

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, July 20, 2021 at 5:30 p.m.

Present: Briggs, Mowery, Powers, and Williams. Absent: Mallis.

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

The Commission had no corrections to the May 18, 2021 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. Beverly stated that Ms. Singleton is requesting a conditional use for a daycare. City Manager Mallis stated that he is concerned about it being open twenty-four (24) hours and Mr. Beverly stated that he does not have any issues. Mrs. Briggs stated that the only issue is with the hours. Mr. Beverly stated that there are no residential units in the area.

LaTina Mills, 55 Meadowgate Blvd., Bedford, OH 44146 is seeking to open an assisted living facility for (3) elderly women in the residential (3) three bedroom home located at the aforementioned address. Hours of operation to be 24 hours a day, 7 days a week. Mr. Beverly stated that he does not have any issues. Mr. Powers inquired about any of the ADA requirements and Mr. Beverly replied that there are no ADA requirements.

Qualana Alli, Omoyemen Alli, Qualetha Carty, 166 Joppa Farm Rd., Joppa, MD 21085 is requesting a conditional use approval to use the existing building located at 16 Columbus Rd., Bedford, OH 44146 to open a nail salon, massage parlor, and the sale of liquor. Mr. Beverly stated that he received a call and an email from the applicants to decline and withdraw the conditional use permit.

Rickey Kinney, owner 40 Columbus Rd., Bedford, OH 44146 is proposing to construct a 1500 sf covered patio (30X50) on the rear of the existing structure located at 76 Broadway Ave. Mr. Beverly stated that they have to build a barrier (fire wall/barrier wall) wall to protect both restaurants. He also stated that the biggest issue will be with the indoor facilities for the number of occupants in the building. He also stated that they do have adequate parking.

Meeting adjourned at 5:50 P.M.


Secretary


Chairwoman

9-8-21
Date

Planning Commission met for the Regular Session at Bedford City Hall on Tuesday, July 20, 2021 at 6:01 p.m. The roll was called. Present: Briggs, Mowery, Powers, and Williams. Absent: City Manager Michael Mallis. Also, in attendance was Building Commissioner Calvin Beverly.

Motion made by Powers and seconded by Williams to excuse Michael Mallis. The roll was called. Vote – Yeas: Briggs, Mowery, Powers, and Williams. Nays: None. Motion carried unanimously.

Motion made by Mowery and seconded by Powers to approve the minutes of the Work Session of June 22, 2021. The roll was called. Vote – Yeas: Briggs, Mowery, Powers, and Williams. Nays: None. Abstain: None. Motion carried.

Motion made by Mowery and seconded by Williams to approve the minutes of the Regular Meeting of June 22, 2020. The roll was called. Vote – Yeas: Briggs, Mowery, Powers, and Williams. 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.

Motion made by Mowery and seconded Williams to remove this item from the table. The roll was called. Vote – Yeas: Briggs, Mowery, Powers, and Williams. Nays: None. Motion carried unanimously.

Present: Quinisha Singleton, 5911 Bear Creek Dr. Bedford Heights, OH 44146

Ms. Singleton stated that she currently provides child care in her home in Bedford Heights, which does not allow her to expand the business and that is why she was looking for a new location in Bedford. Mrs. Briggs stated that they were interested in knowing more about the outdoor play area and Ms. Singleton replied that there is already an outdoor play area behind Dairy Queen, which is in walking distance. Ms. Singleton continued to state that there is no need for her to build an outdoor play area. She also stated that when she and the state came out to look at the building in was within walking distance of the play area, which is in the radius for them where she doesn't have to build one and that she just needs the center. Mr. Beverly stated that he believes that it is city property and that she would have to get permission from the city to do so. Mr. Beverly stated that there is a question about the hours where it is stated 24 hours in one place and it had different hours in another location. Mrs. Briggs stated that the application states 24 hours but you submitted a daily plan that states from 7:00 a.m. to 11:00 p.m. Ms. Singleton stated that it is 24 hours and on third shift there are no activities because they are asleep and that is the same schedule that she uses in her home for doing 24 hours. Ms. Williams inquired as to the times of the three shifts and Ms. Singleton replied that it depends on the

schedule. Ms. Singleton stated that because she has been working through the pandemic that most of the parents work in the health care field. Mrs. Briggs inquired about the possibility of staff not showing up for their shift and is there a backup plan and Ms. Singleton replied that she has never had a problem. Ms. Singleton stated that it is just her and her mother right now and she also has a 16-year-old daughter, who helps out at home as well. Ms. Singleton stated that if she gets a center she is trying to get people who are not working back to working. Ms. Williams inquired about the number of children she currently watches and Ms. Singleton replied that she has 22 children in her home right now.

Motion made by Williams and seconded by Powers to approve 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 with permission from the City of Bedford to use the playground area behind the location be obtained first.

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

Ms. Briggs stated this new business will go before Council at the next Council Meeting on Monday, August 2, 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.

LaTina Mills, 55 Meadowgate Blvd., Bedford, OH 44146 is seeking to open an assisted living facility for (3) elderly women in the residential (3) three-bedroom home located at the aforementioned address. Hours of operation to be 24 hours a day, 7 days a week.

Present: LaTina Mills, 55 Meadowgate Blvd., Bedford, OH 44146

Ms. Mills stated that she has currently become interested in housing elderly women. She stated that she has prepared her home for them, attended the classes, she is a certified Medical Assistant and a Stated Tested Nursing Assistant. She stated that she has always taken care of elderly women and that she has the heart for it and while attending the classes that there is a big demand for assistant living for women. She also stated that her partner will be helping her out with it. She also stated that right now she is currently working and if this becomes more successful she will be attending to them full-time. She stated that she has all of the inspections that are required and the home was inspected by the Fire Department, there was a light and HVAC inspection, she has a disaster plan, meal plan, and activities planned for them. She stated that she is currently financing this all on her own and she did apply for a non-profit 501 C3. She stated that she does own the home. Mr. Mowery inquired about the drawings and Mr. Beverly replied that they have nothing at this point at time. Ms. Singleton stated that she does have a floor plan along with her EIN. Mr. Beverly stated that this is recommended for approval and it ultimately goes to Council and that she would have to give him a copy of all the information that she has regarding inspections and the approval that is required from the State of Ohio so that they are on file. Ms. Singleton stated that the approval that she needs from the state says that she has to get this first. Ms. Williams stated that you have plenty of room and she inquired about the maximum amount that she could have and Ms. Mills replied four. Ms. Mills stated that she has three bedrooms and two of the bedrooms have full size beds in them and they are for the independent individuals.

She continued to stated that one bedroom is has two twin sizes beds in it. Mrs. Briggs inquired if any of the three individuals have dementia or Alzheimer's and Ms. Mills replied that she has not selected the women yet. Mrs. Briggs inquired if there will door locks and alarms for those who wonder and Ms. Mills replied that she is looking more for the independent living, those who can get around on their own and if they do decline she would take them on from that point on. Mrs. Briggs inquired if should it change to more of an assistant living or nursing care are there other things that would have to come back before the Planning Commission and Mr. Beverly replied that she is not providing nursing care that it is more of an independent living situation. Ms. Mills stated that she is not allowed to provide medical care legally.

Motion made by Powers and seconded by Williams to approve open an assisted living facility for (3) elderly women in the residential (3) three-bedroom home located at the aforementioned address. Hours of operation to be 24 hours a day, 7 days a week.

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

Ms. Briggs stated this new business will go before Council at the next Council Meeting on Monday, August 2, 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.

Qualana Alli, Omoyemen Alli, Qualeta Carty, 166 Joppa Farm Rd., Joppa, MD 21085 is requesting a conditional use approval to use the existing building located at 16 Columbus Rd., Bedford, OH 44146 to open a nail salon, massage parlor, and the sale of liquor.

Present: No one was present.

Mr. Beverly stated that at 5:07 pm. He received an email from the applicants requesting to withdraw their application and the email states:

“Thank you for scheduling our company on the agenda this evening for a conditional use permit at 16 Columbus Rd., Bedford, OH 44146. After viewing the physical property BASUP has decided to decline to move forward with the purchase of the property. The property is wonderful but it does not fit the logistical square footage and space usage for our business needs. Hence BASUP requests to cancel its conditional use permit for this particular property. We apologize for any inconvenience thank you for your time and have a wonderful evening.”

Mr. Beverly stated that they have withdrawn their application.

Motion made by Williams and seconded by Mowery to remove Qualana Alli, Omoyemen Alli, Qualeta Carty, 166 Joppa Farm Rd., Joppa, MD 21085 is requesting a conditional use approval to use the existing building located at 16 Columbus Rd., Bedford, OH 44146 to open a nail salon, massage parlor, and the sale of liquor from the agenda.

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

Rickey Kinney, owner 40 Columbus Rd., Bedford, OH 44146 is proposing to construct a 1500 sf covered patio (30X50) on the rear of the existing structure located at 76 Broadway Ave.

Present: Rickey Kinney, owner 40 Columbus Rd., Bedford, OH 44146

Mr. Kinney stated that he is trying to extend the patio located in the back of the bar/restaurant. He stated that it is 1500 square feet and it will have space for multiple uses. He stated that it is current dirty and asphalt and he would like to replace it with concrete. Mrs. Briggs inquired about the hours and Mr. Kinney replied that the hours of are from 9:00 a.m. to 2:00 a.m. Mr. Mowery inquired about the restroom accommodations and Mr. Kinney replied that he was talking with Mr. Beverly and Mr. Kinney had proposed for some restrooms on the outside. Mr. Kinney stated that he showed Mr. Beverly what the City of Bedford would approve for the use of restrooms and that Mr. Beverly stated that they can talk about it at a later date. He stated that the occupancy would call for the need of more restrooms and that he is prepared to do that as well. Mrs. Briggs inquired if the patio would also be open until 2:00 a.m. and Mr. Kinney replied that it would be shut down a little earlier than that, because of the neighbors. Mr. Kinney stated that it would be shut down around 11:00 p.m. or 12:00 p.m. and there will be no loud music. He stated that it will be just for people to eat and maybe a smoking area is all.

Mr. Beverly stated that the City of Bedford does have a noise ordinance and it is from 7:00 a.m. to 9:00 p.m. He stated that after 9:00 p.m. the noise shuts down. Mr. Kinney stated that he is very conscious about the noise and that his goal is to have it for multiple use between the hours of 7:00 a.m. to 9:00 p.m. Mr. Mowery asked Mr. Beverly if he would like to speak about the fire wall and Mr. Beverly stated that those are things that they spoke about with Mr. Kinney's architect and that he was just bringing it forward to the board during the Work Session. Mr. Kinney stated that he is aware of the fire wall.

Motion made by Mowery and seconded by Williams to approve Rickey Kinney, owner 40 Columbus Rd., Bedford, OH 44146 the proposal to construct a 1500 sf covered patio (30X50) on the rear of the existing structure located at 76 Broadway Ave..

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

Ms. Briggs stated this new business will go before Council at the next Council Meeting on Monday, August 2, 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.

ADJOURNMENT

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

Meeting adjourned at 6:29 P.M.

Tracy M. Simons
Secretary

Helen Briggs
Chairwoman

9-8-21
Date