

Planning Commission met virtually via Zoom for the Work Session on Tuesday, August 4, 2020 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 July 7, 2019 Work Session or Regular Minutes.

Suzanne C. Marquart, 799 Geddes Bluff, Sagamore Hills, Ohio 44067 is requesting a conditional use approval to construct a new two-family dwelling on the vacant parcel located in an R-2 one and two-family residence district known at 1275 Broadway Ave., Bedford, OH 44146.

Matt Neff, 6830 Chaffee Ct., Cleveland, Ohio 44141 is requesting a conditional use approval to construct six new two-family dwelling on the vacant parcels located in an R-2 one and two-family residence district noted above know as Belle Court, Bedford Ohio 44146.

Mr. Beverly stated that it is in the R-2 District and both applicants want to construct a two family in a R-2 neighborhood, which is a conditional approval with the Planning Commissions blessings. Mr. Beverly stated that Mrs. Marquart has a handful of trees that she will have to take down in the front, years ago it did have a single family dwelling on it and they were given permission to demolish it and maintane the existing garage, so this is going to make the lot viable again and we will be able to collect taxes from it instead of just letting it sit there.

Mr. Dzomba inquired if they were ready to start if they get approval and Mr. Beverly stated that yes and Mr. Neff wants to start this fall. Mr. Neff stated they would like to get the first one going in September and October at the latest. Mr. Beverly stated that this is a continuation of what was started in the early 2000's.

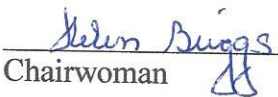
Mr. Mowery inquired if they still us gravel for an existing driveway and Mr. Beverly stated that if it is an extrodianally long driveway as the Building Commissioner he has the authority to allow them to maintaine a portion of it as gravel, but as far as driveways themselves they have to be a hard surfaced.

Mrs. Briggs inquired that the next Council Meeting will be on Tuesday, September 8th & if any of the applicants need to available in case Council has a question how do they do that since it is a Zoom Meeting. Mrs. Simons stated that they will be sent a link.

Meeting adjourned at 5:45 P.M.


Secretary

5-18-21
Date


Chairwoman

Planning Commission met virtually via Zoom for the Regular Session on Tuesday, August 4, 2020 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 Mowery to approve the minutes of the Work Session of July 7, 2020. The roll was called. Vote – Yeas: Briggs, Dzomba, Mallis, Mowery, Powers. Nays: None. Abstain: None. Motion carried.

Motion made by Mallis and seconded by Dzomba to approve the minutes of the Regular Meeting of July 7, 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.

Suzanne C. Marquart, 799 Geddes Bluff, Sagamore Hills, Ohio 44067 is requesting a conditional use approval to construct a new two-family dwelling on the vacant parcel located in an R-2 one and two-family residence district known at 1275 Broadway Ave., Bedford, OH 44146

Present: Suzanne C. Marquart, 799 Geddes Bluff, Sagamore Hills, Ohio 44067

Ms. Marquart stated that she recently purchased the lot located at 1275 Broadway Ave. and that her request is to build a twin plex, which is a two-family ranch. She stated that the garage is in fine condition and they will continue to use it. She continued to stated that in order to do all of the work they will have to take out several trees and brush. She stated that over the next two years she would take down some of the trees and if she received approval today she would take some of them down within a month or before it gets cold and then again in the spring she would take out some more trees. She stated that in 2022 she will hopefully be able to start the building process. She stated that she has not identified a builder but she found a plan online that looks like what she has in mind and that she is proposing that we extend that plan. She continued to state that she reacted out to that company and they do offer the services of re-designing something for you and she does have a quote where they will increase the plan by one and a half feet in depth and that would give her the full 1,108 sq. ft per side, which would meet the minimum measurements of 1,100 sq. ft. per side and the plan is to build it thru the spring and summer of 2022 and then prepare it for occupancy. She stated that first it will be rented on both sides until her mother-in-law is ready she would move in the one half and renting out the other half. Mr. Dzomba inquired as to how many bedrooms it would have and Ms. Marquart state that each side will have two bedrooms and one full bath.

Mr. Beverly stated that Ms. Marquart indicated it a twin plex, which means one about the other and he inquired if they are going to be one above the other or are they going to be side-by-side and Ms. Marquart stated that it is a ranch side-by-side. Mr. Beverly stated that she had indicated a gravel driveway and Ms. Marquart replied that to put in a concrete driveway would be expensive so she is going to put a gravel pathway in and put a concrete pad in front of the garage. Mr. Beverly stated that all new construct now requires a hard surface driveway. Ms.

Marquart stated that she would have to modify the plan for it. Mr. Dzomba inquired if asphalt is permitted and Mr. Beverly stated that it is permitted. Mr. Powers inquired if there was a time frame on getting the hard surface and Mr. Beverly replied that it has to be during the course of construction.

Mr. Powers inquired about an old dug well Ms. Marquart stated that it was stated on the purchase and that it looks like an old water well that is covered with a concrete plate now. Mr. Powers inquired if there are any issues with it from the city and if there was any water being retained in it and Mr. Beverly stated that they would have to be connected to the city water. He continued to state that there is nothing saying that they can't have a well but that they just can't use it for their primary source of water for the occupants. Ms. Marquart stated that all of the taps are there and that they should be able to tap into the city water, sewer, gas and electric.

Motion made by Dzomba and seconded by Powers to approve the conditional use approval to construct a new two-family dwelling on the vacant parcel located in an R-2 one and two-family residence district with the condition that the driveway complies with the Building Code known at 1275 Broadway Ave., Bedford, OH 44146.

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 Tuesday, September 8, 2020 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. Beverly stated that because we were unaware that you were looking to build in 2022 that he would need clarification from our Law Director, but in Section 1305.12 states that an application from the Planning Commission will become void if construction is not started within six months. He also stated that he does not see an issue but that you may have to bring this back before the Planning Commission before you are ready to build. Ms. Marquart stated that she can respect that and that she wanted to bring sooner rather than later to know if there was a problem and she can bring it back if she needs too. Mr. Beverly stated that this will probably have to come back to the Planning Commission before you are ready to construct. He continued to state that extension may be granted not exceeding one year on the first extension and ninety days on each subsequent extension. He continued to state that he will get clarification from the Mr. Montello as to how many extensions we can get to see if we can get you into 2022 or not. Mr. Beverly stated that he doesn't see it being anything more than a formality to bring it back before the board.

Matt Neff, 6830 Chaffee Ct., Cleveland, Ohio 44141 is requesting a conditional use approval to construct six new two-family dwelling on the vacant parcels located in an R-2 one and two-family residence district noted above know as Belle Court, Bedford Ohio 44146

Present: Matt Neff, 6830 Chaffee Ct., Cleveland, Ohio 44141

Mr. Neff stated that when Belle Court was subdivided into eight (8) lots and two (2) twin plex's were built out there and we bought the last six (6) lots and we plan to build six (6) more duplex's out there and they will be for sale. He stated that we will have to come in for and replat the development and split each lot in half once we get an approval from the Planning Commission. He stated that the buildings will be built by Royce Alan Construction and we submitted a site plan and a four (4) page architectural plan and we are here to answer any questions that you may have.

Mr. Beverly stated for clarification that these are not duplex's, that these are twin plex's. Mr. Neff stated that they are twin plex's and they are side-by-side ranch slab construction. Mr. Dzomba inquired what the square footage is per unit and Mr. Neff that it is 1,290 sq. ft.

Mr. Beverly stated that since there is only a one car garage is the set back far enough where there is room for one vehicle to be parked outside and Mr. Neff stated that three (3) of the lots will have room for one (1) car to be parked in front of it and the other three (3) lots the driveways will be long enough for two (2) cars per unit. Mr. Beverly stated that as long as there is one (1) indoor and one (1) outdoor we are good. Mr. Neff stated that we exceed it.

Motion made by Powers and seconded by Mowery to approve the conditional use approval to construct six new two-family dwelling on the vacant parcels located in an R-2 one and two-family residence district noted above know as Belle Court, Bedford Ohio 44146.

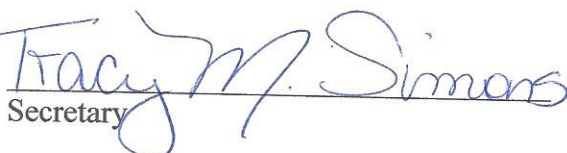
The roll was called. Vote – Yeas: Briggs, Dzomba, Mallis, Mowery, Powers. Nays: None. Motion carried unanimously.

Ms. Briggs stated this new business will go before Council at the next Council Meeting on Tuesday, September 8, 2020 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.

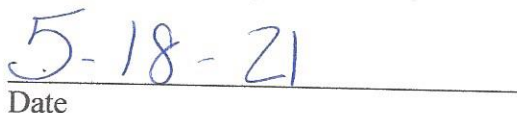
ADJOURNMENT

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

Meeting adjourned at 6:20 P.M.


Secretary


Chairwoman


Date