

REGULAR MEETING

PLANNING COMMISSION  
STATE OF OHIO  
COUNTY OF CUYAHOGA

DATE: August 15, 2017

AGENDA

TIME: 6:00 P.M.

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WORK SESSION – 5:30 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Approval of Minutes of the Special Work Session of May 23, 2017 (roll call)
- b. Approval of Minutes of the Special Meeting of May 23, 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. Ken Ruggiero – Xellia Pharmaceuticals located at 200 Northfield Road P.P. #841-08-017 will be demolishing Buildings #1, 2, 16 and 18 and restoring open space in accordance with §1305.10 (roll call)  
(Regular Council 9/5/17)

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

August 15, 2017

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, August 15, 2017 at 5:31 p.m.

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

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

**Ken Ruggiero – Xellia Pharmaceuticals located at 200 Northfield Road, P.P. #814-08-017 will be demolishing Buildings #1, #2, #16 and #18 and restoring open space in accordance with Section 1305.10.**

Xellia Pharmaceuticals plans on demolishing the four buildings and turning the space into a courtyard.

Mr. Powers inquired if the generator shown in the site plan would remain or be removed. The buildings shield it right now, but once the greenspace is opened up you would see it. Mr. Beverly responded the generator is staying. He recently did an electrical inspection on it.

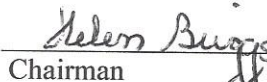
The site plan indicates installation of new decorative fencing to match existing. Discussion held regarding the existing decorative fencing and the addition of trees.

It was mentioned that West-Ward is located in the lab building which is one of the newer buildings at the rear of the area. There is an easement in order for West-Ward to get to that building.

Mr. Mallis stated that when the demolition begins it may take up a portion of Northfield Road. They would need to contact the Police Department and arrange to have auxiliary officers work traffic control. Also, they need to know that any dirt and mud in the road needs to be cleaned up.

Meeting adjourned at 5:55 P.M.

  
Secretary

  
Chairman

Bedford, Ohio

August 15, 2017

Planning Commission met in regular session at Bedford City Hall on Tuesday, August 15, 2017 at 6:00 p.m. The roll was called. Present: Dickard, Dzomba, Powers, Briggs, Mallis. Absent: None. Also in attendance was Building Commissioner Calvin Beverly.

Motion made by Dickard and seconded by Dzomba to approve the minutes of the Special Work Session of May 23, 2017. The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs, Mallis. Nays: None. Abstain: Powers. Motion carried.

Motion made by Dzomba and seconded by Mallis to approve the minutes of the Special Meeting of May 23, 2017. The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs, Mallis. Nays: None. Abstain: Powers. 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.

**Ken Ruggiero – Xellia Pharmaceuticals located at 200 Northfield Road, P.P. #814-08-017 will be demolishing Buildings #1, #2, #16 and #18 and restoring open space in accordance with Section 1305.10.**

Present: David Gross, 24600 Hazelmere, Beachwood, Ohio 44122.

Mr. Gross, having previously been sworn in, stated that Xellia Pharmaceuticals would like to remove the buildings mentioned. Those buildings are the least able to be made into compliance for further pharmaceutical use. They have wood framed construction and they are much tougher to keep at the cleanliness level expected in pharmaceuticals. Looking at the site plan, there are two areas being removed. They are outlined in yellow dashed lines. One to the west of a corridor that is being maintained and one to the east that is along Northfield Road. The band between them is going to be a connector between the building south of there, what is called the North Complex and the one south of that which is the South Complex. That would connect those two to what they call Phase IV and Phase V which are to the north and those are recent facilities, probably the last 15 years or so.

Mr. Gross said part of the challenge is what is found after removal of these buildings. It is unknown because there is an assortment of different buildings. Some of the walls that will be exposed will be the interior of a wall and some will be previously an exterior of a wall. They are not sure of the condition of the materials so are looking at a way to unify the look instead of having a different construction material.

The second page is a conceptual site plan. The building on the east of the connector will be made into a courtyard. They have done the surveying and know approximate heights. There will be a new catch basin in the middle. It is fairly flat and want to make sure it drains appropriately. That catch basin is really a yard drain. If you look at the periphery of that courtyard, the three buildings that sort of enclose it, they will be adding exits out of those buildings anticipating future use. Mr. Gross stated he does not know what Xellia’s plans are at this time, if they are going to build another building or rehabilitate existing buildings. At this point, they want to meet the egress requirements for the buildings.



Mr. Gross stated that Ben Venue had been granted some sort of variance from the State of Ohio to have four unlimited areas next to each other without any separation. It is anticipated that would still be maintained so what they would do is if any new construction comes in, this is beyond the scope, that they maintain the same fire ratings to be able to meet the requirements that the State's Board of Building Standards required. In the interim, it would be dressed up.

The next few pages show elevations of the courtyard. Along the street, the plan is to put in a decorative fence similar to what is at the south and north parking lots. It is not a chain link fence. It is more decorative. In front, trees will be planted. The trees will be between ornamental and a street tree. The trees would end up being 25 feet tall eventually. In addition, shrubbery would be planted so it looks like it is in sync with what now borders the street. Referring to the renderings, the first view is the southeast courtyard elevation so you are looking from Northfield diagonally towards the northwest. The next page is a better view of the courtyard. It is not shielded by the building.

Mr. Gross said they anticipated putting in some type of unified material. The site has metal panels in three or four locations. The newest building, which is the back and owned by another entity, has sort of a silver metal panel. They felt it would be better to keeping with the materials in the front, which are warmer and a light brick color. Belden Boystown is the name of the existing brick. They will put in a flat panel metal siding, so it would be a smooth appearance and not the industrial look, in a color that would be complementary to the brick.

In the northern complex, there is the metal panel that is a sand color. They are going to cover some of the metal panel that is exposed on these buildings that is a dark bronze and has raised profile because it is too industrial. Previously it could not be seen. Now that this is all exposed, it would be unified all with one material. Referring to the last page in the packet, they will be putting on the flat panels. They have concealed fasteners so where they are fastened into the wall, that will be covered by the next panel that slides in and will continue along the way. That way it is not seen, it is not an industrial look and it more upscale.

In addition, when these panels go in, it is going to be in a variety of existing substrates. Because there are a half dozen buildings there all built at different times, and some of the buildings were demolished and then a new building built, they will be unified putting in this one panel. It will be mounted on furrings that would be on a sheathing and the sheathing would be held up by the steel stud that is either 3.5 inches wide or 6 inches wide depending on the height it is spanning. In that space, they will get the insulation level up to the current energy code to comply with the Ohio Energy Code.

On the inside will be what builders call a vanilla box, which is painted dry wall, because it is not known what the future use is. If it is a clean room, they will probably take those panels off in the future and put in something that is not friable so it does not contaminate the air. At this point, this is probably the best approach to give it a unified appearance.

The next rendering is more in the courtyard. This shows the metal panel will continue along. He drew the seams in there to show the materials, but the way these panels work is the seams are practically invisible. They are probably 1/16 inch or less. It is not something that would give a profile or cast a shadow. To the left there is a pair of exit doors that are 3 foot by 7 foot tall that lead out of the large corridor. To the right there is a single door and then as you turn the corner there is another pair of doors. That will allow egress from all the other different buildings and reduce the exit paths by doing this. They were in compliance before, but now it is less travel time to get to the door.

There are five windows shown. They did not want blank walls. Looking at the building to the north, there are a number of regular perforated openings in the masonry. They are dark bronze and the glass is a bit darker. The plan is using the same materials, probably a dark bronze anodized frame with insulated glazing. The exterior panel would be of a smoky color that they will try to match up with the glazing on the building to the north.

At each location of a door, there will be a stoop to comply with exiting requirements. There will also be a light at each door. You will not be able to enter through these doors, but the fire department could. But for exiting purposes, there needs to be a solid stoop on the outside which will be at approximately the finished grade elevation.

The next page is a picture of a typical panel. Due to the existing footing being exposed when they do demolition, it may be that the 3.5 inches is what is needed to be used in some locations to face the existing block.

They are planning on putting in a grade beam to fill in. There are a number of areas where these walls had been perforated and rooms were combined. Block will be set up to about six inches above the finished grade and then start siding.

The whole campus is light brick. If you look at the windows just to the right on the front elevation, the demolition birds eye view, you see the dark anodized windows and the smokier colored glass. That would be the character to re-create in the areas that would be now exposed.

Mr. Powers inquired about the generator that is shown on the conceptual site plan and if they are going to landscape around it. Mr. Gross responded that all the generators in the front are going away and there are generators in the back that supported the work in the production in this space. There was discussion held regarding this generator was recently redone to feed the north building that Mr. Gross was not aware of. It was decided that if that is the case and the generator is kept, they will landscape around it or use decorative fencing.

Mr. Powers inquired about several outbuildings to the west of the area to be demolished. Mr. Gross replied those buildings are currently in operation and will all be maintained. The one building that is just behind the area is a maintenance building. Mr. Powers said the conceptual site plan is not showing anything there. Mr. Gross replied that is a mistake.

Mr. Mallis recommends as they move toward the demolition to contact the Police Department to arrange for traffic control because it appears it is going to take up a large portion of the curb lane on Northfield Road. Mr. Gross stated he believes they will have to stage in front of the building and may lose a lane so they would have to coordinate something.

Mr. Mallis said the decorative fencing looks like it sits back quite a bit, so it may not be an issue, but wanted to make him aware that an aluminum fence that is powder coated or painted would not last. Given that being near the roadway and the salt trucks, a fence will last probably one winter. An aluminum fence that is painted black by the next year is going to be chipped off. Mr. Mallis recommended that be taken into consideration. Mr. Gross replied they could do a clear anodized finish. The north fence is not dark, it is light. He will take a look at that and try and match it and put in something that is anodized versus powder coated or painted.



Motion made by Dzomba and seconded by Dickard to approve the application of Ken Ruggiero – Xellia Pharmaceuticals, 200 Northfield Road, P.P. #814-08-017 to demolish Buildings #1, #2, #16 and #18 and restore open space in accordance with Section 1305.10 and subject to compliance with all city codes and ordinances.

The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, 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 Tuesday, September 5, 2017 at 8:00 p.m. Mr. Gross provided packets to forward to members of City Council for review.

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, Mallis. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:21 P.M.

  
Secretary

  
Chairman