

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, August 20, 2024, at 5:30 p.m.

Present: Briggs, Mallis, Mowery, and Powers.

Absent: Williams

Also Present: Secretary Tracy Simons, Homa Tirgan, and Jerry Coleman.

• **DISCUSSION OF AGENDA**

There were no changes to the Work Session or the Regular Minutes from July 2, 2024.

NEW BUSINESS

- a. Ambia Energy, LLC is applying for a Zoning Permit to issue a roof-mounted solar photovoltaic system located at 38 Flora Dr., Bedford, OH 44146

Mr. Powers: It doesn't bother me to see them on the front of the house.

City Manager Mallis: Mr. Greer and I are working to streamline the ordinance, but it may still have to go before Council. If the ordinance changes, they would have to go to the Board of Zoning Appeals.

Mr. Powers: On one of the panels, it looks like they might have a violation.

City Manager Mallis: They will have to go to the Board of Zoning Appeals for a variance and then go in front of Council.

- b. Homa Tirgan wishes to lease the space to an auto rental business located at 22550 Rockside Rd., Bedford, OH 44146

City Manager Mallis: According to section 1938.02 "Permitted Uses" of our ordinances it states:

- (1) A new vehicle dealership or new vehicle leasing/renting establishment shall have the minimum of 100,000 square feet of total area located on contiguous parcels of land.
- (2) A used car or truck dealership or used vehicle leasing/renting establishment shall have the minimum of 50,000 square feet located on contiguous parcels.

We do not want small ones throughout the City; the only one under the square footage is the one in the Historic District.

Mr. Tirgan: The place had been up for rent for quite some time, and if you would allow it, it would generate some business.

Mr. Coleman: We offer affordable and reliable vehicles, and the space would be used for customer service and detailing.

Mr. Greer: It fell under the Planning Commission for being a Mixed-Use.

Mr. Mowery: How many people will be working there?

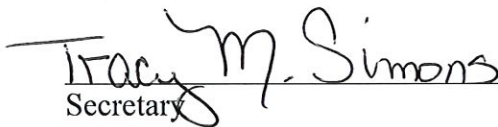
Mr. Coleman: There will be two detailers, a customer service person, and a transporter.

Mr. Powers: Would the parking need to be increased?

City Manager Mallis: For new vehicle leasing or renting, the minimum is 100,000 square feet, and for used vehicle leasing or rental, the minimum is 50,000 square feet.

ADJOURNMENT

Meeting adjourned at 6:00 P.M.


Secretary


Chairwoman

Date: September 17, 2024



REGULAR MEETING
MINUTES

PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA

DATE: AUGUST 20, 2024
TIME: 6:00 PM

1. **CALL TO ORDER**

Mrs. Briggs called to order the Regular Meeting of the Planning Commission of August 20, 2024, at 6:00 P.M.

2. **ROLL CALL**

MOTION:	Motion made by Mallis and second by Chuck Mowery to excuse Ms. Williams from this evening's meeting.
MOVER:	Michael Mallis
SECONDER:	Chuck Mowery
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers

3. **APPROVAL OF MINUTES**

a. Approval of Minutes of the Work Session of July 2, 2024

MOTION:	Motion made by Powers and seconded by Michael Mallis to approve Minutes of the Work Session of July 2, 2024.
MOVER:	John Powers
SECONDER:	Michael Mallis
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers

b. Approval of Minutes of the Regular Meeting of July 2, 2024

MOTION:	Motion made by Mallis and seconded by Chuck Mowery to approve Minutes of the Regular Meeting of July 2, 2024.
MOVER:	Michael Mallis
SECONDER:	Chuck Mowery
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers

4. **NEW BUSINESS**

- a. AMBIA ENERGY, LLC IS APPLYING FOR A ZONING PERMIT TO ISSUE A ROOF-MOUNT SOLAR PHOTOVOLTAIC SYSTEM AT 38 FLORA DR., BEDFORD, OH 44146.

Mrs. Briggs: Is there anyone here representing this item on the agenda today?

Mrs. Briggs: Let me state that the applicant is not here this evening. Before we make a motion, are there any questions, comments, or discussions that anyone would like to have before we do anything? *The Commission did not have any questions or comments.*

MOTION:	Motion made by Mallis and seconded by Chuck Mowery to approve with the stipulation that this will need to go before the BZA for the variance because it is stated that it will be located on the front of the home.
MOVER:	Michael Mallis
SECONDER:	Chuck Mowery
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers

Mrs. Briggs: This issue is still going before Council at the next Council meeting, which will be on Tuesday, September 3rd at 7 p.m. here in Council Chambers next on the agenda.

- b. HOMA TIRGAN WISHES TO LEASE THE SPACE TO AN AUTO RENTAL BUSINESS LOCATED AT 22550 ROCKSIDE RD., BEDFORD, OH 44146

Jerry Coleman, 3100 East 45th Street.

Arash Tirgan, 2504 Ginger Run Road, Pepper Pike, OH.

Mr. Coleman: I am the CEO of J.C. Willard Rentals. as a CEO. We offer affordable and reliable vehicles to the everyday person, whether coming here for travel or just because they live in Bedford or Cleveland and need everyday transportation. We offer leasing options, weekly options, and day-to-day options. We also do annual giveaways, whether to give back to the school or we do a car giveaway to someone in need. It's all about the community and seeing people happy. Over the past few years, we have impacted people just with transportation, whether taking their kids to school, college, or day-to-day transportation. The following location, Bedford, is a great option, and we love to continue to impact the world.

Mr. Tirgan: I am the son of the late Dr. Tirgan, who owned the property and passed away three years ago. My mother owns the property now, and I'm representing her. She couldn't be here today because she lives in Columbus, Ohio. My dad purchased it decades ago, and it's been empty for most of its life. In 2016, after graduating from medical school residency, I rehabbed the place myself. I had the garage doors put in to get it in the condition to rent it out so it doesn't sit empty as it has for 20 years. I just moved back to the area from Marietta and noticed the property was going downhill again. It needed some work, some landscaping. I work nights mostly, and during the days, I would come and clean up the place; I would even pull the weeds

and put signs up to get it back into a condition where we can have a business come back into the area. For one, my mother depends on the income. Also, I believe that putting a local business here would benefit the city. It will generate income. The property would look a lot nicer than just an abandoned building. I know that for the past five or six years, Jay Honda has planned to build across the street from me, and when they do come in, the corner will look much nicer. Right now, the property sits empty; it doesn't look good and could use a tenant. I will work with the city to make any improvements to make the property and the corner more desirable for the City of Bedford. I've had this place for rent multiple times, and I wouldn't come to you if I didn't have the most legitimate candidate. I did my own vetting before I came here before you. I don't have a magic wand to tell you what will happen in the future, but I'm here to work with you if you would work with me.

Mr. Powers: How many vehicles do you plan to store on the lot?

Mr. Coleman: Around fifteen vehicles with materials. At the maximum, it will be ten vehicles at one location.

Mr. Powers: Do you detail, look at, and work on the vehicles?

Mr. Coleman: We have different shops for that, so it would be strictly detailed.

Mr. Powers: Okay, so we won't see cars and tires, or it won't be used as a storage lot for totaled cars.

Mr. Coleman: Not at all.

Mr. Powers: You talked about keeping the place neat and clean; the previous detail shop had cars in the lot. It looked like a junkyard.

Mr. Coleman: If a car does have a flat or ID tag, we're on it immediately. We have a tire shop and a window shop, and we ensure they are in our system and everything. We will keep the whole area neat and clean.

Mr. Tirgan: If you guys want to set some rules and regulations saying that we can't have any cars stored there.

Mr. Powers: My thing would be no fenced-in storage of cars. Have it look like a nice car lot, not a repair shop.

Mr. Tirgan: I could work on the facade of the building as well. I could change those red posts and put a nice black fence, or if a fence is not an option, I'm open to suggestions to give the place more curb appeal.

Mr. Powers: I know many dealerships put gates in front. So, you know, complementing the corners is my concern.

Mr. Coleman: I know he will be investing money, and we will also be investing money. So, whatever is needed, we will do it.

Mr. Powers: No flat tires and cars with hoods off; that's an eyesore.

Mr. Tirgan: I agree. I tried hard to get the last guy to remove all those stored cars. He told me, get it out of there. I don't care what you do with that; I don't have a title, so I put the ad in the Facebook marketplace, and somebody came and grabbed it.

Mr. Powers: So that the corner doesn't turn into a repair shop.

Mr. Tirgan: I'll work with you on some of those stipulations to put it on my lease agreements that if cars are being towed in and it starts turning into what we don't want it to, we could break our lease. And I'm sure Mr. Coleman preys on his business from what I've gathered from his previous.

MOTION:	Motion made by Powers and seconded by Michael Mallis to approve Homa Tirgan to lease the space to an auto rental business located at 22550 Rockside Road, Bedford, Ohio 44146.
MOVER:	John Powers
SECONDER:	Michael Mallis
RESULT:	Fail [1 TO 3]
YEAS:	Powers
NAYS:	Briggs, Mallis, Mowery

Mrs. Briggs: This still needs to go before the Council, and the next meeting will be on Tuesday, September 3rd, at 7 p.m. here in Council Chambers. You're welcome to attend that.

Mr. Tirgan: Do we need to attend that meeting?

Mrs. Briggs: I would recommend it if they have any questions.

5. MISCELLANEOUS

6. ADJOURNMENT

MOTION:	Motion made by Powers and seconded by Chuck Mowery to adjourn the Planning Commission Meeting at 6:16 P.M.
MOVER:	John Powers
SECONDER:	Chuck Mowery
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers

Tracy M. Simmons
Secretary

Melvin Biggs
Chairwoman

Date: September 17, 2024