

REGULAR MEETING

PLANNING COMMISSION  
STATE OF OHIO  
COUNTY OF CUYAHOGA

DATE: November 1, 2016

AGENDA

TIME: 6:30 P.M.

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WORK SESSION – 6:00 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
  - a. Approval of Minutes of the Work Session of September 20, 2016 (roll call)
  - b. Approval of Minutes of the Regular Meeting of September 20, 2016 (roll call)
4. **NEW BUSINESS** (Swear- in applicants)  
*The Chairman shall inform those present that according to a ruling by the Law Department, anyone wishing to speak at a public hearing is to rise, raise their right hand and the following oath administered. "Do you solemnly swear or affirm that the statements you are about to make are the truth."- Please give your name and address for the record.*
  - a. Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. (roll call) – (Application #1) (Tabled 9/7/16 – Tabled 9/20/16)
5. **MISCELLANEOUS**
6. **ADJOURNMENT**  
(roll call)

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(Planning Commission Minutes and Agendas posted at [www.bedfordoh.gov](http://www.bedfordoh.gov))

Bedford, Ohio

November 1, 2016

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, November 1, 2016 at 6:00 p.m.

Present: Dickard, Dzomba, Powers, Briggs. Absent: Mallis. Also Present: Secretary Lorree Villers, Law Director John Montello and Building Commissioner Calvin Beverly.


The Commission had no changes to the September 20, 2016 minutes.

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. – (Application #1) (Tabled 9/7/16 – Tabled 9/20/16)**

The Commission and Law Director Montello reviewed Section 1927.02 in its entirety for the uses which were permitted in R-2 Districts. Mr. Beverly passed out Section 1927.01, 1927.02, 1927.03 and 1915.13 for Commission to review. It was determined the applicant's request did not fall under any listed uses in the section except for 1927.02 (j) - "Other R-2 compatible uses as deemed appropriate by the Planning Commission". (See attached) Mr. Beverly described the drawings in which he would need additional information if approved by both the Commission and Council. He explained if approved by the Commission and Council it would be a change of occupancy; construction documents would be required for review and approval. Any required alterations/upgrades would have to be completed and a Certificate of Occupancy would have to be issued prior to occupancy. Discussion was held that it would be better to have some organization/business in the building than continue to let it sit empty/vacant. Discussion was held that the property would have to be rezoned again for another type of business. The Commission didn't find anything that would be appropriate for this applicant's request.

The topic of "bathroom availability" for the three businesses were brought up for this location. Mr. Beverly clarified the three different businesses could not use the same bathrooms all at the same time. The three applications submitted had to stand on their own and be treated independently because the applications were three different businesses with different needs.

Work session adjourned at 6:15 p.m.

  
Secretary

  
Chairman



Bedford, Ohio

November 1, 2016

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, November 1, 2016 at 6:30 p.m. The roll was called. Present: Dickard, Dzomba, Powers, Briggs. Absent: Mallis. Also in attendance was Building Commissioner Calvin Beverly and Law Director John Montello.

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

Motion made by Dzomba and seconded by Powers to approve the minutes of the Work Session of September 20, 2016. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

Motion made by Briggs and seconded by Dzomba to approve the minutes of the Regular Meeting of September 20, 2016. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

*Chairman Dickard informed those present that according to a ruling by the Law Department, anyone wishing to speak at a public hearing is to rise, raise their right hand and the following oath administered. "Do you solemnly swear or affirm that the statements you are about to make are the truth." Then give your name and address for the record.*

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. – (Application #1) (Tabled 9/7/16 – Tabled 9/20/16)**

Present: Sam Cannata, Manager of Saint Servan Centre LTD owner of 480 Northfield Road property and Todd Roby, Alpha Day Care Services.

Sam Cannata, previously sworn in, stated this was his third time in front of the Commission seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service. As previously directed he submitted the required documents for review and consideration for this business.

Mr. Powers asked what all the rooms were going to be utilized for. Mr. Cannata listed the following: Administrative Offices, staff members, trainees, eat lunch and so on. He said this was a Community Employment Initiative mandated by the Federal Government. Alpha Care would train these people for paid employment; W-2 employees. The training taught several things besides employment; edict, decorum, fine motor skills to name a few. Mr. Powers questioned the West end two large rooms that were not currently in use on the drawing. Mr. Roby, previously sworn in, explained once Alpha Care reached a certain head count then he had an option to request the additional two rooms. He explained he was contacted by Cuyahoga County to bring the Alpha Care facility to the county. He did not call Cuyahoga County requesting a facility for Alpha Care. After contacted by the county, he studied the highways to make sure it was accessible to provide service/training to those who need assistance. Mr. Dickard felt it was a good location. Mr. Powers asked if Mr. Roby could lease out rooms he was using. Mr. Roby replied, no. Mr. Cannata stated he would not allow Mr. Roby to lease rooms; there would be a signed contract listing terms.

Todd Roby said today, November 1, 2016 was the effective date for the new Federal Government mandate so as of today the focus was to change the way disabled people be trained internationally. He explained the old way of doing piece work was now different since there were new mandates in place. The trainee would now receive minimum wage and above for piece work.

Mr. Powers asked if Alpha Care would be providing lunches. Mr. Roby explained there was no need for a full kitchen with appliances; trainees would be taught to shop and prepare a sandwich for a small lunch.

Motion made by Powers and seconded by Briggs to approve the application of Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road who is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. subject to compliance with all city codes and ordinances.


The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

Mr. Cannata was informed the Alpha Care services request would be before Council on Monday, November 7, 2016 at 8:00 p.m. Mr. Beverly reminded Mr. Cannata if approved by Council there would be a need for construction documents and additional information.

#### ADJOURNMENT

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

Meeting adjourned at 6:42 P.M.

  
Secretary

  
Chairman