

SPECIAL MEETING

AGENDA

**PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA**

DATE: May 23, 2017

TIME: 6:30 P.M.

SPECIAL 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 February 22, 2017 (roll call)
- b. Approval of Minutes of the Regular Meeting of February 22, 2017 (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. Tanisha Lofton, 25050 Ronan Road, Bedford Heights / Shore Realty Group, LLC, 23775 Commerce Park Road, Beachwood is seeking relief from §1937.03 of the Codified Ordinances to open a Beauty Salon located at 794 Broadway Avenue (roll call)
- b. Jeff Davis of Davis Construction Management, Inc. / Migdal LLC is proposing the renovation of the existing Hyundai Dealership located at 18300 Rockside Road - PP #811-10-017 (roll call)
- c. Claire Heffron, 929 Silverberry Lane, Hudson / The Inspired Treehouse, LLC is seeking relief from §1944.03 to operate a blog and online resource business located at 689 Broadway Avenue (roll call)

5. MISCELLANEOUS

**6. ADJOURNMENT
(roll call)**

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(Planning Commission Minutes and Agendas posted at www.bedfordoh.gov)

Bedford, Ohio

May 23, 2017

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, May 23, 2017 at 6:05 p.m.

Present: Dickard, Dzomba, Briggs, Mallis. Absent: Powers.

Also Present: Secretary Michelle Hollo and Building Commissioner Calvin Beverly.

Tanisha Lofton, 25050 Ronan Road, Bedford Heights / Shore Realty Group, LLC, 23775 Commerce Park Road, Beachwood is seeking relief from Section 1937.03 of the Codified Ordinances to open a beauty salon located at 794 Broadway Avenue.

Mr. Beverly stated that Ms. Lofton has applied to open a beauty salon at 794 Broadway. This location is in the plaza and next to Megan's Restaurant. It is not in the Historic District. The Planning Commission needs to approve as a conditional use. Mr. Beverly said there has been other beauty salons in that plaza in the past. It is a small space, 1200 square feet. Mr. Beverly has no opposition to this request and recommends approval. Members of the Planning Commission had no questions for Mr. Beverly or concerns.

Jeff Davis of Davis Construction Management, Inc. / Migdal LLC is proposing the renovation of the existing Hyundai Dealership located at 18300 Rockside Road - PP# 811-10-017.


Mr. Beverly said that Hyundai is proposing renovations to meet corporate Hyundai branding requirements. The project is an addition and alteration of the existing building. The building would now be parallel to the road where it is long ways. Mr. Beverly recommends the approval. Members of the Planning Commission had no questions regarding this project.

Claire Heffron, 929 Silverberry Lane, Hudson / The Inspired Treehouse, LLC is seeking relief from Section 1944.03 of the Codified Ordinances to operate a blog and online resource business located at 689 Broadway Avenue.

Mr. Beverly stated that a description of the services provided is attached to the agenda. The applicant is currently working out of her home. The business is developing motor skills in children and they have an online blog which is a resource for parents. Mr. Mallis stated they work with Bedford City Schools. Mr. Mallis wanted to know if this business is also a day care or after school care. Mr. Beverly confirmed this business is not a day care or after school care. After school activities would occur. Mrs. Briggs inquired if any certification by the State of Ohio is needed. Mr. Beverly replied he does not get involved in those certifications. He looks at building use and code.

Work session adjourned at 6:27 p.m.


Secretary


Chairman

Bedford, Ohio

May 23, 2017

Planning Commission met in special session at Bedford City Hall on Tuesday, May 23, 2017 at 6:30 p.m. The roll was called. Present: Dickard, Dzomba, Briggs, Mallis. Absent: Powers. Also in attendance was Building Commissioner Calvin Beverly.

Motion made by Dzomba and seconded by Dickard to approve the minutes of the Work Session of February 22, 2017. The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs. Nays: None. Abstain: Mallis. Motion carried.

Motion made by Dickard and seconded by Dzomba to approve the minutes of the Regular Meeting of February 22, 2017. The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs. Nays: None. Abstain: Mallis. Motion carried.

Motion made by Dickard and seconded by Mallis to approve the absence of John Powers. The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs, Mallis. Nays: None. Motion carried unanimously.

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.

Tanisha Lofton, 25050 Ronan Road, Bedford Heights / Shore Realty Group, LLC, 23775 Commerce Park Road, Beachwood is seeking relief from Section 1937.03 of the Codified Ordinances to open a beauty salon located at 794 Broadway Avenue.

Present: None.

Mr. Beverly stated that unless members of the Planning Commission have questions for the applicant, Mr. Beverly suggested moving forward. No member of the Planning Commission had any questions.

Motion made by Dzomba and seconded by Dickard to approve the application of Tanisha Lofton, 25050 Ronan Road, Bedford Heights / Shore Realty Group, LLC, 23775 Commerce Park Road, Beachwood to open a beauty salon located at 794 Broadway Avenue subject to compliance with all city codes and ordinances.

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

Jeff Davis of Davis Construction Management, Inc. / Migdal LLC is proposing the renovation of the existing Hyundai Dealership located at 18300 Rockside Road - PP# 811-10-017.

Present: Brian Palumbo, 32814 St. James Trail, Avon, Ohio 44011.

Mr. Palumbo stated he is filling in for Mr. Davis because Mr. Davis could not make it. Mr. Palumbo brought a board showing all the design documents from AGI, the corporate architects for Hyundai, describing the project.

Mr. Mallis inquired if this is strictly for the existing building. Mr. Palumbo responded there are two buildings on the site. The plan is to move Sales Operations to the smaller building during construction and the Service Department will remain running throughout the whole project. Hyundai is going to demolish the front portion of the building where current Sales is, move Sales over to the other building on that same site, try to keep Service as operable as they can throughout construction and build the addition on the right. After that, it would be another phase of the project. Hyundai is still deciding what they want to do with the building. There has been some ideas about taking down some of it and using a portion of it, but Hyundai would be submitting that separately.

Mr. Dzomba questioned if the new section is strictly showroom and for sales. Mr. Palumbo responded there is a small addition on Service off the back of the building, so it is getting added to on both ends, but most of the architecture and construction is on the front.

Mr. Palumbo brought material samples and referred to the design document. The material at the top is a metallic bronze with a wave pattern in it. It is proprietary, made for Hyundai. The storefront glass is clear glass. The framing is a clear anodized which is very common, like a silver or aluminum. The remainder of the building is Dryvit. There are two colors. The main color is tan and there is an accent of the darker brown that picks up on the bronze medal in the front. He stated that the sample being shown is not the correct finish. They are the correct colors, but in the end it will be a sandblast finish. Some of the existing building is already Dryvit so a portion will be recoated and salvaged.

Mr. Mallis inquired on the status of the parking spots, lose, gain or a wash as far as parking. Mr. Palumbo replied he did not know the exact count, but there will be spaces lost because the addition is larger than what is there. The existing site is fully paved, so they will be expanding on an already developed and paved area.

Mr. Dzomba asked when they planned on starting. Mr. Palumbo replied he is one of the project architects doing the construction documents and is already getting ahead and working on the construction documents. After approval, probably at least four weeks out before submitting for permit.

Ms. Briggs stated it looks like two bay doors for the service part of the building. According to the plans, it is 39 feet from Rockside Road or the sidewalk. She inquired if there is enough room from the bay doors to Rockside Road should all the 8:00 a.m. appointments come in at once. Ms. Briggs said she does not want cars stopping on Rockside. Mr. Palumbo stated it is double stacked and Hyundai staff would move people through there quickly.

Motion made by Dickard and seconded by Mallis to approve the application of Jeff Davis of Davis Construction Management, Inc. / Migdal LLC to renovate the existing Hyundai Dealership located at 18300 Rockside Road - PP# 811-10-017 subject to compliance with all city codes and ordinances.

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

Chairperson Briggs stated the recommendation of the Planning Commission would be before City Council for final approval on Monday, June 5, 2017 at 8:00 p.m. in Council Chambers. Mr. Beverly requested someone be at the meeting to answer any questions City Council would have.

Claire Heffron, 929 Silverberry Lane, Hudson / The Inspired Treehouse, LLC is seeking relief from Section 1944.03 of the Codified Ordinances to operate a blog and online resource business located at 689 Broadway Avenue.

Present – Claire Heffron, 929 Silverberry Lane, Hudson, Ohio 44236.

Ms. Heffron stated she is a pediatric occupational therapist and her business partner, Lauren Drobniak, is a pediatric physical therapist. They have both worked in the Bedford City Schools for many years. In 2013, they teamed up to create a website and online business called the Inspired Treehouse that offers child development activities and information and resources to parents, teachers and other pediatric therapists. They also sell digital and print resources related to child development topics. The business has grown substantially over the last couple of years and they are ready to move into an office space where they can continue to expand and grow the online business and blog. They are drawn to the Bedford community and have seen a lot of developmental delays and lack of exposure to important developmental experiences for young children.

Ms. Heffron said they are also proposing to use the office space to expand the business to offer some developmental play groups and classes to support child development in the community. The plan is to offer these groups at low or no cost to the families in the city and surrounding communities. They have services they can provide that will have a positive and lasting impact on the community.

The space at 689 Broadway is a central location to where they want to be. They are prepared to put some work and money into the interior of the space to make it a nice, warm and welcoming place for families and children to visit. She understands the use of that space has been different in the past, and is here to obtain approval for this use.

Mrs. Briggs inquired if for what is being proposed, is any certification needed from the State of Ohio. Ms. Heffron replied no. Because they are operating only short term groups, an hour to an hour-and-a-half long, they do not fall within the ODJFS requirements for a child care facility.

Mr. Dzomba asked if they work with any schools. Ms. Heffron replied that Lauren Drobniak is the physical therapist for the Bedford City Schools. Ms. Heffron previously had been the occupational therapist for ten years. They have a nice network with the school community which is a great place for them to draw some children from, especially the preschool population which is a good fit for what they are doing. They are open to surrounding school communities and families too.

Mr. Dzomba asked about set age limits. They do not have that yet. They work on seasonal play based groups so it definitely appeals to a younger crowd such as preschool, primary and elementary. They have worked with children up to 21 and also high school and are willing to consider activities and groups for older children.

Mr. Mallis stated this business is a great idea and would be a great fit in downtown. When speaking of the children coming in, Mr. Mallis asked is it an after-school program. Also Mr. Mallis wanted to clarify for the record it is not a day care. Ms. Heffron confirmed it is not a day care. When speaking of expanding and having the children come in, after school program is the right term. Ms. Heffron said that some of the programming would be for children who are in all day school and after school would be a perfect time for them to come in. Preschool programming is typically half day in Bedford so children could also come for an afternoon program if they are enrolled in the morning program of preschool and vice versa. There would be daytime availability for those preschool children.

Mr. Beverly stated that in previous conversations with Ms. Heffron it was indicated that there are times the parents would be there as well. Ms. Heffron responded they want to offer community outreach efforts to parents and caregivers who are looking for support and resources about child development. The common questions they get as therapists are, for example, helping children with sleep or picky eating.

There are a lot of common developmental issues they hear as recurring themes. Adults could come in and be a part of that conversation too. They can also offer continuing education for therapists.

Mr. Mallis said after Council moves forward with approval, the City would be willing to share any information provided at children's events to assist getting the word out about the business.

Motion made by Dzomba and seconded by Dickard to approve the application of Claire Heffron, 929 Silverberry Lane, Hudson / The Inspired Treehouse, LLC to operate a blog and online resource business located at 689 Broadway Avenue subject to compliance with all city codes and ordinances.

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


Chairperson Briggs stated the recommendation of the Planning Commission would be before City Council for final approval on Monday, June 5, 2017 at 8:00 p.m. in Council Chambers.

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: Dickard, Dzomba, Briggs, Mallis. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:44 P.M.


Secretary


Chairman