

**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 September 17, 2019
- b. Approval of Minutes of the Regular Meeting of September 17, 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. Nancy Kennedy, 595 Broadway Ave., Bedford, OH 44146 (old Mr. Gee’s)-seeking site plan approval and office renovation.

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, November 19, 2019 at 5:35 p.m.

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

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

The Commission had no corrections to the September 17, 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 they have not received nothing else from Ms. Smith.

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

Mr. Mallis stated that he has not heard back from them and that Mr. Montello sent them a certified letter regarding a time line for Rockside Road and that the approval could be denied.

**Nancy Kennedy, Architect, 3329 Daleford Rd., Shaker Heights, OH 44120, representing VIWIPATH, LLC. P.O. Box 46670, Bedford, OH 44146**-proposing an exterior alteration to the existing structure located at 595 Broadway Ave.

Mr. Beverly stated that the site plan is not complete, but they are looking at taking out some windows and to put in a door with a canopy over the front door. Mr. Mallis stated that anytime we apply for grants they look for any abstractions. He continued to state that they did indicate that they are going to create a courtyard. Mr. Beverly stated that this will not affect their parking and that they will have enough space for parking.

Meeting adjourned at 5:50 P.M.

  
Secretary

  
Chairman

Planning Commission met in regular session at Bedford City Hall on Tuesday, November 19, 2019 at 6:00 p.m. The roll was called. Present: Powers, Dzomba, Briggs, Mallis. Absent: Mowery. Also, in attendance was Building Commissioner Calvin Beverly.

Motion made by Dzomba and seconded by Powers to approve the minutes of the Work Session of September 17, 2019. The roll was called. Vote – Yeas: Dzomba, Powers, Briggs. Nays: None. Abstain: Mallis. Motion carried.

Motion made by Powers and seconded by Dzomba to approve the minutes of the Regular Meeting of September 17, 2019. The roll was called. Vote – Yeas: Dzomba, Powers, Briggs. Nays: None. Abstain: Mallis. Motion carried.

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

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

Mrs. Briggs stated that this item was tabled on August 20, 2019 and also on September 17, 2019.

Motion made by Powers and seconded by Dzomba to remove from 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, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Mrs. Briggs stated that no one was present representing Dawn Smith and that this has been tabled a couple of times and she suggested that a vote be made on it this evening.

Motion made by Mallis and seconded by Dzomba to approve 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, Powers. Nays: Briggs, Mallis. Motion was split.

Ms. Briggs stated this issue will go before Council at the next Council Meeting on Monday, December 2, 2019 at 8:00 p.m. in Council Chambers.

**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 on September 17, 2019.

Motion made by Mallis and seconded by Dzomba 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: Powers, Dzomba, Briggs, Mallis. Nays: None. Motion carried unanimously.

Mrs. Briggs stated that there was no one present representing Extreme Renovations representing U-Haul.

Motion made by Mallis and seconded by Powers to approve remove from the 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: None. Nays: Powers, Dzomba, Briggs, Mallis. Motion carried unanimously.

Ms. Briggs stated this issue will go before Council at the next Council Meeting on Monday, December 2, 2019 at 8:00 p.m. in Council Chambers.

**Nancy Kennedy, Architect, 3329 Daleford Rd., Shaker Heights, OH 44120, representing VIWIPATH, LLC, P.O. Box 46670 Bedford, OH 44146 – proposing an exterior alteration to the existing structure located at 595 Broadway Ave.**

Present: Nancy Kennedy, Architect, 3329 Daleford Rd., Shaker Heights, OH 44120 representing VIWIPATH, LLC, P.O. Box 46670 Bedford, OH 44146

Nancy Kennedy, 3329 Daleford Rd., Shaker Heights, OH stated that they are going to take the old canopy off of the front door and put up a new aluminum canopy up on the front, side and back doors. She stated that they are going to put in a new store front to match the bronze color from the existing windows in the front. And that they are going to extend and replace all of the side windows. She also stated that they are going to move the side door towards the back with the idea of a patio and eventually a garden in there. She stated that a surveyor was out today and they haven't received the site plan information yet to present and that they would like to go ahead with this so that they can get moved in and get everything moving.

Mr. Beverly stated that he wanted to make sure that the Planning Commission understood that while they are waiting for the site plan to be submitted they will have adequate parking for the business. Ms. Kennedy stated that they will strip the lot for eighteen parking spaces and one of them will be handicap accessible and that we should meet the code requirements for it.

Mr. Dzomba asked if they were going to leave both entrances to the parking lot. Ms. Kennedy stated that they haven't done a plan of site plan but that is the intention and that they would like to design it to discourage traffic from cutting through there. Ms. Kennedy stated that their immediate plan is to have parking crossing that space and then eventually that will become the garden. Mr. Mallis stated if we could coordinate with the Building Department and our office regarding the planters. He continued to state that when we work with either the County or Federal Agencies on funding, grant funding such as a street scape or road work the question may pop-up if there are any right of way obstructions. Ms. Kennedy stated that they were hoping to do some aluminum planters in front of the windows and that we think we can make them moveable.

Mr. Mallis stated that in working with Mike he has been a true gentleman and a pleasure to work with and we are looking forward to a long partnership. Owner of VIWIPATH stated that he has a great team and this is a big deal for his company. He continued to state that his vision of what he could accomplish is coming to fruition and Ms. Kennedy has been awesome.

Motion made by Dzomba and seconded by Powers to approve the application for site plan approval and office renovation by Nancy Kennedy, Architect, 3329 Daleford Rd., Shaker Heights, OH 44120 representing VIWIPATH, LLC, P.O. Box 46670 Bedford, OH 44146.

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

Ms. Briggs stated this new business will go before Council at the next Council Meeting on Monday, December 2, 2019 at 8:00 p.m. in Council Chambers.

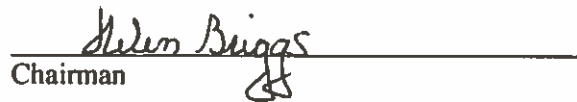
Mr. Mallis stated for someone to be present just in case something would happen to come up and Council did ask a question we would be able to provide an answer and this way there is no delay.

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, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:12 P.M.

  
Secretary

  
Chairman