

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, October 5, 2021 at 5:35 p.m.

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

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

The Commission had no corrections to the September 8, 2021 Work Session or Regular Minutes.

Mr. Robert Burda 714 Northfield Rd., Bedford, OH 441246 is requesting a variance to the **City of Bedford Codified Ordinance 1913.07 (o)** which in parts states "The total of all garages on a lot shall not exceed 1,100 square feet unless approved by the Planning Commission." Mr. Burda's lot size is 14,250 square foot. Mr. Beverly stated that there needs to be a motion to remove it from the table.

Life Storage LP, 6467 Main St., Williamsville, NY 14221 is requesting a conditional use approval in accordance with **City of Bedford Codified Ordinance 1937.03 (d)** to utilize the parcel's 814-34-006, 814-34-007 located in B-2 Zoning District and parcel 814-22-020 located in R-2 Zoning District parcels known as 1405 Broadway Ave. to construct (2) two (3) three story self-storage facilities. See **City of Bedford Codified Ordinance 1305.09** regarding new structures. Mr. Beverly stated that they submitted two more options and that Council brought it back to the Planning Commission for a conditional use permit (used for storage).

Michael Holsman with Apex Pinnacle Services located at 1750 East 55th St., Cleveland, OH 44103 representing Derik Thomas owner of 500 Broadway Ave. Bedford, OH 44146. Mr. Holsman is proposing to install a new ACM (Aluminum Composite Material) panel 82' - 10" long by 4'-0" high and an Entrance Gate 10'-7" wide by 9'-2" tall on the front of the building, a 7'-2" wide by 3'-0" tall ACM panel above the service entrance for the service sign and a 12'-0" (approx..) by 4'-0" tall ACM panel for the Mitsubishi Motors logo on the southeast side of the building as a part of the rebranding of the dealership to Mitsubishi Motors. Mr. Beverly stated that now they are going to be a Mitsubishi Dealership and that it was a used car lot. He also stated that they are working with the existing building they are just rebranding it.

Power Home Solar 919 N. Main St., Mooresville, NC 28115 representing Kimberly Binns, owner 919 Archer Rd. Bedford, OH 44146 is requesting a conditional use approval to install roof mounted solar photovoltaic system on the West side (front), East (rear), of the dwelling and the south side of the garage for a total of 17 panels. Mr. Beverly stated that the way the house is built and the way they are proposing it that he doesn't have an issue and tha he recommends the approval.

Meeting adjourned at 5:50 P.M.

Bedford, Ohio

October 5, 2021

Tracy M. Simmons
Secretary

John E. Powers
Vice-Chairman

10-19-21
Date

Planning Commission met for the Regular Session at Bedford City Hall on Tuesday, October 5, 2020 at 6:01 p.m. The roll was called. Present: Mallis, Mowery, Powers, and Williams. Absent: Briggs. Also, in attendance was Building Commissioner Calvin Beverly.

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

Motion made by Williams and seconded by Mowery to approve the minutes of the Work Session of September 8, 2021. The roll was called. Vote – Yeas: Mallis, Mowery, Powers, and Williams. Nays: None. Abstain: None. Motion carried.

Motion made by Williams and seconded by Mallis to approve the minutes of the Regular Meeting of September 8, 2021. The roll was called. Vote – Yeas: Mallis, Mowery, Powers, and Williams. Nays: None. Abstain: None. Motion carried.

Vice Chairperson Powers 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.

Motion made by Mallis and seconded by Mowery to remove from the table under Old Business Mr. Robert Burda 714 Northfield Rd., Bedford, OH 441246 is requesting a variance to the City of Bedford Codified Ordinance 1913.07 (o) which in parts states “The total of all garages on a lot shall not exceed 1,100 square feet unless approved by the Planning Commission.” Mr. Burda’s lot size is 14,250 square foot. The roll was called. Vote – Yeas: Mallis, Mowery, Powers, and Williams. Nays: None. Abstain: None. Motion carried.

Mr. Robert Burda 714 Northfield Rd., Bedford, OH 441246 is requesting a variance to the City of Bedford Codified Ordinance 1913.07 (o) which in parts states “The total of all garages on a lot shall not exceed 1,100 square feet unless approved by the Planning Commission.” Mr. Burda’s lot size is 14,250 square foot.

Present: Robert Burda 714 Northfield Rd., Bedford, OH 441246

City Manager Mallis stated that on the site plan there is the home and the propose garage and then there is one shed, but on Google Maps it shows that there are multiple sheds. Mr. Burda stated that there are two sheds there and that the second one wasn’t marked because he didn’t think that they needed that one. City Manager inquired if he had two sheds and Mr. Burda replied that yes he does. Mr. Beverly stated that the ordinance reads the total or sum of all accessory structures can not exceed 1,100 sq. ft. without the approval from the Planning Commission. He continued to stated that the proposed garage it’s self is 1,200 sq. ft. Mr. Beverly stated that they needed to know what the existing square footage is of the other accessory structures and if they are going to remain. Mr. Burda stated that one is 10’x16’ and the other one is 12’x16’. City Manager Mallis inquired if he planned on keeping both of the sheds as well and Mr. Burda replied that he would get rid of the smaller shed. City Manager Mallis inquired if the 12’x16’ shed would be the one that would be removed and Mr. Burda replied that it would be the other shed. Mr. Powers inquired about what the other sloped

structure was and Mr. Burda replied that it was a canopy tent and that it temporary and it would be gone. Mr. Powers inquired about a small building that is next to the existing garage and Mr. Burda replied that it is a pile of stuff.

City Manager Mallis stated that he would make a motion to approve based on the agreement to remove the small shed as well as the canopy to where there is only one garage and one shed. Mr. Burda then inquired as to what size shed because he had two different sizes down and Mr. Beverly replied that when he spoke with someone they took the sixty-foot off of the table, it was for the 1,200 sq. ft.

Motion made by Mallis and seconded by Mowery to approve a variance to the City of Bedford Codified Ordinance 1913.07 (o) which in parts states “The total of all garages on a lot shall not exceed 1,100 square feet unless approved by the Planning Commission.” Mr. Burda’s lot size is 14,250 square foot based on the plans for the smaller sized garage as Mr. Beverly mentioned with the understanding that Mr. Burda would agreement to remove the small shed as well as the temporary canopy to where there is only one garage and one shed.

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

Mr. Powers stated this new business will go before Council at the next Council Meeting on Monday, October 18, 2021 at 8:00 p.m. in Council Chambers. He 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.

Life Storage LP, 6467 Main St., Williamsville, NY 14221 is requesting a conditional use approval in accordance with City of Bedford Codified Ordinance 1937.03 (d) to utilize the parcel’s 814-34-006, 814-34-007 located in B-2 Zoning District and parcel 814-22-020 located in R-2 Zoning District parcels known as 1405 Broadway Ave. to construct (2) two self-storage facilities. This is an amended application and sent back to the Planning Commission from Council for second review. See City of Bedford Codified Ordinance 1305.09 regarding new structures.

Present: Dan Schwanze, Life Storage LP, 6467 Main St., Williamsville, NY 14221
Dustin Keeny, Polaris Engineering and Surveying, 34600 Chardon Rd., Willoughby Hills, OH 44094

City Manager Mallis wanted to clarify that the first structure close to the road would be a two story and the three story building is in the back and Mr. Schwanze replied yes. Mr. Schwanze stated that they submitted two different plans for their consideration, just to show that they took to heart what was discussed the last time they were here. He also stated that they came back with two different options, they went back and revised and came up with a two story design building that is the closets to the road and a three story variation set back about 80 ft. from the road, which would allow for more planting of grass and landscaping. Mr. Keeny stated that at they are here to make sure they could get the conditional use permit and what they are trying to show and assuming that they can get the conditional use permit to do this use on this property. He also stated that they understand that they have to go through site planning and come back to the Planning Commission again for final site plans. He stated that if they don’t receive the

conditional use permit they can't move forward with anything. Mr. Mowery stated that he would like to see a better use of the property. He stated that it is the gateway to the City.

Motion made by Mallis and seconded by Williams to approve a conditional use approval in accordance with City of Bedford Codified Ordinance 1937.03 (d) to utilize the parcel's 814-34-006, 814-34-007 located in B-2 Zoning District and parcel 814-22-020 located in R-2 Zoning District parcels known as 1405 Broadway Ave. to construct (2) two self-storage facilities. This is an amended application and sent back to the Planning Commission from Council for second review. See City of Bedford Codified Ordinance 1305.09 regarding new structures.

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

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Michael Holsman with Apex Pinnacle Services located at 1750 East 55th St., Cleveland, OH 44103 representing Derik Thomas owner of 500 Broadway Ave. Bedford, OH 44146. Mr. Holsman is proposing to install a new ACM (Aluminum Composite Material) panel 82' - 10" long by 4'-0" high and an Entrance Gate 10'-7" wide by 9'-2" tall on the front of the building, a 7'-2" wide by 3'-0" tall ACM panel above the service entrance for the service sign and a 12'-0" (approx..) by 4'-0" tall ACM panel for the Mitsubishi Motors logo on the southeast side of the building as a part of the rebranding of the dealership to Mitsubishi Motors.

Present: Bill Holsman, 313 Corning Dr., Brantenall, 44108
Derik Thomas owner of 500 Broadway Ave. Bedford, OH 44146

Mr. Powers inquired if the Service Department will stay the same and Mr. Thomas replied that it has been repainted and they did the permits for everything and it has been completely remodeled and almost ready for a walk through. City Manager Mallis congratulated them on acquiring the brand and that it was a big step and he looks forward to seeing progress. City Manager Mallis inquired as to the number of employees located there and Mr. Thomas replied that automotive itself was around 32, photo finish around 15, Mazda of Kent is another 30, and photo finish II is around another 30.

Motion made by Mallis and seconded by Mowery to approve to install a new ACM (Aluminum Composite Material) panel 82' - 10" long by 4'-0" high and an Entrance Gate 10'-7" wide by 9'-2" tall on the front of the building, a 7'-2" wide by 3'-0" tall ACM panel above the service entrance for the service sign and a 12'-0" (approx..) by 4'-0" tall ACM panel for the Mitsubishi Motors logo on the southeast side of the building as a part of the rebranding of the dealership to Mitsubishi Motors.

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

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Present: Mathew Hurko, 2507 West 6th St., Mishawaka, IN

Mr. Powers stated that the house has a dormer on the front and back of the house and that the solar panels will be placed on the dormer where they will not be seen. Mr. Hurko stated that there is no exposure to the road. City Manager Mallis commended the property owner for thinking outside the box and it is a great idea. He also stated that this house is a little different with the way that the roof line goes, so it is well done to be able to get 17 panels on there.

Councilman Walter Genutis, 732 Wellmon St, Bedford, OH congratulated the residents for going solar and he is whole heartedly supporting this use.

Motion made by Mallis and seconded by Mowery to approve a conditional use approval to install roof mounted solar photovoltaic system on the West side (front), East (rear), of the dwelling and the south side of the garage for a total of 17 panels.

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

Mr. Powers stated this new business will go before Council at the next Council Meeting on Monday, October 18, 2021 at 8:00 p.m. in Council Chambers. He 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 Mallis to adjourn. The roll was called. Vote – Yeas: Mallis, Mowery, Powers, and Williams. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:25 P.M.

Tracy M. Simons
Secretary

John E. Lowers
Vice-Chairman

10-19-21
Date