

Planning Commission met virtually via Zoom for the Work Session on Tuesday, May 18, 2021 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 August 4, 2020 Work Session or Regular Minutes.

Matthew Benovic, Engineer with RE Warner & Associates 25777 Detroit Rd. Suite 200, Westlake, OH 44154, representing Chemtron Corporation 7013 Krick Rd. Bedford, OH 44146 is proposing an exterior alteration/addition to the existing structure(s) located at 7013 Krick Rd.

Asia Love, 5333 Northfield Rd. Suite 100 Bedford Heights, OH 44146 is requesting a conditional use approval to use the existing tenant space located at 633 Broadway Ave. Bedford, OH 44146 to provide makeup and skincare services to clients. 10AM – 7PM Tuesday – Saturday.

Mr. Mowery inquired if the health and skincare services violates the Historic District and Mr. Beverly replied that it does not and he would consider it under beauty salon. He continued to state that under beauty salons they are considered a conditional use in the Historic District.

City Manager Mallis stated that he looked on their website of what is being provided and it said: skincare, makeup and eye lashes and that is fine, but on one of the pages it says massage. He stated that he believes that any type of massage is permitted and wanted to know if it was accurate and Mr. Beverly stated that he did not have that information. City Manager stated that he does have concerns about massages and he inquired if we know of any other ones that are downtown and Mr. Beverly replied that as far as beauty salons that there are two in the Historic District.

Mr. Leon Sampat 22082 Lorain Rd., Fairview Park, OH 44126 representing Damian Williams 650 Broadway Ave. Bedford, OH 44146 is requesting another similar business, service or professional establishment use approval to use the existing building/structure located at 650 Broadway Ave. Bedford, OH 44146 (formerly used as an Attorney's Office) to open a Cigar Store. The operation would be to purchase cigars with seating to enjoy your purchase if you don't want to smoke it at home. Open 10AM – 6PM (7) seven days a week.

Mr. Powers inquired if they were allowed to smoke inside a building and Mr. Beverly replied that under "Smoke Free Ohio" if it is a single occupant free standing building then they can use it for that purpose. Mr. Beverly continued to state that he doesn't regulate "Smoke Free Ohio" that is done by the Health Department. He stated that he steered them to contact the Health Department because there are requirements under the "Smoke Free Ohio". He also stated that under the Ohio Board of Building Standards if they were to submit drawings in a multiple occupancy building he could not deny that, because the Building Code does not deny it. He also stated that if it was to happen and he issued them a certificate of occupancy then the immediately the Health Department would be on them.

H. David Howe, Architect 3799 South Green Rd. Beachwood, OH 44122 representing Marek Blazejewski, 50 Broadway Ave. Bedford, OH 44146. Mr. Howe is proposing to remove the flat roof system, extend the exterior walls up 24-inches (3 course CMU) and install a new 4/12 slope roof system.

Mr. Beverly stated that this has a flat roof on it right now and they are looking to take the flat roof off, raise the height of the building by 3 Course CMU and put a standard cable roof system on it. He continued to state that once approved by the Planning Commission and Council he knows that he will have to submit construction documents for review. He also stated that once Mr. Howe submits drawing then we will have to do the review.

Meeting adjourned at 5:39 P.M.

Tracy M. Simons
Secretary

Helen Buggs
Chairwoman

6-22-21
Date

Planning Commission met virtually via Zoom for the Regular Session on Tuesday, May 18, 2021 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 Mallis to approve the minutes of the Work Session of August 4, 2020. The roll was called. Vote – Yeas: Briggs, Dzomba, Mallis, Mowery, Powers. Nays: None. Abstain: None. Motion carried.

Motion made by Powers and seconded by Dzomba to approve the minutes of the Regular Meeting of August 4, 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.

Matthew Benovic, Engineer with RE Warner & Associates 25777 Detroit Rd. Suite 200, Westlake, OH 44154, representing Chemtron Corporation 7013 Krick Rd. Bedford, OH 44146 is proposing an exterior alteration/addition to the existing structure(s) located at 7013 Krick Rd.

Present: Matthew Benovic, Engineer with RE Warner & Associates 25777 Detroit Rd. Suite 200, Westlake, OH 44154

Mr. Benovic stated that Chemtron has acquired the old Hukill Chemical on Krick Rd. and they are proposing to add some additional buildings to the area. He stated that one building would be a thirty (30) foot expansion of the existing building with a dog house on top for a shredder. He continued to state that behind it would be a building completely enclosed and it would be around forty-seven (47) feet high. He continued to state that the building would have three garage doors on one side and five on the other side for loading trucks into bins for the process that they are going to complete inside of the building. He stated that on the north side of the building there will be a dust collection system to avoid any dust that would come out of the process. He stated that there will also be a silo for reagent in addition there will also be an additional tank for additional reagent. He stated that everything will be contained through EPA requirements and through the permits with the EPA for the site to operate. He stated that North Vedras will be an open air roll off structure with a roof for bringing roll off bins out of the solidification building and the roll of bins will be stored there from two to five days, then taken off site for disposal. He stated that they would take the existing site and redo it as far as drainage and paved surfaces ensuring that they have the containment that they need on the site. He stated that they would be adding some weight scales for trucks coming through and additional employee parking out front. He stated that they will be splitting the storm water discharge to be sent to the Sewer District and we are going to modify it to an underground retention system. Mr. Powers inquired as to what type of chemicals will be neutralized there and Mr. Benovic replied that it is a variety of chemicals and that he would not be privy to the process. Mr. Benovic stated that they will be permitted through the EPA for processing through there. Mr. Powers inquired as to how many people will be working there and Mr. Benovic replied that on a busy around twenty-five (25) people. Mrs. Briggs inquired if they are normal working hours or will it be shifts and Mr.

Benovic replied that there will be two shifts and the hours are 5:00 a.m. to 9:00 p.m. five days a week.

Motion made by Mallis and seconded by Mowery to approve the exterior alteration/addition to the existing structure(s) located at 7013 Krick Rd.

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, June 7, 2021 at 8:00 p.m. via Zoom. 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.

Asia Love, 5333 Northfield Rd. Suite 100 Bedford Heights, OH 44146 is requesting a conditional use approval to use the existing tenant space located at 633 Broadway Ave. Bedford, OH 44146 to provide makeup and skincare services to clients. 10AM – 7PM Tuesday – Saturday

Present: Nobody was present

City Manager Mallis stated that he did go on the businesses website and there was a mention of a massage and that he had concerns over that being in the Historic District. Mrs. Briggs stated that being in the Historic District to make sure that it is also presented to the Historic Preservation Board just so that anything visible to the outside public adheres to the historical guidelines. Mrs. Briggs inquired if we could vote on it this evening or table it and City Manager Mallis replied that we did speak with Ms. Love and we did email her the Zoom link as well. City Manager Mallis also stated that Mr. Montello said we can vote on it.

Motion made by Powers and seconded by Mowery to deny the conditional use approval to use the existing tenant space located at 633 Broadway Ave. Bedford, OH 44146 to provide makeup and skincare services to clients. 10AM – 7PM Tuesday – Saturday and for the stipulations that City Manager Mallis and Mrs. Briggs mention in the discussion of this matter.

The roll was called. Vote – Yeas: Briggs, Dzomba. Nays: Mallis, Mowery, Powers. Motion carried Yeas Two and Nays Three.

Ms. Briggs stated this new business will go before Council at the next Council Meeting on Monday, June 7, 2021 at 8:00 p.m. via Zoom. 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.

Mr. Leon Sampat 22082 Lorain Rd., Fairview Park, OH 44126 representing Damian Williams 650 Broadway Ave. Bedford, OH 44146 is requesting another similar business, service or professional establishment use approval to use the existing building/structure located at 650 Broadway Ave. Bedford, OH 44146 (formerly used as an Attorney's Office) to open a Cigar Store. The operation would be to purchase cigars with seating to enjoy

your purchase if you don't want to smoke it at home. Open 10AM – 6PM (7) seven days a week.

Present: Mr. Leon Sampat 22082 Lorain Rd., Fairview Park, OH 44126

Mr. Sampat stated that Mr. Williams is looking at leasing the space to open up a cigar shop and looking at installing a 12'x12' humidor for maintaining the cigars. He also stated that there will be a cashier station and an open sales area. He also stated that included in the proposal was a small lounge area, where customers could enjoy their cigars with seating and tv's. He also stated that the weekend business hours would be from 11:00 a.m. to 9:00 p.m. and business hours during the week days are 10:00 a.m. to 6:00 p.m. He stated that the building is 1,154 square feet and based on the Ohio Building Code there would be an occupancy of twelve (12) people. Mr. Mower inquired as to how many people would normally be in the facility and Mr. Sampat replied that maximum occupancy per code is twelve (12) people and that is how the building is designed per code. Mr. Mowery also inquired about the ventilation tonnage and Mr. Sampat replied that there will be a furnace with 100% outdoor air, so a complete refresh of air within the space. City Manager Mallis inquired if it is strictly a cigar shop and Mr. Sampat replied that it is strictly a cigar shop. Mr. Powers inquired if there will be beverages or food sold or provided there and Mr. Sampat replied that there will not be beverages sold but customers are allowed to bring their own beverages, but they will not be sold on premises. Mr. Powers inquired if alcoholic beverages will be allowed to be brought in and Mr. Sampat replied the customers will be allowed to bring alcoholic beverages in. Mrs. Briggs stated that with this being in the Historic District she wanted to make sure that it is also presented to the Historic Preservation Board for approval as well. Mr. Sampat stated that for the exterior they are just maintaining the existing structure. Mr. Beverly stated that any proposed signage would have to go to the Historic Preservation Board for their review and approval.

Motion made by Mowery and seconded by Dzomba to approve another similar business, service or professional establishment use approval to use the existing building/structure located at 650 Broadway Ave. Bedford, OH 44146 (formerly used as an Attorney's Office) to open a Cigar Store. The operation would be to purchase cigars with seating to enjoy your purchase if you don't want to smoke it at home. Open 10AM – 6PM (7) seven days a week and to be presented to the Historic Preservation Board for their approval as well.

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, June 7, 2021 at 8:00 p.m. via Zoom. 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.

H. David Howe, Architect 3799 South Green Rd. Beachwood, OH 44122 representing Marek Blazejewski, 50 Broadway Ave. Bedford, OH 44146. Mr. Howe is proposing to remove the flat roof system, extend the exterior walls up 24-inches (3 course CMU) and install a new 4/12 slope roof system

Present: Jacob Blazejewski, 14410 Main Market Rd., Burton, OH 44021

Mr. Blazejewski stated that he is with BMJ Contracting and they are trying to put a new roofing system on the garage. He stated that Mr. Howe is that architect. Mr. Beverly stated that Mr. Blazejewski submitted that application. Mr. Blazejewski stated that they are proposing to lift the building by three concrete blocks, which is the 24-inches that is in the proposal. He also stated that they will put a new slopped metal roof system on the building. He stated that it would include wooden trusses and fascia in the front, new gutter system and the color would be red, unless instructed not to. He stated that the business hours would be 8:00 a.m. to 5:00 p.m. Mr. Mowery inquired the nature of the business and Mr. Blazejewski replied that it is a mechanic shop and possibly an auto body shop. Mr. Blazejewski stated that it currently has an asphalt roofing system a flat roof and the new system would be a sloped pitched roof raised by three blocks. He stated that right now is it very difficult to run any type of mechanical or auto body shop in it due to the clearance of the inside roofing space, that is why we want to raise it by three blocks. Mrs. Briggs asked Mr. Beverly if the color was okay and Mr. Beverly replied that he did not have an issue with the colors.

Motion made by Dzomba and seconded by Powers to approve the proposal to remove the flat roof system, extend the exterior walls up 24-inches (3 course CMU) and install a new 4/12 slope roof system located at 50 Broadway Ave.

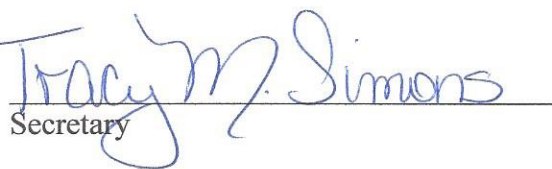
The roll was called. Vote – Yeas: Briggs, Dzomba, Mallis, Mowery, Powers. Nays: None. Motion carried unanimously.

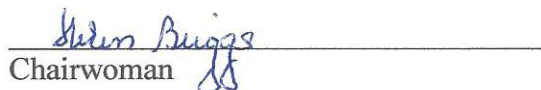
Ms. Briggs stated this new business will go before Council at the next Council Meeting on Monday, June 7, 2021 at 8:00 p.m. via Zoom. She continued to state that if you would like to be present just in case Council did ask a question you would be able to provide an answer and this way there is no delay.

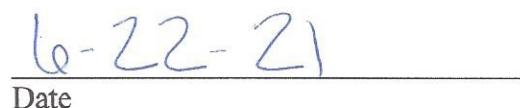
ADJOURNMENT

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

Meeting adjourned at 6:24 P.M.


Secretary


Chairwoman


Date