

Planning Commission met virtually via Zoom for the Work Session on Tuesday, July 7, 2020 at 5:30 p.m.

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

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

The Commission had no corrections to the February 19, 2019 Work Session or Regular Minutes.

Jermaine Bennett, 240 Barrington Pl., Aurora, Ohio 44202 is requesting a board approved use to operate a permanent cosmetics studio to include (2) two manicure/pedicure stations. A permanent cosmetics business defined by the State of Ohio Administrative Code Chapter 3701-9-01 (F) as Body Art. Included for clarity is the definitions of Body Art and Body Art Establishments and manicurist.

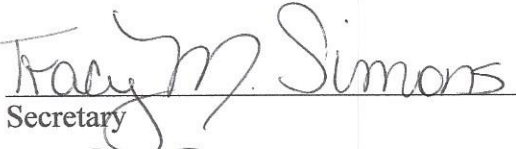
Mr. Beverly stated that this is just an amendment and this is a different applicant. He continued to stated that the other applicant was not able to get some building stuff done in time to move out of Beachwood and move into this location. Mr. Powers inquired if she was still looking to make the move and Mr. Beverly stated no and that she is in another location outside of Beachwood. He continued to state that the tenant Jermaine Bennet, who is on the first floor, is going to expand their business and take over the second floor. Mr. Beverly stated that he didn't think that it was a leap because we already have them in the first floor and they want to expand their business. He continued to stated that the original application was for permanent make-up only and now they want to expand to have manicure and pedicure chairs up there he felt that it needed to come back to Planning Commission because of the access of what was initially approved. Mr. Beverly stated that he has no issues and that they are already in the building and we are just expanding their services.

Ellen Traylor, 83 Ellenwood Ave., Bedford, OH 44146 is requesting a zoning permit to install roof mounted solar photovoltaic system on the North side (rear) of the dwelling.

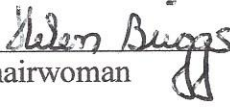
Mr. Powers inquired if there were any issues with the solar panels going up on the house and Mr. Beverly stated no and that they have already submitted drawing and that he has already take a preliminary look and they have had a structural engineer evaluate the roof for the additional loading and he sees no issues with it. Mr. Beverly also stated the Codified Ordinance states that solar panels are a conditional use and it has to be approved by the Planning Commission.

City Manager Mallis stated that he does not have any objects to either of the two items on the agenda.

Meeting adjourned at 5:50 P.M.


Secretary


Date


Chairwoman

Planning Commission met virtually via Zoom for the Regular Session on Tuesday, July 7, 2020 at 6:00 p.m. The roll was called. Present: Briggs, Dzomba, Mallis, Mowery, Powers. 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 February 19, 2020. The roll was called. Vote – Yeas: Briggs, Dzomba, Mallis, Mowery, Powers. Nays: None. Abstain: None. Motion carried.

Motion made by Dzomba and seconded by Mowery to approve the minutes of the Regular Meeting of February 19, 2020. The roll was called. Vote – Yeas: Briggs, Dzomba, Mallis, Mowery, Powers. Nays: None. Abstain: None. 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.

Ellen Traylor, 83 Ellenwood Ave., Bedford, OH 44146 is requesting a zoning permit to install roof mounted solar photovoltaic system on the North side (rear) of the dwelling.

Present: Brandon Bower, Yellowlite, 1925 St. Clair Ave. NE, Cleveland, OH 44114, representing Ellen Traylor, 83 Ellenwood Ave., Bedford, OH 44146.

Mr. Bower stated that they had nine panels set up originally on the front of the home and it is in the city’s codified ordinances that it is not allowed so we moved them to the back of the house. He continued to stated that they are losing about 15% production in just one panel but it still makes it viable for them and it was a good option for them. He also stated that it is a small system and simple on the electrical side.

Motion made by Dzomba and seconded by Mowery to approve the application to install roof mounted solar photovoltaic system on the North side (rear) of the dwelling.

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

Ms. Briggs stated this new business will go before Council at the next Council Meeting on Monday, August 3, 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.

Jermaine Bennett, 240 Barrington Pl., Aurora, Ohio 44202 is requesting a board approved use to operate a permanent cosmetics studio to include (2) two manicure/pedicure stations. A permanent cosmetics business defined by the State of Ohio Administrative Code Chapter 3701-9-01 (F) as Body Art. Included for clarity is the definitions of Body Art and Body Art Establishments and manicurist.

Present: Jermaine Bennett, 240 Barrington Pl., Aurora, Ohio 44202.

Alex Rybak, 1970 Winchester Rd., Lyndhurst Ohio, 44124 stated that due to the pandemic and the difficult situations the tenant that was going to go into the place was not capable of opening the business right before the pandemic started. He continued to state that the tenants that have the space on the first floor are interested in the occupancy for the use of putting in two manicure/pedicure chairs along with permanent make-up.

Jermaine Bennett, 240 Barrington Pl., Aurora, Ohio 44202 stated that they just want to extend the business to do manicure and pedicures and that the space upstairs would allow us to extend and turn it into a nail salon, which will also be used for micro-blading (tattooing eyebrows). He continued to stated that they would like to use the space to expand their business and that it would be under a different name but under the same umbrella.

Motion made by Dzomba and seconded by Powers to approve the application to operate a permanent cosmetics studio to include (2) two manicure/pedicure stations. A permanent cosmetics business defined by the State of Ohio Administrative Code Chapter 3701-9-01 (F) as Body Art. Included for clarity is the definitions of Body Art and Body Art Establishments and manicurist.

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

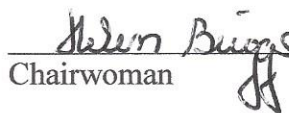
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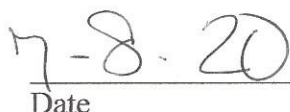
ADJOURNMENT

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

Meeting adjourned at 6:09 P.M.


Secretary


Chairwoman


Date