:</b>	Motion made by Mallis and seconded by John Powers to approve.
<b>MOVER:</b>	Michael Mallis
<b>SECONDER:</b>	John Powers
<b>RESULT:</b>	<b>Pass [4 TO 0]</b>
<b>YEAS:</b>	Briggs, Mallis, Powers, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

Leon Sampat, Architect 22082 Lorain Rd, Fairview Park, OH, representing Krick Road Holdings, LLC, said they are proposing a six-foot wide by ninety-foot addition at the



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PLANNING COMMISSION  
STATE OF OHIO  
COUNTY OF CUYAHOGA

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TIME: 6:00 PM

south end of the existing structure at the center of the south side of the building. He said that currently, it is a load dock area, and they will enclose it to create soil stabilization. He said that there are four overhead doors, and the larger dump trucks will pull in and dump the soil into containers, which then the excavator will sit on to mix the soil to stabilize it. He said it will be dumped into another container at the two outside doors, and those will be picked up and taken away. He said that it is stabilizing the metals within the soil. He said that they use lime dust to stabilize the soil. He said that they do have an eve height of 42 feet to get the dump trucks up without hitting the structure. Mr. Powers asked if there will be anything there that is hazardous.

David Delray from SirCom said that the site is permitted for hazardous waste, but we are going to be using it for content that can't go directly into a landfill. He said we bring in the stabilizer to allow the leaking product to dissipate so they can go to a regular dirt landfill.

Mr. Beverly said that this is the preliminary drawings for the Planning Commission, and once they get approval they will then submit the full set of drawings.

Mr. Montello asked about the number of employees, and Mr. Delray said that they are looking to bring on another 75 to 100 employees. He also said that there is a water treatment side that they are currently working on with Mr. Beverly. City Manager Mallis asked how much water they may utilize for the water treatment process, and Mr. Delray said that he doesn't have an estimate on it right now, but that they are just bringing in the water and will have usage on that side of it.

Mrs. Briggs said this will go before Council at the next Council Meeting on Monday, October 3, 2022, at 8:00 P.M. in Council Chambers.

6. MISCELLANEOUS

7. ADJOURNMENT

**MOTION:**

Motion made by Williams and seconded by Michael Mallis to adjourn the meeting.



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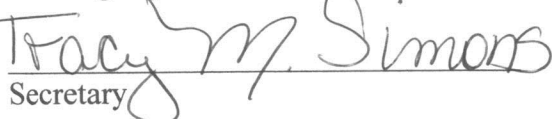
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TIME: 6:00 PM

<b>MOVER:</b>	Ceteria Williams
<b>SECONDER:</b>	Michael Mallis
<b>RESULT:</b>	Pass [4 TO 0]
<b>YEAS:</b>	Briggs, Mallis, Powers, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

Meeting adjourned at 6:11 P.M.

  
Secretary

  
Chairwoman

Date: February 7, 2023