

REGULAR MEETING

AGENDA

PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA

DATE: March 20, 2018

TIME: 6:00 P.M.

AMENDED

WORK SESSION – 5:30 P.M.

Expiring terms: Powers 4/21 & Dickard 9/15 (4 yr)

Motion to add:

Mazda of Bedford / Qua Inc., 11 Broadway Avenue, Bedford located at Meadow Brook Tract #3 Rockside / Northfield

Executive Session: (Economic Development / Litigation / Land Acquisition)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Approval of Minutes of the Regular Work Session of February 6, 2018 (roll call)
- b. Approval of Minutes of the Regular Meeting of February 6, 2018 (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. Third Sun Solar, LLC 762 W. Union Street, Athens, Ohio representing owner Dick Marcellino of Motorcars Acura/Volvo Arm Performance Group, LLC located at 18123 Rockside Road is proposing to install a roof top mount 411 panel solar photovoltaic electric energy system (roll call)
- b. Mazda of Bedford / Qua Inc. 11 Broadway Avenue, Bedford is proposing to build an Automobile Dealership new / used sales and service located at Meadow Brook Tract #3 Rockside Road and Northfield (P.P. #811-24-001) (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)

(Please contact the Building Department at 440-735-6530 for application questions)

Planning Commission met in a Regular Work Session at Bedford City Hall on Tuesday, March 20, 2018 at 5:31 p.m.

Present: Dzomba, Dickard, Powers, Briggs, Mallis. Absent: None.

Also Present: Richard Hickman Building Inspector. [Commissioner Calvin Beverly and Law Director John Montello were absent.]

The Commission members did not have any corrections to the February 6, 2018 Work Session and the February 6, 2018 Regular minutes.

Third Sun Solar, LLC 762 W. Union Street, Athens, Ohio representing owner Dick Marcellino of Motorcars Acura/Volvo Arm Performance Group, LLC located at 18123 Rockside Road is proposing to install a roof top mount 411 panel solar photovoltaic electric energy system

Mr. Mallis explained Mr. Marcellino acquired the property approximately one year ago as a long term investment in Bedford. He explained Council and the Administration was all in favor of the request and appreciated Mr. Marcellino's way of thinking outside the box regarding this type of system. The proposal was for 411 roof top mounted solar photovoltaic electric energy panel system. He said Council was aware of the request and was on board. Mr. Hickman informed the Commission the dealership had already upgraded their electrical service in preparation of the project. Plus the excess electric would go back to the utility company and not stored on site. It was determined even with the numerous solar panels the roof would be accessible if it were to need some type of repair. The Commission was pleased with the application.

Mr. Mallis requested two items be added to this evening's agenda. He passed out an additional application for the Commission to review and requested an Executive Session. It was time to bring the Commission up to speed regarding a couple items the Administration and Council had been working on. The Commission reviewed the Mazda application and agreed to add it to the agenda along with the Executive Session request.

Motion made by Dickard seconded by Powers to add another item to the agenda as follows: Mazda of Bedford / Qua Inc. 11 Broadway Avenue, Bedford is proposing to build an Automobile Dealership new / used sales and service located at Meadowbrook Tract #3 Rockside Road and Northfield (P.P. 811-24-001) The roll was called. Vote – Yeas: Powers, Dzomba, Dickard, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion made by Dickard seconded by Dzomba to add an Executive Session to the agenda to discuss Economic Development, Litigation and Land Acquisition. The roll was called. Vote – Yeas: Powers, Dzomba, Dickard, Briggs, Mallis. Nays: None. Motion carried unanimously.

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

At 5:45 p.m., Bedford Planning Commission and City Manager/Planning Commission member Mike Mallis went into an executive session to discuss Economic Development / Litigation / Land Acquisition.

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

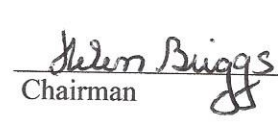
Executive Session adjourned at 5:55 p.m.

Mazda of Bedford / Qua Inc. 11 Broadway Avenue, Bedford is proposing to build an Automobile Dealership new / used sales and service located at Meadowbrook Tract #3 Rockside Road and Northfield (P.P. 811-24-001)

Mr. Mallis displayed a proposed Architectural Site Plan for a new Mazda of Bedford building to be located at the corner of Rockside and Northfield Roads. The new Sales and Service facility included: service reception, sales, administration area, parts, service and a car wash. He also displayed the North, South, East and West elevations and exterior elevation materials. It was determined the Commission only needed to grant a conceptual approval subject to Building Department approval, Engineering approval, Fire Department approval and compliance with all city codes and ordinances, other guidelines along with any necessary variances.

The Commission was very pleased with the Mazda project after review of the submitted site plan.

Work Session adjourned at 6:02 p.m.


Secretary
Chairman

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, March 20, 2018 at 6:05 p.m. The roll was called. Present: Powers, Dzomba, Dickard, Briggs, Mallis. Absent: None. Also in attendance: Building Inspector Richard Hickman. [Building Commissioner Calvin Beverly and Law Director John Montello were absent]

Motion made by Dickard and seconded by Powers to approve the minutes of the Work Session of February 6, 2018. The roll was called. Vote – Yeas: Powers, Dickard, Briggs, Mallis. Nays: None. Abstain: Dzomba. Motion carried.

Motion made by Dickard and seconded by Mallis to approve the minutes of the Regular Meeting of February 6, 2018. The roll was called. Vote – Yeas: Powers, Dickard, Briggs, Mallis. Nays: None. Abstain: Dzomba. Motion carried.

Chairperson 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.

Third Sun Solar, LLC 762 W. Union Street, Athens, Ohio representing owner Dick Marcellino of Motorcars Acura/Volvo Arm Performance Group, LLC located at 18123 Rockside Road is proposing to install a roof top mount 411 panel solar photovoltaic electric energy system

Present: Rose Hanzlik CEM, Solar Consultant, 762 West Union Street, Suite C, Athens, OH 45701

Mrs. Hanzlik, previously sworn in, explained the roof top solar photovoltaic electric energy system was a very low profile and would not be visible from the street. The panels would withstand 90 MPH winds and 25 pounds of snow per square foot. The project was slated for May after a roofing upgrade and an expansion. She had already coordinated with the utility company with interconnection applications completed and approved by the utility company. It was determined the heavy snow would affect the electrical output and the facility would consume the electricity as it's produced; batteries would not be used to store the power. It was figured the offset of power savings was approximately 25%; however, there was an upgrade to LED lighting. Mr. Powers speaking as an electrician wished the panels were visible.

Motion made by Dzomba and seconded by Dickard to approve the application of Third Sun Solar, LLC 762 W. Union Street, Athens, Ohio representing owner Dick Marcellino of Motorcars Acura/Volvo Arm Performance Group, LLC located at 18123 Rockside Road is proposing to install a roof top mount 411 panel solar photovoltaic electric energy system subject to Building Department approval and compliance with all city codes and ordinances.

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

The Chair informed Mrs. Hanzlik this item would be before City Council for final approval on Monday, April 2, 2018 at 8:00 p.m. in Council Chambers.

Motion made by Mallis seconded by Dickard to amend the agenda to add a second item this evening regarding Mazda of Bedford / Qua Inc. 11 Broadway Avenue, Bedford is proposing to build an Automobile Dealership new / used sales and service located at Meadowbrook Tract #3 Rockside Road and Northfield Road. The roll was called. Vote – Yeas: Powers, Dzomba, Dickard, Briggs, Mallis. Nays: None. Motion carried unanimously.

Mazda of Bedford / Qua Inc. 11 Broadway Avenue, Bedford is proposing to build an Automobile Dealership new / used sales and service located at Meadowbrook Tract #3 Rockside Road and Northfield (P.P. 811-24-001)

Present: None, noted by Mr. Mallis.

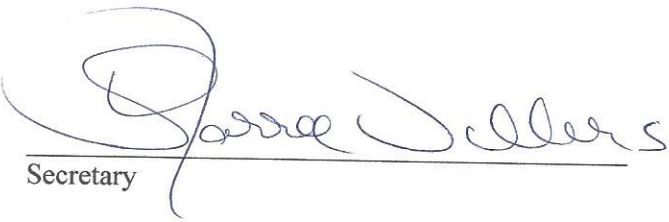
Mr. Mallis displayed in the Work Session this evening a proposed Architectural Site Plan for a new Mazda of Bedford building to be located at the corner of Rockside and Northfield Roads. The new Sales and Service facility included: service reception, sales, administration area, parts, service and a car wash. He also displayed the North, South, East and West elevations and exterior elevation materials. He explained based on timing and acquisition of the parcel Mazda was looking to construct a new facility. The hope was this would be the first of multiple dealerships. This was merely a conceptual approval Mazda would be subject to Building Department approval and compliance with all city codes and ordinances, any other guidelines per the Building and Fire Departments along with any necessary variances.

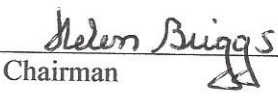
Motion made Dzomba seconded by Dickard to approve the application of Mazda of Bedford / Qua Inc. 11 Broadway Avenue, Bedford who was proposing to build an Automobile Dealership new / used sales and service located at Meadowbrook Tract #3 Rockside Road and Northfield Road merely as a conceptual approval subject to Building Department approval, Engineering approval, Fire Department approval and compliance with all city codes and ordinances, other guidelines along with any necessary variances. The roll was called. Vote – Yeas: Powers, Dzomba, Dickard, Briggs, Mallis. Nays: None. Motion carried unanimously.

ADJOURNMENT

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

Meeting adjourned at 6:14 P.M.


Secretary


Chairman