

Bedford, Ohio

October 19, 2021

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, October 19, 2021, at 5:3 p.m.

Present: Briggs, Mallis, Mowery, Powers, and Williams. Absent: None.

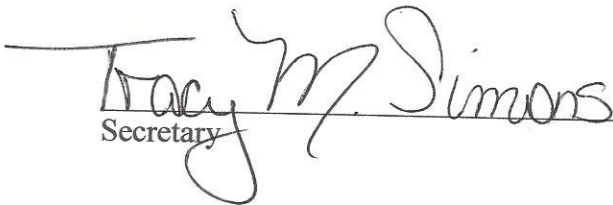
Also Present: Secretary Tracy Simons and Building Commissioner Calvin Beverly.

The Commission had no corrections to October 5, 2021, Work Session or Regular Minutes.

Domonique Nettles 5898 Sweet Birch 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 Daycare Center. The center will be open 24 hours a day Monday thru Friday with 3 shifts per day. Mr. Beverly stated that this is a new application for a 24-hour daycare. He said that it would be occupied if approved and that the Planning Commission previously approved this; this is just a different applicant. He also stated that the last applicant never started the work on the building. Mr. Powers inquired about moving the fence because of the two gas meters, and Mr. Beverly replied that there would be an adult with the children when they are outside.

Power Home Solar, LLC 919 N. Main St., Mooresville, NC 28115 is representing Mr. Jason Reed owner of 38 John St., Bedford, OH 44146. Mr. Reed is requesting a zoning permit to install roof-mounted solar photovoltaic system on the front and rear of the dwelling unit and on the garage roof. Mr. Beverly stated that they will re-submit their drawings to have the panels put on the back of the house. He also said that it would only be operable during the day and that the Administration favors it.

Meeting adjourned at 5:5 P.M.


Secretary


Vice-Chairman

Date: December 7, 2021

Planning Commission met for the Regular Session at Bedford City Hall on Tuesday, October 19, 2021, at 6:00 p.m. The roll was called. Present: Briggs, Mowery, Powers, and Williams. Absent: Mallis. Also, in attendance was Building Commissioner Calvin Beverly.

Motion made by Williams and seconded by Powers to excuse Michael Mallis. 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 October 5, 2021. The roll was called. Vote – Yeas: Mowery, Powers, and Williams. Nays: None. Abstain: Briggs. Motion carried.

Motion made by Powers and seconded by Williams to approve the minutes of the Regular Meeting of October 5, 2021. The roll was called. Vote – Yeas: Mowery, Powers, and Williams. Nays: None. Abstain: Briggs. 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.

Domonique Nettles 5898 Sweet Birch 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 Daycare Center. The center will be open 24 hours a day, Monday thru Friday, with 3 shifts per day.

Present: Domonique Nettles 5898 Sweet Birch Dr. Bedford Heights, OH 44146

Ms. Nettles stated that she has operated her Type B at-home daycare for four and a half years. She said that she is licensed through the state, and she goes through the state food program, and within the four and a half years, she has obtained her CDA Credential to serve the families in the community better. She stated that the current program she has is from 6:00 a.m. to midnight, and it is Monday through Saturday. She noted that the center would be Monday through Saturday; it works well with the parents. She stated that the daycare would be serving children from six weeks old to thirteen years old. She said they would be doing full-time, summer camp, before and aftercare, and transportation around the city for the families who need it. She stated that she is also a Star Rated Program at her home; it will also be a step-up star-rated quality program. She said that she does have a curriculum at her house, and she will also use it at the daycare. She stated that the name of the Daycare Center would be NextGen. She said that she would be enforcing the kids to wear a uniform for the preschool program to get them used to wearing uniforms when they attend school. She stated that they would be giving back to the community along with being a Star Rated Program. She said that she does a Christmas Drive and a Back-to-School Drive for the families. Mr. Powers asked if she would have both places open simultaneously, and Ms. Nettles replied that she would be closing the daycare program at her home and that she is looking to expand. Ms. Williams asked how many stars does she have and Ms. Nettles stated that she is currently rated as a One Star, but since now she has her CDA Credential, she will be pushing for her Three Stars. She stated that then she would have teachers

in her daycare center. Ms. Williams asked how many children does she have and Ms. Nettle noted that right now, she can have six per shift, and right now, she has a total of eight kids.

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 Daycare Center. The center will be open 24 hours a day Monday thru Friday with 3 shifts per day with the change in days to stated Monday thru Saturday.

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

Mrs. Briggs stated this new business will go before Council at the next Council Meeting on Monday, November 1, 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.

Mr. Beverly stated that if Council favors this and recommends approval and accepts the Planning Commissions motion this would be considered a change in use or a change in occupancy. She would need to have a design professional submit drawings for the unit approval. Ms. Nettles stated that she brought them with her this evening because she thought they would be going over that today.

Power Home Solar, LLC 919 N. Main St., Mooresville, NC 28115, is representing Mr. Jason Reed, owner of 38 John St., Bedford, OH 44146. Mr. Reed is requesting a zoning permit to install roof-mounted solar photovoltaic system on the front and rear of the dwelling unit and on the garage roof.

Present: Mathew Hurko, Power Home Solar, LLC 919 N. Main St., Mooresville, NC 28115

Mrs. Briggs stated that there was a change and that they would only be on the rear of the house. Mr. Beverly noted that he spoke with someone from Power Home's this afternoon that they are working on revising their plans, and they will be submitting them to showing them on the rear of the house and the garage only. Mr. Hurko wants to do a 21-panel system with a battery backup that allows a generator to offset the customer's electric bill. He stated that for the revised plan if they pull them off of the front of the house, the only direct disadvantage would be hitting his solar to offset enough of his energy cost to make it worth his wild and to take it under consideration at that point.

Motion made by Mowery and seconded by Williams to approve the request of a zoning permit to install roof-mounted solar photovoltaic system on the front and rear of the dwelling unit and on the garage roof with the change to having the solar panels to the rear of the home.

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

Mrs. Briggs stated this new business will go before Council at the next Council Meeting on Monday, November 1, 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 Mowery to adjourn. The roll was called. Vote – Yeas: Briggs, Mowery, Powers, and Williams. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:12 P.M.


Secretary


Vice-Chairman

Date: December 7, 2021