

Planning Commission met virtually via Zoom for the Work Session on Tuesday, June 22, 2021 at 5:30 p.m.

Present: Briggs, 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.

Quinisha Singleton, 5911 Bear Creek Dr. Bedford Heights, OH 44146 is seeking a conditional use approval to allow the tenant space located at 401 Broadway Ave. Bedford, OH 44146 (former Dairy Queen space) to be used as a Child Care & Education Center. The center will be open 24 hours a day Monday thru Friday with 3 shifts. Mr. Powers inquired if there was an age group for the children and toddlers before they are no longer allowed to attend the daycare and Mr. Beverly replied that it is a 24 hour daycare. Mr. Beverly also stated that she has not given him an age group and that it would be something that they could ask Ms. Singleton at the meeting this evening. He also stated that day cares are required to have a playground and that he doesn't know where they are going to put a playground and that the playground that is next door is the city playground. He continued to stated that they are required to have so much square footage for a playground and the square footage is 35 square footage per child and that is something that the State of Ohio approves. City Manager Mallis inquired about the staffing and if there was going to be over night staffing depending if it is going to be 24 hours and Mr. Beverly replied that she does not have the staffing and that the staffing is based on the number of children. Mr. Mowery inquired if it would be 24 hours seven days a week because there is a little conflict in the description. Mrs. Briggs stated that the children have to be picked up by a certain hour. Mr. Beverly stated that on the application there would three different shifts 24 hours a day. Mrs. Briggs stated that Ms. Singleton submitted a daily classroom schedule and that in there it states that they open at seven in the morning and that they have to be picked up by eleven forty-five in the evening. Mr. Beverly stated that is not what her application states and that is something that they can ask as to what is the intent. Mr. Powers inquired if this is a new business of is it relocating from another place and Mr. Beverly replied that he believes it is something new. Mr. Powers stated that they way he is reading it that it sounds like a franchise. Mr. Powers inquired if the playground has to be on grass or can it be on asphalt and Mr. Beverly replied that at the old Lawson's area they have padded areas. Mr. Mowery inquired if the archetectiral plans have to included the fenced in area or the playground and Mr. Beverly replied that as far as the City's concern there is no requirement for playgrounds it is a state requirement. Mr. Montello stated that if the Planning Commission were to grant this it is subject to approval by the state and make it a condition. Mr. Montello inquired if they have to go through the County and Mr. Beverly replied that he believes that they have to go through the Ohio Department of Job and Family Services. Mr. Mowery inquired if it would have to go before the state and Mr. Beverly replied that no and that they would have to have the required licensing before they can open the daycare.

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. City Manager inquired if they were relocating to the new location from the proposed and Mr. Beverly replied that he was not spoke with Ms. Love about her current

location and that this is the one that was asked to re-submit her application. Ms. Love stated that she is transferring from her previous location and she wanted to branch off into more of a private location for the comfortability of her clients. Ms. Love also appologized for missing the last meeting and that she had an emergency on the West Coast. Mr. Montello stated that there was some concern about massages and if there will be massages done there and Ms. Love replied that for facials and massages she has to get approval through the different branches of the state to do everything under her licenses. Ms. Love stated that at the moment she would only be doing make-up services and when she does branch out to do facials and massages it will be fully clothed. She stated that those who do wear undergarments there will be towels wrapped around them so there be no exposure of anything. Ms. Williams inquired as to what type of skin care services will be done and Ms. Love replied that it will be the traditional facial, toning, slight facila massage, mask, and slight arm massage not longer than sixty minutes. Ms. Love stated that she will eventually branch out to do microderm ebrassions. Ms. Williams inquired if it would just be Ms. Love and Ms. Love replied that it would just be her at the moment. Mr. Beverly stated that any signage in the Historic District has to be submitted and approved by the Historical Preservation Board. Mr. Montello inquired as to when Ms. Love would be opening and Ms. Love replied that she can be open in the next couple of weeks after approval. Ms. Love stated that she has to get approved through the state and the Board of Health and it would be within two to three weeks. Mr. Montello asked Mr. Beverly what would he need after she gets approval and Mr. Beverly stated that he would need a floor plan of the building from Dr. Ali, which identifies their spaces and that Dr. Ali is getting them done at this time and then they will have them.

Meeting adjourned at 5:55 P.M.

Tracy M. Simmons
Secretary

Melen Briggs
Chairwoman

7-20-21
Date

Planning Commission met virtually via Zoom for the Regular Session on Tuesday, June 22, 2021 at 6:00 p.m. The roll was called. Present: Briggs, Mallis, Mowery, Powers. Absent: None. Also, in attendance was Building Commissioner Calvin Beverly.

Motion made by Powers and seconded by Mallis to approve the minutes of the Work Session of May 18, 2021. The roll was called. Vote – Yeas: Briggs, Mallis, Mowery, Powers. Nays: None. Abstain: None. Motion carried.

Motion made by Mowery and seconded by Mallis to approve the minutes of the Regular Meeting of May 18, 2020. The roll was called. Vote – Yeas: Briggs, 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.

Quinisha Singleton, 5911 Bear Creek Dr. Bedford Heights, OH 44146 is seeking a conditional use approval to allow the tenant space located at 401 Broadway Ave. Bedford, OH 44146 (former Dairy Queen space) to be used as a Child Care & Education Center. The center will be open 24 hours a day Monday thru Friday with 3 shifts.

Present: Nobody was present for the meeting.

Mrs. Briggs asked Mr. Beverly and City Manager Mallis if the Planning Commission should table this item City Manager Mallis stated that he recommends tabling the item based on the Work Session there were some questions. City Manager Mallis continued to state that even though it appeared that the Commission was in support pending any approvals from the county and the state for the use there were a couple of questions and that he recommends tabling at this time.

Mr. Beverly stated that he did receive another application today and that another Planning Commission Meeting will held in the first part of July.

Motion made by Powers and seconded by Mowery to table the item for Quinisha Singleton, 5911 Bear Creek Dr. Bedford Heights, OH 44146 is seeking a conditional use approval to allow the tenant space located at 401 Broadway Ave. Bedford, OH 44146 (former Dairy Queen space) to be used as a Child Care & Education Center. The center will be open 24 hours a day Monday thru Friday with 3 shifts.

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

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: Asia Love, 5333 Northfield Rd. Suite 100 Bedford Heights, OH 44146

Ms. Love stated that she will be providing make-up services to men and women from the age of 18 years of age and older. She continued to state that she has to go through different Boards of the State of Ohio and that the State Board has already given her approval but they still have to come out and do their full inspection to make sure that she has everything that is needed. She also stated that she has to have an inspection done through the Board of Health to make sure that she has everything that is needed in regards to safety and sanitation. Mr. Mowry inquired if she will be submitting a layout of plans for the facility and Ms. Love replied that she would. Ms. Love also stated that she has to see what the landlord can give her in regards to the layout of the facility and she will see if the pipes will be workable for her to use. Ms. Love stated that she is just waiting on the plans from the landlord and then she will have her architect come in with the landlords approval to see what can be done in there. Mrs. Briggs inquired if photo shots will be done at the facility and Ms. Love replied that photo shots will not be done at the facility and that is there to have a client come in and get make-up done. Ms. Love stated that it is a different price setting and different incentives that they can get with it such as: extra touch-ups and free make-up to take with them to where ever they are doing their photo shot at. She continued to state that there will not be any physical photo shots happening within the studio.

Motion made by Powers and seconded by Mallis to approve 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.

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

Ms. Briggs stated this new business will go before Council at the next Council Meeting on Tuesday, July 6, 2021 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.

City Manager Mallis stated that as of right now it is going to be a Zoom Meeting but that they are still monitoring the state's budget proposal and that it was included in the House Bill granting permission to continue virtual meetings. He continued to state that in the most recent edition this item was struck and it has been a topic of discussion in Columbus and the budget has to get passed and signed by the governor by the end of the month. He stated that if it remains out it would mean the City Council would be required to meet in-person and we will notify you if that changes. He stated that if we are meeting in person you would be required to attend meeting on Tuesday, July 6th at 8:00 p.m. in-person in Council Chambers. Mr. Montello stated for Ms. Love to attend the Work Session Meeting in case Council has any questions regarding this matter.

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

Meeting adjourned at 6:12 P.M.

Tracy M. Simmons
Secretary

Helen Briggs
Chairwoman

7-20-21
Date