

REGULAR MEETING

PLANNING COMMISSION  
STATE OF OHIO  
COUNTY OF CUYAHOGA

DATE: September 17, 2019

AGENDA

TIME: 6:00 P.M.

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**WORKSESSION – 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 20, 2019
- b. Approval of Minutes of the Regular Meeting of August 20, 2019

4. **OLD BUSINESS**

- a. Dawn Smith, 348 Broadway Avenue – seeking a conditional use approval for a training and event center, tabled – 8/20/19
- b. Extreme Renovations representing U-Haul, 19000 Rockside Road – seeking approval to install truck return canopy and a liquid propane above ground dispenser tank, tabled 8/20/19

5. **NEW BUSINESS**

- a. Idrissa Aidara, 5896 Dunham Rd., Maple Heights, OH 44137-seeking a conditional use approval for a hair salon.

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

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Planning Commission met in a Work Session at Bedford City Hall on Tuesday, September 17, 2019 at 5:35 p.m.

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

Also Present: Secretary Tracy Simons and Building Commissioner Calvin Beverly.

The Commission had no corrections to the August 20, 2019 Work Session or Regular Minutes.

**Dawn Smith, 348 Broadway Avenue – seeking a conditional use approval for a training and event center.**

Mr. Beverly stated that it was an adult day and then the building was bought. He also stated that Ms. Smith is not re-newing Gary's lease. He continued to state the older children are 348 and eventually she will expand to 348 and that Ms. Smith wants to have smaller events and to also use it for training seminars as well. She has not submitted any information and that it may be tabled again.

**Extreme Renovations representing U-Haul, 19000 Rockside Road – seeking approval to install truck return canopy and a liquid propane above ground dispenser tank.**

Mr. Beverly stated that U-Haul has not submitted any information and that it may be tabled again. He also stated that the electrical has been approved and the canopy has not been approved. There was nothing from Planning or Council.

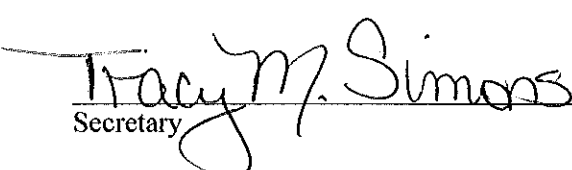
Mr. Mowery asked wouldn't you have the authority?

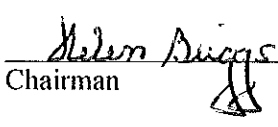
Mr. Beverly stated that he has the authority of the electrical part of the building and the canopy has authority, but there is nothing for the board to review.

**Idrissa Aidara, 5896 Dunham Rd., Maple Heights, OH 44137-seeking a conditional use approval for a hair salon.**

Mr. Beverly stated the hair salon is in the Historical District. Ms. Briggs request that the lighting must be approved. Mr. Beverly stated that it has to go through Historical Meeting before it can be approved. Ms. Briggs stated the Chair of the Planning Commission is also a member of the Historical Board and if a meeting occurred with out a member could it still be opposed? Mr. Beverly state it was a majority vote and the Codified Ordinances are amended to be prohibited. And that salons are a conditional approval.

Meeting adjourned at 6:04 P.M.

  
Secretary

  
Chairman

Planning Commission met in regular session at Bedford City Hall on Tuesday, September 17, 2019 at 6:13 p.m. The roll was called. Present: Powers, Dzomba, Mowery, Briggs, Mallis. Absent: None. Also, in attendance was Building Commissioner Calvin Beverly.

Motion made by Dzomba and seconded by Mowers to approve the minutes of the Work Session of August 20, 2019. The roll was called. Vote – Yeas: Dzomba, Mowery, Briggs, Mallis. Nays: None. Abstain: Powers. Motion carried.

Motion made by Dzomba and seconded by Mowery to approve the minutes of the Regular Meeting of August 20, 2019. The roll was called. Vote – Yeas: Dzomba, Mowery, 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.

**Dawn Smith, 348 Broadway Avenue – seeking a conditional use approval for a training and event center.**

Present: Dawn Smith, Kiddie Kampus Child Enrichment Center, 20 W. Grace Street, Bedford, OH 44146.

Ms. Briggs stated that we tabled your proposal last time, so if there are any updates to the proposal please go right ahead.

Ms. Smith, having previously been sworn in, stated she heard what the concerns were about the parking. So, with that being said there is a lot behind it and the spaces seem to be a concern so she talked to Auto Zone about letting her staff use one end of their lot and that she is waiting to hear back from them. She also stated the time for operation was an issue and that she is challenged with that part of shutting down at a time when you still have to clean up to be able to operate the next day. Ms. Briggs asked do you have anything from Brooks Insurance? Ms. Smith stated that she has not talked to him yet, because she wanted to bring everything completely to the Planning Commission to say what is and what is not. And to provide you with documents. Ms. Briggs stated that that we requested that at the last meeting. Ms. Smith stated that would not be a problem. Ms. Briggs stated because you left it very open ended as to what kind of events you’re talking about. She had specifically requested that you bullet point it as to exactly what you’re actually going to have instead of having it open ended. Ms. Smith stated that when she applied she had to give you guys something in writing. She’s not changing anything from that in terms of what type of events she would like to have. Ms. Smith stated that those events are very clear as to what’s there. From what she remembers they were very specific types of events such as business meetings, bridal shower, baby shower, repasses, religious ceremonies, wedding rehearsal dinners, family reunions those types of events. Ms. Briggs stated that you hit it right on the head those types of events that is where it leaves it open ended. And to explain a little bit more clearly what those types of events. That’s where I’m saying it leaves it open ended.

City Manager Mallis stated that the concern is if we’re not talking about larger events then there really shouldn’t be a need to request Auto Zones parking lot. If you need their parking lot and/or your parking lot now we’re dealing with a large amount. The commission is open to working with you as far as maybe allowing until 8:00 p.m. Like the chair said sometimes people do things after work and he thinks that’s understandable. And he would like to keep the parking within the specific outline of the property. Ms. Smith stated it’s marked for twenty-four spaces and that there is a lot on that property that could also be used for parking. The only reason I said Auto Zone is for myself and my staff parking there. Ms. Briggs

asked you still don't have anything in writing from them? Ms. Smith stated it would be my car and two or three of my people would take those spaces away from the people attending an event that would be parking in my lot. If you have to table it again then that's what we need to do until she can get the Planning Commission what they need from Brooks. He plans to use it for a training center for his insurance company.

City Manager Mallis stated you are still struggling with the hours? Ms. Smith stated at least nine o'clock and that's where we left it at and now she's hearing eight o'clock. That training in the evening and that would be an added feature. Ms. Briggs stated that she sees their point with the evening hours. Mr. Mallis stated he would be in support of the nine o'clock hours. He would like to see some of those items really narrowed down. You said that you want to stick to what you previously had and it states here celebrations. That can be very vague. You talk about weddings and those can morph into a significant event. And you mentioned things of this nature, those some of the things that he personally would not be in favor of. From my position those are the things that he finds concerning regarding the application.

Mr. Powers asked do you have a plan for an overflow that we can see? If you have more than thirty cars what do you plan on doing? Ms. Smith stated there is a lot that is directly behind her that she owns that could be used for additional parking.

Mr. Powers stated table it for more information on overflow of parking and the hours. City Manager Mallis stated to Ms. Smith if you think that we're collectively in agreement on hours we are willing to work with you. If you can obtain those agreements for the additional parking and look at some of those items the commission would be willing to table it till the next meeting.

Motion made by Powers and seconded by Dzomba to table the application of Dawn Smith, 348 Broadway Avenue – seeking a conditional use approval for a training and event center until further detail is submitted regarding types of events to be held and written documentation from property owners granting permission to use parking spaces.

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

Ms. Briggs advised Ms. Smith to submit the requested information and the Planning Commission meeting will be rescheduled.

**Extreme Renovations representing U-Haul, 19000 Rockside Road – seeking approval to install truck return canopy and a liquid propane above ground dispenser tank.**

Ms. Briggs stated this was tabled at the last meeting on August 20, 2019 and currently there is no one present to represent U-Haul this evening. We did ask for additional information from them, which was not submitted. City Manager Mallis stated they did reach out to me the day after our last meeting. Mr. Ochocki who was present requested a copy of the Planning Commission and Council Minutes and the Work Session Minutes. He provided all of that and highlighted where he talked about it would be under one location at the new building within twenty-four months and it was their intention to sell. And since then he has not heard from them.

Ms. Briggs asked do you recommend that we table this again until that information comes in? City Manager Mallis stated he would recommend leaving it tabled.

Mr. Powers asked Mr. Beverly if they are still doing the work there or did you put a stop to it? Mr. Beverly stated they have stopped working on these phases of the project and because the application was made by Extreme Renovations in behalf of U-Haul he personally reached out to him and advised him of

the time and date of this meeting, and advised him to let Mr. Ochocki know. We still have no additional information submitted and he said that he would reach out and as you can see there is nobody here.

Motion made by Powers and seconded by Mowery to table the application of Extreme Renovations representing U-Haul, 19000 Rockside Road – seeking approval to install truck return canopy and a liquid propane above ground dispenser tank until a definitive answer is received on what the timetable is for the consolidation to the new U-Haul location at 19000 Rockside Road, Bedford, Ohio.

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

**Idrissa Aidara representing a hair salon at 631-641 Broadway Ave. – seeking a conditional use approval for a hair salon.**

Mr. Briggs stated that hair salon is going to be at 12 Columbus and for the record it does not appear that anyone is here representing them this evening. Mr. Beverly stated Mrs. Simons reached out to them and emailed them as well and advised them of the date and time of the meeting. And as you can clearly see there is no one here to represent them. Mr. Dzomba asked does it meet by every other standard that we have to go by? Mr. Beverly stated that he has not been in the building and under the Codified Ordinances in the Historic District a beauty salon is a Conditional Use. That is the reason it is before the board. Mr. Dzomba asked can we table this until the next meeting or drop it? Mr. Beverly stated if they are not here and they've been notified simply reject it.

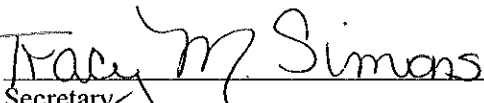
Motion made by Dzomba and seconded by Mallis to reject the application of Idrissa Aidara representing a hair salon – seeking approval for a hair salon at 631-641 Broadway Ave.

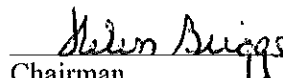
Ms. Briggs stated this new business will go before Council at the next Council Meeting on Monday, October 7, 2019 at 8:00 p.m. in Council Chambers.

**ADJOURNMENT**

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

Meeting adjourned at 6:34 P.M.

  
Secretary

  
Chairman