

Planning Commission met in a Work Session at Bedford City Hall on Wednesday, February 19, 2020 at 5:35 p.m.

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

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

The Commission had no corrections to the December 3, 2019 Work Session or Regular Minutes.

**Daniel L. Jacobs Jr., Attorney-at-Law, 21821 Libby Rd., Bedford Heights, OH 44146, representing Olga Zabarova, 2361 Chagrin Blvd., Beachwood, OH 44122 is requesting a board approved use to relocate her permanent cosmetics business defined by the State of Ohio Administrative Code Chapter 3701-9-01 (F) as Body Art from its current location in the City of Beachwood to the City of Bedford.**

Mr. Beverly stated that Art Studio's are Board approved use from the Ohio Administrative Code. He also stated that Ms. Zabarova has a place in Beachwood and would like to move her business to Bedford. He continued to state that they want to renovate the apartment that is located upstairs and use it as a commercial use. He also stated that there are seventeen parking spaces in the parking lot of the building and that the building is on a slab.

Meeting adjourned at 6:00 P.M.

Tracy M Simons  
Secretary

Helen Buggs  
Chairman

7-7-20  
Date

Planning Commission met in regular session at Bedford City Hall on Wednesday, February 19, 2020 at 6:00 p.m. The roll was called. Present: Powers, Mowery, Dzomba, Briggs, Mallis. Absent: None. 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 December 3, 2019. The roll was called. Vote – Yeas: Mowery, Dzomba, Briggs, Mallis. Nays: None. Abstain: Powers. None. Motion carried.

Motion made by Dzomba and seconded by Mowery to approve the minutes of the Regular Meeting of December 3, 2019. The roll was called. Vote – Yeas: Mowery, 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.

**Daniel L. Jacobs Jr., Attorney-at-Law, 21821 Libby Rd., Bedford Heights, OH 44146, representing Olga Zabarova, 2361 Chagrin Blvd., Beachwood, OH 44122 is requesting a board approved use to relocate her permanent cosmetics business defined by the State of Ohio Administrative Code Chapter 3701-9-01 (F) as Body Art from its current location in the City of Beachwood to the City of Bedford.**

Present: Daniel L. Jacobs Jr., Attorney-at-Law, 21821 Libby Rd., Bedford Heights, OH 44146, representing Olga Zabarova, 2361 Chagrin Blvd., Beachwood, OH 44122

Alex Rybak, 1970 Winchester, Lyndhurst Ohio, 44124 stated that he is the owner of 450 Broadway Ave., Bedford, Ohio. He thanked everyone for allowing him to attend this evening. He stated that he purchased the building on Broadway Ave. on December 31, 2019 and they would like to rezone the second floor of the building in accordance with the City rules and regulations. He continued to state that it will be used for cosmetology area and prior to the meeting today he has spoken with Mr. Beverly and there was also a site inspection as well. Mr. Rybak stated that Mr. Beverly recommended to comply with all of the rules and regulations and to come to the meeting to explain myself.

Mr. Beverly stated that Mr. Rybak did give him a written description of what it is that we are looking at tonight and all of it is in the packet.

Mr. Dzomba inquired about the number of tenants in the building currently and Mr. Rybak stated that is one as of right now and another one is about to enter upon receiving permit of occupation. He continued to state that they would like to have a total of four tenants in the building. Mr. Dzomba inquired if there will be enough parking and Mr. Rybak stated that they have seventeen spots for parking and he is also going to rent additional parking spots in the back from the Coffee Cup. He continued to state that there is a lot across the street that is for sale that he has addressed with Mr. Beverly to see if it would be possible to buy it and convert it into an additional parking lot for the building. He stated that Mr. Beverly is researching into the specs and details of it and we will have an answer in a month or so. Mrs. Briggs inquired about the hours of operation and the days of the week and Mr. Rybak stated 9:00 a.m. to 9:00 p.m. Monday thru

Friday. Mrs. Briggs inquired about the number of employees at the place of business and Mr. Rybak stated that it will be one full-time employee and maybe one part-time employee. Mr. Dzomba inquired if they approve it how quick does he plan on starting and Mr. Rybak stated that it depends on the City and that he will be working closely with Mr. Beverly. He continued to state that he wants everything to be done by the code and he wants all of the blue prints to be submitted for approval and only upon approval the construction will move on. He also stated that nothing in the building will be done without the approval of the Building Commissioner. Mr. Beverly stated that he spoke with Mr. Rybak about the interior demolition and he is holding on getting the interior demolition until such time the Board approved use was through and Council had confirmed or denied.

Motion made by Dzomba and seconded by Powers to approve the application to relocate her permanent cosmetics business defined by the State of Ohio Administrative Code Chapter 3701-9-01 (F) as Body Art from its current location in the City of Beachwood to the City of Bedford.

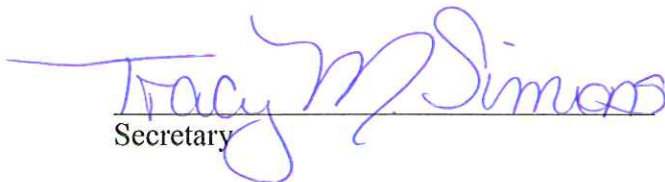
The roll was called. Vote – Yeas: Powers, Mowery, Dzomba, Briggs, Mallis. Nays: None. Motion carried unanimously.

Ms. Briggs stated this new business will go before Council at the next Council Meeting on Monday, March 2, 2020 at 8:00 p.m. in Council Chambers. She continued to state that if you would like to be present just in case Council did ask a question you would be able to provide an answer and this way there is no delay.

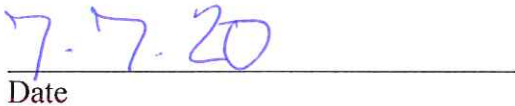
ADJOURNMENT

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

Meeting adjourned at 6:09 P.M.

  
Secretary

  
Chairman

  
Date