

REGULAR MEETING
AGENDA

PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA

DATE: September 6, 2017
TIME: 6:00 P.M.

WORK SESSION – 5:30 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - a. Approval of Minutes of the Work Session of August 15, 2017 (roll call)
 - b. Approval of Minutes of the Meeting of August 15, 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. James Chappelle and Kendall Pleasant - Proposed Ordinance rezoning property described herein from "B-2" to "R-2" classification located at 46 Center Road – P. P. #812-12-020 (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

September 6, 2017

Planning Commission met in a Work Session at Bedford City Hall on Wednesday, September 6, 2017 at 5:31 p.m.

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

Also Present: Secretary Lorree Villers, Building Commissioner Calvin Beverly and Law Director John Montello.

James Chappelle and Kendall Pleasant - Proposed Ordinance rezoning property described herein from "B-2" to "R-2" classification located at 46 Center Road - P. P. #812-12-020.

Mr. Beverly explained the owners of the property wished to rezone it from "B-2" to "R-2" so the entire building could become a rental property. He pointed out there was no benefit to the City financially if the property remained as zoned or was rezoned; the benefit(s) was solely the owners. Mr. Chappelle would be spending approximately \$20,000 in renovations to convert the downstairs unit. The former business did not get enough customers to keep it open. The Commission reviewed the proposed legislation and did not have any issues with the request except for the idea of another rental being added to the community.

It was mentioned the Planning Commission would hold a Public Hearing on October 17, 2017 at 6:00 p.m. to allow input from the residents.

Meeting adjourned at 5:48 P.M.


Secretary


Chairman

Planning Commission met in regular session at Bedford City Hall on Wednesday, September 6, 2017 at 6:00 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 Dickard seconded by Dzomba to excuse Mr. Mallis. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

Motion made by Dzomba seconded by Dickard to approve the minutes of the Special Work Session of August 15, 2017. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

Motion made by Dzomba seconded by Powers to approve the minutes of the Special Meeting of August 15, 2017. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

Mr. Chappelle was not present for the meeting so Mr. Montello called him to remind him. It was determined to allow Mr. Chappelle to explain per phone conversation in order to expedite the application request.

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.

James Chappelle and Kendall Pleasant - Proposed Ordinance rezoning property described herein from “B-2” to “R-2” classification located at 46 Center Road – P. P. #812-12-020.

Per phone conversation: James Chappelle, 46 Center Road.

Mr. Chappelle, having previously been sworn in, explained the business was not bringing in enough customers so he decided to close the business. He applied for a rezoning in order to be able to convert the downstairs into a livable rental unit. The upper floor and lower floor had the same floor configuration so the plumbing or upgrades would not be an issue. The upper unit he personally lived in and would probably continue after the lower unit was rezoned and rented if approved; his wife lived at another location. He also had plans to install a fence, pave the parking lot and a couple other upgrades after the property was rezoned and he could apply for a loan for the project.

The Commission did not have any further questions.

Mr. Beverly explained to Mr. Chappelle he would have to submit the appropriate construction documents to the Building Department and pull permits.

Motion made by Dzomba and seconded by Dickard to approve the application of James Chappelle and Kendall Pleasant regarding the proposed Ordinance rezoning property described herein from “B-2” to “R-2” classification located at 46 Center Road subject to compliance with all city codes and ordinances.

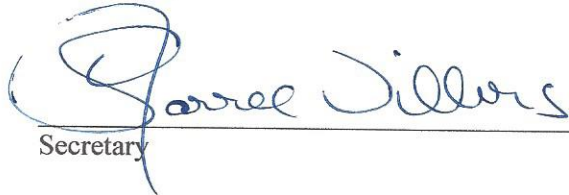
The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

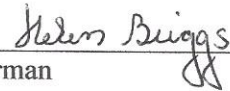
Chairperson Briggs stated the Planning Commission would hold a Public Hearing on October 17, 2017 at 6:00 p.m. to allow input from the residents.

ADJOURNMENT

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

Meeting adjourned at 6:09 P.M.


Secretary


Chairman