

REGULAR MEETING

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

DATE: June 19, 2018

AGENDA

TIME: 6:00 P.M.

WORK SESSION – 5:30 P.M.

Expiring term: Dickard 9/15/18 (4 yr)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - a. Approval of Minutes of the Regular Work Session of April 17, 2018 (roll call)
 - b. Approval of Minutes of the Regular Meeting of April 17, 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. Charles Miller, Architect, 3368 Mayfield Road, Cleveland Heights, representing Gus Kafantaris, owner of Chris's Restaurant, 84 Broadway Avenue is proposing to construct a 96 square foot addition on the south end to enclose a new walk-in-cooler (Ref: §1305.09) (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)

Bedford, Ohio

June 19, 2018

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, June 19, 2018 at 5:30 p.m.

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

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

Charles Miller, Architect, 3368 Mayfield Road, Cleveland Heights, representing Gus Kafantaris, owner of Chris' Restaurant, 84 Broadway Avenue, is proposing to construct a 96 square foot addition on the south end to enclose a new walk-in cooler (Reference Bedford Codified Ordinance Section 1305.09).

Mr. Dzomba inquired about the restaurant's current cooler. Mr. Beverly explained the owner was not replacing this cooler. This is a freezer. The restaurant needs more storage space and the owner had the opportunity to obtain one.


Mr. Beverly explained that because of the proximity of the property line, a one-hour fire wall is required on the wall parallel to the property line. It will be a block wall.

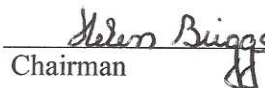
Mr. Beverly stated that the architect made a slight modification to the illustration and Mr. Miller would be submitting the new illustration tonight at the meeting.

Mrs. Briggs inquired about the current alleyway. Mr. Beverly stated the alleyway is very narrow, and after the addition is built the alleyway would be blocked off. Mr. Beverly also stated the restaurant purchased the lot behind them so there is access on Sector.

Mr. Beverly said he looked at different options of where on the property the cooler/addition could be placed, and the location at the side of the building is the only place it could go. The cooler cannot be placed on another neighbor's property.

Meeting adjourned at 5:42 P.M.


Secretary


Chairman

Bedford, Ohio

June 19, 2018

Planning Commission met in regular session at Bedford City Hall on Tuesday, June 19, 2018 at 6:00 p.m. The roll was called. Present: Powers, Dzomba, Dickard, Briggs. Absent: Mallis. Also in attendance was Building Commissioner Calvin Beverly.

Motion made by Dickard and seconded by Dzomba to approve the minutes of the Work Session of April 17, 2018. The roll was called. Vote – Yeas: Powers, Dzomba, Dickard, Briggs. Nays: None. Motion carried unanimously.

Motion made by Dickard and seconded by Dzomba to approve the minutes of the Regular Meeting of April 17, 2018. The roll was called. Vote – Yeas: Powers, Dzomba, Dickard, Briggs. Nays: None. Motion carried unanimously.

Motion made by Dickard and seconded by Powers to approve the absence of Michael Mallis. The roll was called. Vote – Yeas: Powers, Dzomba, Dickard, Briggs. 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.

Charles Miller, Architect, 3368 Mayfield Road, Cleveland Heights, representing Gus Kafantaris, owner of Chris’ Restaurant, 84 Broadway Avenue, is proposing to construct a 96 square foot addition on the south end to enclose a new walk-in cooler (Reference Bedford Codified Ordinance Section 1305.09).

Present: Charles Miller, 3368 Mayfield Road, Cleveland Heights, Ohio 44118.

Mr. Miller, having previously been sworn in, stated what is being proposed is a new walk-in cooler to be added adjacent to the existing restaurant facility. Mr. Kafantaris bought a pre-fabricated unit that is 8’ X 10’ X 8’ tall that he wants to assemble. The cooler would reside within a side yard that is only 8’-9” and ends up being 8’-8”. When within a five foot dimension, you have to have a fire-rated enclosure so there will be a masonry wall put up around it. The owner did not want to just put a brick veneer on it. He wanted to have something that looked softer and more color. The owner is covering over the masonry perimeter firewall with painted siding. The illustrations submitted in the packets include showing that, and there is a specific color. It is a buff color called Colony Buff, a Sherwin Williams color. It is a light tan. This would be added to the side of the building.

It has to be about 11 feet tall because there has to be a fire-rated parapet around the top. There are fire code reasons for doing what is being done. It sits way back from the street side face of the building that faces Broadway. This will be located adjacent to the rear of the building. It is not going to be very visible from the street. What is now a very narrow passageway will no longer be a passageway. It will be located in that narrow alleyway next to the building.

Mrs. Briggs asked if there is a condenser on the roof. Mr. Miller responded the condenser will not be on the roof of the walk-in cooler. It will be located on the restaurant. There are code reasons for this. If you are within ten feet of a perimeter edge, you have to put a railing around. It will be located back in the

required dimension on the roof of the existing restaurant. Mrs. Briggs asked if it is visible from the street. Mr. Miller stated no it would not be visible at all, it is in the back.

Mr. Dzomba inquired if there would be security lights around it. Mr. Miller responded the cooler would be accessed from inside the building. There are no doors or windows on the outside so they are not adding any outside lights.

Mr. Beverly asked Mr. Miller about the variations mentioned. Mr. Miller said the only variations are on the front illustration. This illustration has been updated to show more accurately what the street face looks like. The first illustration showed all brick. It is actually going to be a painted siding.

Mrs. Briggs inquired about the color of the other side. Mr. Miller responded it is pretty close to the color of the brick. Mr. Miller thought it was all brick and turned in his application and drawings before he looked at the building. Mr. Miller submitted the updated illustration and an updated application where he inserted the siding paint color for the record.

Motion made by Dzomba and seconded by Dickard to approve the application of Charles Miller, Architect, 3368 Mayfield Road, Cleveland Heights, representing Gus Kafantaris, owner of Chris' Restaurant, 84 Broadway Avenue, is proposing to construct a 96 square foot addition on the south end to enclose a new walk-in cooler in accordance with Section 1305.09 and subject to Building Department approval, and compliance with all city codes and ordinances.


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


Chairperson Briggs stated the recommendation of the Planning Commission would be before City Council for final approval on Monday, July 2, 2018 at 8:00 p.m.

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. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:08 P.M.


Secretary


Chairman