

REGULAR MEETING

AGENDA

PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA

DATE: February 22, 2017

TIME: 6:30 P.M.

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 January 4, 2017 (roll call)
- b. Approval of Minutes of the Regular Meeting of January 4, 2017 (roll call)
(Work Session / Regular Meeting of January 18, 2017 was cancelled prior to the meeting per the applicant)

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. Pruitt Construction, Inc. 3851 Wadsworth Road, Norton, OH / Dick Marcellino owner of Motorcars Acura/Volvo, 18123 Rockside Road, Bedford is seeking relief from §1305.09 of the Codified Ordinances for parking expansion to be used to inventory new vehicles (roll call)

5. MISCELLANEOUS

6. ADJOURNMENT
(roll call)

PLEASE TURN OFF ALL CELL PHONES BEFORE PLANNING COMMISSION MEETING
(Planning Commission Minutes and Agendas posted at www.bedfordoh.gov)

Bedford, Ohio

February 22, 2017

Planning Commission met in a Work Session at Bedford City Hall on Wednesday, February 22, 2017 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. Applicant: Paul Stoyanov, Pruitt Construction, Inc.

The Commission had no changes to the January 4, 2017 minutes.

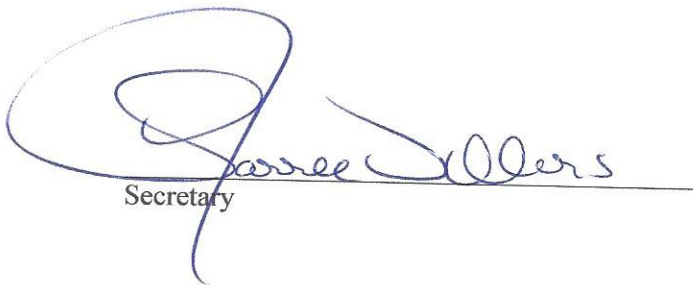
Pruitt Construction, Inc. 3851 Wadsworth Road, Norton, OH / Dick Marcellino owner of Motorcars Acura/Volvo, 18123 Rockside Road, Bedford is seeking relief from §1305.09 of the Codified Ordinances for parking expansion to be used to inventory new vehicles

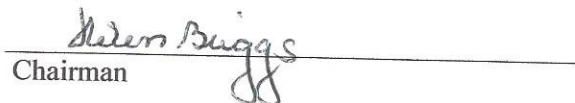
Mrs. Briggs in review of Page C 104 questioned if the parking lot run-off was going to end up in the creek and if that was acceptable per the EPA. Mr. Beverly explained all the parking lot run-offs on that side of the street eventually end up in the creek. The creek was not being damaged by excessive oils, gasoline or any other auto fluids. Quick discussion was held regarding the additional car wash which was determined it was not a drive thru type building. It was determined there was no need to install parking lot lights as this area had no previous vandal or criminal issues. Mr. Dzomba asked Mr. Stoyanov when the desired date of construction would start. Mr. Stoyanov replied sometime after March 6, 2017.

Mr. Beverly did not have any further questions or concerns for Mr. Stoyanov; however, he reminded him the Building Department would need formal construction documents submitted for review and approval. Mr. Stoyanov understood.

The Commission after review of the documents did not have any further questions and was pleased with the improvements.

Work session adjourned at 6:17 p.m.


Secretary


Chairman

Planning Commission met in Regular Session at Bedford City Hall on Wednesday, February 22, 2017 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 Dzomba and seconded by Dickard to excuse Mr. Mallis. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

Motion made by Powers and seconded by Dickard to approve the minutes of the Work Session of January 4, 2017. The roll was called. Vote – Yeas: Dickard, Powers, Briggs. Abstain: Dzomba. Nays: None. Motion carried unanimously.

Motion made by Powers and seconded by Dickard to approve the minutes of the Regular Meeting of January 4, 2017. The roll was called. Vote – Yeas: Dickard, Powers, Briggs. Abstain: Dzomba. Nays: None. Motion carried unanimously.

Chairman Briggs 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.

Pruitt Construction, Inc. 3851 Wadsworth Road, Norton, OH / Dick Marcellino owner of Motorcars Acura/Volvo, 18123 Rockside Road, Bedford is seeking relief from \$1305.09 of the Codified Ordinances for parking expansion to be used to inventory new vehicles

Present: Paul Stoyanov, Pruitt Construction, Inc.

Mr. Stoyanov, previously sworn in, explained this request was for approximately a three-quarter paved area on the south-east corner of Motorcars Acura property. The dealership was to the west with another inventory lot to the south that faces Broadway and to the east were residential homes with a 35 foot buffer with a fifteen foot elevation difference to minimize the impact of the parking area to the houses. Other than temporary noise made during construction there would be no additional noise after the lot was completed. The project required minor grading, no pole lights and arranged a paved area to avoid any stream setbacks and flood zones. He appreciated consideration and requested approval so the dealership could proceed.

Chairman Briggs asked if this was inventory of new cars. Mr. Stoyanov replied, the area was strictly inventory and would not be used for customer use or display of vehicles. Mr. Powers asked what "stack parking" meant per the document. Mr. Stoyanov explained there would be three cars deep (end to end) in the center aisle. An employee would have to move one car to get access to the center vehicle.

Mr. Beverly clarified the area would be for inventory only. Mr. Stoyanov explained shown on the documents submitted there was going to be a car wash located in this area and customers would not have access to the area. Mr. Beverly stated for the record he received approval from the City's Engineer for the project. (See attached)

Motion made by Dzomba seconded by Dickard to approve Pruitt Construction, Inc. 3851 Wadsworth Road, Norton, OH / Dick Marcellino owner of Motorcars Acura/Volvo, 18123 Rockside Road, Bedford who was seeking relief from \$1305.09 of the Codified Ordinances for parking expansion to be used to inventory new vehicles subject to compliance with all city codes and ordinances.

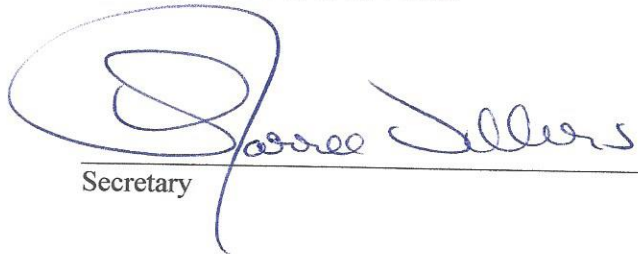
The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

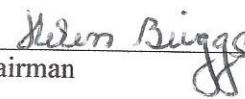
Mr. Stoyanov was informed this item would be before Council on Monday, March 6, 2017 at 8:00 p.m. for final approval.

ADJOURNMENT

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

Meeting adjourned at 6:37 P.M.


Secretary


Chairman