

The Planning Commission met for the Work Session at Bedford City Hall on Tuesday, November 19, 2024, at 5:30 p.m.

Present: Briggs, Mallis, Mowery, and Powers.

Absent: Williams

Also Present: Secretary Tracy Simons and Building Commissioner Greer.

• **DISCUSSION OF AGENDA**

There were no changes to the Work Session or the Regular Minutes from September 17, 2024, will be approved at the next Planning Commission Meeting.

**NEW BUSINESS**

a. Klaire Korver of Pearl Growth Investments LLC has submitted an application to open a “Mid-Term” Rental :

Mr. Greer: This is not a short-term rental.

City Manager Mallis: We want to ensure this isn’t a halfway house. This is a duplex; the other unit is a long-term

Mrs. Briggs: Can you do a long-term rental on a month-by-month basis?

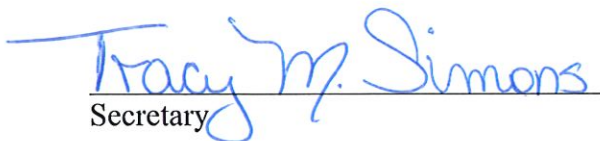
City Manager Mallis: We can ask who the statutory agent is.

Mrs. Briggs: They want to give value to the property.

City Manager Mallis: From the City side, I have no issues.

**ADJOURNMENT**

Meeting adjourned at 5:50 P.M.

  
Secretary

  
Chairwoman

Date: January 22, 2025



REGULAR MEETING    PLANNING COMMISSION    DATE: NOVEMBER 19, 2024  
MINUTES    COUNTY OF CUYAHOGA    TIME: 6:00 PM

**1. CALL TO ORDER**

Mrs. Briggs called to order the Regular Meeting of the Planning Commission of Bedford, Ohio, on November 19th, 2024, at 6:00 P.M.

**2. ROLL CALL**

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

**3. APPROVAL OF MINUTES**

Mrs. Briggs: We are going to leave the approval of the minutes of the Work Session and the Regular Meeting of August 20, 2024, for the next meeting.

**4. UNFINISHED BUSINESS**

**5. NEW BUSINESS**

- a. KLAIRE KORVER OF PEARL GROWTH INVESTMENTS LLC, HAS SUBMITTED AN APPLICATION TO OPEN A "MID TERM" RENTAL AT 69 BEST ST., BEDFORD, OH 44146.

<b>MOTION:</b>	Motion made by Powers and seconded by Chuck Mowery to approve Klaire Korver from Pro Growth Investments LLC to open a med-term rental at 69 Best St., Bedford, OH 44146.
<b>MOVER:</b>	John Powers
<b>SECONDER:</b>	Chuck Mowery
<b>RESULT:</b>	<b>Pass [4 TO 0]</b>
<b>YEAS:</b>	Briggs, Mallis, Mowery, Powers
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

Klaire Korver, 1309 Cofield Avenue, Sheridan, Wyoming. Suite 1200.

Ms. Korver: I am opening a furnished month-to-month rental that is a midterm rental.

Mrs. Briggs: Could you explain the definition of midterm rental?

Ms. Korver: It is a minimum of 30 days.

Mrs. Briggs: Is there a maximum on that at all?

Ms. Korver: No, just a minimum. Are there any questions or comments from the commission?

Mr. Montello: Would you be running it? What minimum qualifications are there? Do you have a local representative here who will be in charge of the property?

Ms. Korver: So my local representative is Highlands Property Management, which specializes in midterm rentals. We advertise on Airbnb and Furnish Finder. Typically, the renter or the tenants are traveling nurses. In terms of qualifications I don't know those off the top of my head, but I could get those from our property management company.

Mrs. Briggs: Do you solemnly swear or affirm that the statements you're about to make are the truth? If so, please say I do. If you would step up to the microphone and give your name and address for the record.

Tammy Richey, 3695 Inglewood Drive, Stow, Ohio. 44224:I use Highlands, and I referred Ms. Korver to them. They manage 36 midterm rentals for me, and they do a thorough background check because these are treated like a month-to-month lease. So we treat them like a month-to-month lease as though they are an ultra-regular rental. So they do put them through a complete background check. They have a minimum credit score. I believe it's 640 currently, and they advertise. Also, I wanted to add that insurance companies like placement companies, and that's what we've seen a lot of in this area. And ours are a mixture of traveling medical professionals and insurance claims people who are displaced who need a place to stay that is furnished because they've had a fire or something happen and can't stay in their home.

Mrs. Briggs: Any other questions or comments on the question?

City Manager Mallis: I just had a couple of questions, which you already answered as far as who it was targeting. I just wanted to clarify that it wasn't going to be used as step-down housing, like a halfway house for anybody that was convicted of a crime or drug offense, alcohol offense, nothing like that.

Ms. Korver: Nothing like that.

City Manager Mallis: Perfect.

Mr. Montello: Is Highlands information on the application that you submitted? Just curious if we needed to contact them or do you need to provide that to us for a local representative? I don't know if you live here. Do you live here?

Ms. Korver: I do not live here.

Mr. Montello: If we have a problem, we need somebody to contact if it is not on the application. But you will need to provide that information.

Ms. Korver: I completely understand.

Any other questions or comments?

Mrs. Briggs: This issue will still need to go before City Council at the next council meeting, which will be on Monday, December 2nd at 7:00 p.m. here in Council Chambers. You're welcome to attend that in case they have any questions.

Ms. Korver: I will be out of the country. Do I need to be there?

Mrs. Briggs: Sometimes it's just helpful if you are, but I think it's fairly straightforward. I don't. Yeah, but what are your what is your personal opinion?

City Manager Mallis: I'll have something that goes out to Council after the Planning Commission meeting. I provide Council with a weekly memo detailing what will be coming on the next agenda. I will ask them if there are any direct questions, and if we get those, we can try to communicate. Typically they ask you to be present in case any one of the Council Members has a question, it can be answered, and then they can vote on it instead of if there's a question to ask and there's no answer, they could table the matter until they get an answer, and I'm not saying it would happen. I don't think there's anything here that would trigger that. But I'll see if there are any questions ahead of time, and we can maybe communicate if there is a conflict.

Mr. Montello: Madam Chair, whose district is that?

City Manager Mallis: Council Fluharty.

Mr. Montello: You may get a call from a councilman, not from that Ward. He's a new council person, and he is energetic about his position, and he shouldn't, but he may.

6. MISCELLANEOUS

7. ADJOURNMENT

<b>MOTION:</b>	Motion made by Powers and seconded by Chuck Mowery to adjourn the Regular Planning Commission Meeting at 6:09 P.M.
<b>MOVER:</b>	John Powers
<b>SECONDER:</b>	Chuck Mowery

**RESULT:** Pass [4 TO 0]  
**YEAS:** Briggs, Mallis, Mowery, Powers  
**NAYS:**  
**ABSTAIN:**

Tracy M. Simons  
Secretary

Heleen Briggs  
Chairwoman

Date: January 22, 2025