

REGULAR MEETING

PLANNING COMMISSION  
STATE OF OHIO  
COUNTY OF CUYAHOGA

DATE: September 7, 2016

AGENDA

TIME: 6:30 P.M.

---

**WORK SESSION – 6:00 P.M.**  
(Ref: Ord #9212-16 / Res #2504-16)

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

- a. Approval of Minutes of the Work Session of August 2, 2016 (roll call)
- b. Approval of Minutes of the Regular Meeting of August 2, 2016 (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. Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. (roll call) – (Application #1)
- b. Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford to operate the existing athletic facilities 7 days a week 7:00 a.m. to 11:00 p.m. (roll call) – (Application #2)
- c. Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (d) of the Codified Ordinances of the City of Bedford to utilize the Chapel for Sunday Services, weekly meetings and services (roll call) – (Application #3)

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](http://www.bedfordoh.gov))

Bedford, Ohio

September 7, 2016

Planning Commission met in a Work Session at Bedford City Hall on Wednesday, September 7, 2016 at 6:00 p.m.

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

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

The Commission had no changes to the August 2, 2016 minutes.

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. (Application #1)**

Mr. Beverly explained the applicant was requesting an adult day care for education, vocational training and fitness. He read Ohio Building Code Section 3408 "Change of Occupancy" (see attached). He advised the Commission per the code the building would have to have a fire suppression system which would cost about \$500,000.00 plus Mr. Cannata would have to submit construction documents. He added the adult day care was not a conditional use. The Commission felt the hours of 9:00 a.m. to 3:00 p.m. Monday thru Friday were acceptable/reasonable. It was determined the Commission needed additional information.

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford to operate the existing athletic facilities 7 days a week 7:00 a.m. to 11:00 p.m. (Application #2)**

Mr. Beverly explained the applicant would operate the existing gym, fields, stadium and track starting at 7:00 a.m. to 11:00 p.m. seven days a week for numerous sports. The Commission had concerns about the extended hours and the possibility of disrupting the neighbors. The Commission needed additional information.


**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (d) of the Codified Ordinances of the City of Bedford to utilize the Chapel for Sunday Services, weekly meetings and services (Application #3)**

Mr. Beverly explained the applicant would utilize the existing Chapel for Sunday services, weekly meetings and services. He was told the R.O.C.K Church was already on Facebook collecting donations. The Commission needed additional information.

Mr. Montello explained Mr. Mallis was going to be absent this evening so he suggested the items be tabled until the applicant's presentations could be made for all three applications and the property could be reviewed by the Administration for further questions or concerns. It was important to know the details of each business/operation.

The Commission had some concerns and understood the importance of the details and presentations.

Work session adjourned at 6:15 p.m.

  
Secretary

  
Chairman

Planning Commission met in Regular Session at Bedford City Hall on Wednesday, September 7, 2016 at 6:30 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 Briggs and 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 and seconded by Powers to approve the minutes of the Work Session of August 2, 2016. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

Motion made by Briggs and seconded by Dzomba to approve the minutes of the Regular Meeting of August 2, 2016. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

*Chairman Dickard 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.*

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. (Application #1)**

Present: Sam Cannata, Manager of Saint Servan Centre LTD owner of 480 Northfield Road property.

Mr. Cannata previously sworn in, said he recently purchased the property. His focus was to create life back into the building and repurpose the facility by using the existing structure and fields. He was not going to do many changes except for the list he was given from the City that needed corrected; most were life safety issues and exit lighting. He said there was great interest from the three organizations in an effort to bring new life back into the property. He brought with him this evening three (3) organizations that wanted to give their presentations and to explain their ideas. He was seeking a conditional use for the three different uses under 1927.02 (c) and (d) for an educational center and athletic facility similar to the former owner, Chanel School. Chanel School previously offered education, athletics and worship. He said Alpha Care currently had two locations in Northeast Ohio who educate and train developmentally disabled.

Todd Roby, RN, Alpha Care, previously sworn in, explained they follow the Employment First Initiative Program which was to train the adults to ensure that they would be work ready for employment; the positions were mostly custodial type positions. The education was 3<sup>rd</sup> and 4<sup>th</sup> grade levels in reading, writing and arithmetic for job satisfaction and so they can contribute to the community. The program offered education, vocation, fitness, mind, body and spirit. The time table was October 1, 2016 for approximately 50 adults with a goal of 100. Alpha Care worked tandem with the State and the County rules and regulations. He said transportation could be provided by Alpha Care if necessary or the adults could be dropped off at the location. Meals could be served if approved by the Health Department; however, the program urged the adults to pack their lunch. The newer Federal Guidelines have changed so Alpha Care had to incorporate the changes. He explained the Adult Day Care would be located in the right wing of the former school closest to the numerous bathrooms.

Mr. Montello asked for clarification the contract type or type of company and staffing requirements Alpha Care offered. Mr. Roby replied it was a private company with County, State and private plan contracts. He explained there were folks that were "A", "B" and "C" acuity the State required the following: "A"

acuity was 1 employee to 12 adults, "B" acuity was 1 employee to 6 adults and "C" acuity was 1 employee to 3 adults. Mr. Montello understood it was dictated by State Law and Alpha Care had to be licensed and approved by the State. Mr. Roby felt the reason Alpha Care has been so successful was he doubled the State Law requirements. If the State required 1 employee to 12 adults he doubled the staffing 2 employees to 12 adults. He found the adults feel better about themselves if they can contribute to the community and if the adults were content there were less issues. Mr. Montello asked about the employee training and requirements. Mr. Roby said there were 9 different State designated background checks for each employee which were run through the FBI/BCI system, CPR, first aid, a medication technician and so on. Mr. Montello asked what type of security the wing would have. Mr. Roby replied door chimes, security of that nature and "eye shot" supervision. Mr. Montello asked if any of the adults would be criminal in nature. Mr. Roby replied, No, the adults experienced Down's syndrome, autism, cerebral palsy and these type issues. Alpha Care was licensed with Medicaid and formerly known as MRDD. Mr. Montello asked if the employees would pay income tax. Mr. Roby replied, yes. Mr. Montello understood the hours of operation were 9:00 a.m. to 3:00 p.m. Mr. Roby replied, yes.

Mr. Beverly explained this would be a Change of Occupancy, a change of use from what the building was designed for. The building was designed for educational use which per the Building Code was 1<sup>st</sup> – 12<sup>th</sup> grades. If this was approved he would have to have construction documents for review and approval for a change of occupancy. Adults do not fall under the grade levels and was considered "Institutional Use"; he read 308.5 of the Ohio Building Code (see attached). Mr. Montello asked Mr. Beverly to clarify. Mr. Beverly wanted to inform everyone that there were requirements for the use of the building. Things would have to be done in order to make the facility operational for this application; Fire Suppression was required for "Institutional Use". Mr. Roby said that he has never been required to have Fire Suppression. Mr. Beverly could not speak for any other communities; he was following the Ohio Building Code. Mr. Montello said the City would check all angles to see what was required.

Sam Cannata and Mr. Roby's projections of employee staffing and payroll for Alpha Care was based on less than 100 employees with a payroll of \$600,000 and Cuyahoga County was very supportive of this business. Mr. Cannata explained the City of Bedford would gain jobs, taxes, and a quality business plus bring visitors/shoppers to the stores and restaurants. He explained there was not going to be any substantive changes to the building and the codes would be met. He welcomed all questions/concerns between now and September 20, 2016, he offered to meet with the Administration and invited the Administration and Planning Commission to visit the building/site.

Motion made by Dzomba and seconded by Powers to "table/continue to the September 20, 2016 Planning Commission to allow the applicant time to submit additional information to the Building Commissioner" for the application of Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road who is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford for an Adult Day Care Service 5 days a week 9:00 a.m. to 3:00 p.m. subject to compliance with all city codes and ordinances.

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

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford to operate the existing athletic facilities 7 days a week 7:00 a.m. to 11:00 p.m. (Application #2)**

Sam Cannata talked about the tremendous need for athletic facilities for the entire area. This type of draw would bring visitors to the community to shop, eat and support Bedford. Mr. Horgan had 17 years of experience in this type sports camp; he currently managed the Euclid Sports Camp a 60,000 square foot facility with up to 200,000 visitors per year.

Tim Horgan and Stacy Minnillo, previously sworn in, explained the existing facilities would be utilized for various sports: football, basketball, soccer, rugby, baseball, volleyball, wrestling, lacrosse and so on. The umpires/referees were licensed, certified and insured. The facility would be called The Firebird Athletic Center after the former school. The outdoor fields would open at 9:00 a.m. to 6:30 p.m. and the indoor facility would open at 9:00 a.m. to 11:00 p.m. Monday thru Friday, 9:00 a.m. Saturday and noon on Sunday with programs closing at the latest 8:30 p.m./9:00 p.m. Each sport's starting and ending time would be slightly different times because of the season/weather. The goal was for Bedford to become the headquarters for this organization and to accommodate Northeast Ohio. The staffing was approximately 4-5 adults plus 35-40 high school students who were paid a \$1 plus minimum wage. The sports camp worked with the local police department during all tournaments and was Officer staffed per the suggestion of the Police Chief. The Officers were paid \$28 - \$30 per hour through the individual sports contract; not by the City. The sports camp had a zero tolerance policy for disruptions and/or fights.

Ms. Minnillo with six years' experience assisted with the Beat the Streets summer day camp for the children that were home for the summer. The cost was \$70-\$75 a week with triple the services and included breakfast, lunch and a snack. The children could be dropped off as early as 6:30 a.m. and picked up by 5:00 p.m. Another program that would be offered was an after school program. Per the State's ratio there would be 1 adult per 18 school age children. The programs were offered to give the children something to do and so the parents knew where they were while they were at work. The programs offered sports, mentoring, tutoring and different clubs such as yoga and dance the children can sign up. They hoped with the cooperation from the School Board the children could be bused to the Firebird facility after school. It was determined their sports programs would not interfere with the school's programs or fields. The camp would be accredited so they would be able accept County vouchers.

The Commission had concern with the late hours of operation ending at 11:00 p.m. Mr. Horgan and Mr. Cannata understood and did not have a problem adjusting/changing the hours to accommodate the residential area. The hours listed on the application was a ballpark; however, there were no issues if the hours needed adjusted. A concern was the late night games and the overhead lights. Mr. Horgan explained some of the fields didn't have lights and the lights should be off by 9:00 p.m. Mr. Cannata's focus was to be good neighbors. The three organizations before the Commission this evening were experienced, quality people and quality companies. He was very interested in talking to the City Manager and Recreation Department to discuss programs and opportunities such as clubs (other than sports) for example a drama club might be interested in using the stage.

Mr. Beverly explained he would need a floor plan of the areas of the building in use and the number of occupants before the September 20, 2016 meeting.

Motion made by Dzomba and seconded by Briggs to "table/continue to the September 20, 2016 Planning Commission to allow the applicant time to submit additional information to the Building Commissioner" for the application of Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (j) of the Codified Ordinances of the City of Bedford to operate the existing athletic facilities 7 days a week 7:00 a.m. to 11:00 p.m. subject to compliance with all city codes and ordinances.

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

**Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (d) of the Codified Ordinances of the City of Bedford to utilize the Chapel for Sunday Services, weekly meetings and services (Application #3)**

Mr. Cannata noted under 1927.02 (d) it permitted a place of worship. The original space in the building for worship would be used for R.O.C.K. Church.

Pastor Fred Graves, previously sworn in, with 2 years' experience wished to hold services, worship, Bible study, meetings and would be available to serve the Alpha Care Adult Day Care adults or any of the children. This organization was here to serve, build a community for worship, create a positive message to cause people to dream again and bring purpose into their lives and others. Sunday hours were 8:00 a.m. to noon for worship. Leadership classes, conferences and meetings would vary as needed. The Bedford location would be the headquarters for meetings and conferences.

Mr. Beverly explained he would need a floor plan of the areas of the building in use and the number of occupants.

Motion made by Powers and seconded by Dzomba to "table/continue to the September 20, 2016 Planning Commission to allow the applicant time to submit additional information to the Building Commissioner" for the application of Saint Servan Centre LTD, 30799 Pinetree Road, #254, Cleveland, OH owner of 480 Northfield Road is seeking relief from 1927.02 (d) of the Codified Ordinances of the City of Bedford to utilize the Chapel for Sunday Services, weekly meetings and services subject to compliance with all city codes and ordinances.

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

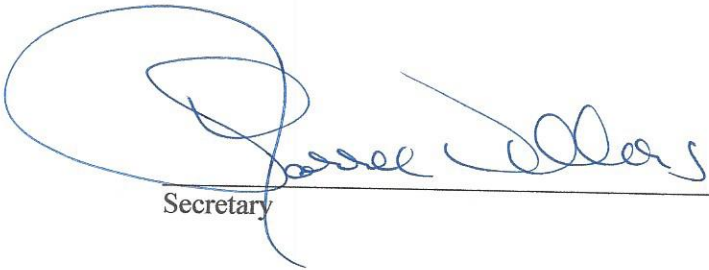
It was determined there would be adequate parking for the occupants.

A couple residents had concerns with the asbestos in the building and how it was going to be addressed. Mr. Cannata was aware there were laws/rules in regards to asbestos removal which would be followed accordingly. Mr. Beverly would be contacted if there was a concern or permit that needed to be submitted. It was determined the current gates would remain closed unless the City requested they be open for safety concerns. A resident wanted to know if she can walk the track. Mr. Cannata did not have a problem if residents wanted to walk the grounds during the daytime hours when staff was available.

ADJOURNMENT

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

Meeting adjourned at 7:33 P.M.

  
Secretary

\_\_\_\_\_  
Chairman