

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, December 7, 2021, at 5:35 p.m.

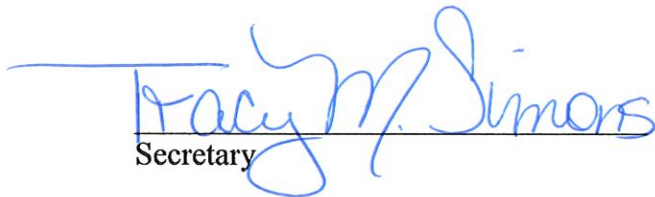
Present: Mallis, Mowery, Powers, and Williams. Absent: Briggs.

Also Present: Secretary Tracy Simons and Building Inspector Sean Rodes.

The Commission had no corrections to October 19, 2021, Work Session or Regular Minutes.

Corinne Kelly Managing Member for DC Kelly Investments, LLC, located at 3715 Windy Hill Lane, Solon, OH 44139, is seeking a conditional use approval to operate a Residential Facility Class 2 (Group Home) in the existing dwelling located at 43 Woodrow Ave., Bedford, OH 44146. Mr. Rodes stated that is a one and two-family home that will become a group home. He also stated that the use for a group home is provided in the ordinance. Mr. Mowery inquired as to how many people will be living in the group home and Mr. Rodes replied that two people will be living in the group home. Mr. Rodes also stated that the living area is being converted into a bedroom and that a door is required. He also noted that it is a nice house, they have smoke and carbon monoxide detectors, and that one or two people can stay in the home or that they can have as many as five to seven people. Ms. Williams inquired if a caretaker will be staying overnight with the residents and Mr. Rodes replied that he believes Ms. Kelly is licensed for the state but that he didn't know if there will be a caretaker staying overnight. Mr. Mowery stated that if they are mentally disabled that they would need someone there overnight. City Manager Mallis stated that some questions to ask Ms. Kelly are about parking and staffing overnight.

Meeting adjourned at 5:56 P.M.


Secretary


Vice-Chairman

Date: January 19, 2022

Planning Commission met for the Regular Session at Bedford City Hall on Tuesday, December 7, 2021, at 6:01 p.m. The roll was called. Present: Mallis, Mowery, Powers, and Williams. Absent: Briggs. Also, in attendance was Building Inspector Sean Rhodes.

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

Motion made by Mowery and seconded by Williams to approve the minutes of the Work Session of October 19, 2021. The roll was called. Vote – Yeas: Mallis, 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 October 19, 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.

Corinne Kelly Managing Member for DC Kelly Investments, LLC, located at 3715 Windy Hill Lane, Solon, OH 44139, is seeking a conditional use approval to operate a Residential Facility Class 2 (Group Home) in the existing dwelling located at 43 Woodrow Ave., Bedford, OH 44146.

Present: Corinne Kelly, DC Kelly Investments, LLC, 3715 Windy Hill Lane, Solon, OH 44139
Edmond Febe, 1702 West 28th Street, Cleveland, OH

Ms. Kelly stated that this is a Class 2 Group Home located at 43 Woodrow Ave., they had people come out and look at the property and it is cleared to go and they are moving forward with the State and that is why they are here now. City Manager Mallis asked if they are working with the County or with the State of Ohio and Ms. Kelly replied that they are working with the State of Ohio, someone came out and looked at the house, told them all of the rules and requirements that need to be done to grant the license. City Manager Mallis also asked if there will be staff there 24 hours and Ms. Kelly replied 24 hours staff isn't required but that staff is required for mealtimes, and again the State lets them know when they need staff there, they are not required there a majority of the time just at mealtimes. Mr. Mowery asked how many people do they plan to have there and Ms. Kelly replied that the occupancy they are looking for is for five people, that is what the State granted for the Group Home. She also said that they will be unrelated adults, and they are specifically looking at Veterans not necessarily elderly but adults. She also said that supervision will be around mealtime, that someone will come in and prepare the meals. Mr. Powers asked if they would be mixed-sex and Ms. Kelly replied that it would be all same-sex. Mr. Powers also asked if they would be able to come and go and if there would be a curfew and Ms. Kelly replied that they can come and go as they wish and that there is an eleven o'clock in the evening, they can have their own transportation and the Group Home is not planning to provide transportation at this time. Mr. Powers asked if they have enough parking there for five vehicles and Mr. Rhodes replied that he doesn't think so and that he didn't get a good look at the

parking and with the street, it would be tight. Ms. Kelly said that most of them would not have a vehicle, but if one of them does they would accommodate it for the time being, but not assuming that everyone will have a vehicle there at the same time. City Manager Mallis said that during a snow ban they are not allowed to park on the street, we do not allow overnight parking on the streets. Mr. Powers stated that parking on the lawn is not allowed as well. Ms. Williams asked if there isn't anyone there for supervision who will be there to enforce the curfew and Ms. Kelly replied that they probably would enforce it but that they would have an automatic lockbox outside. She also stated that they would set controls for something like that and it is a really good point and that they will look into it a lot more. Ms. Williams asked if it would be something like smart locks and Ms. Kelly replied that they would probably look to do something like that. Mr. Montello stated to make sure that it is subject to the approval of the State and if there are any fire issues to make sure that they are in compliance with the State and Local Government to obtain a license.

Motion made by Williams and seconded by Mallis to approve a conditional use to operate a Residential Facility Class 2 (Group Home) in the existing dwelling located at 43 Woodrow Ave., Bedford, OH 44146.

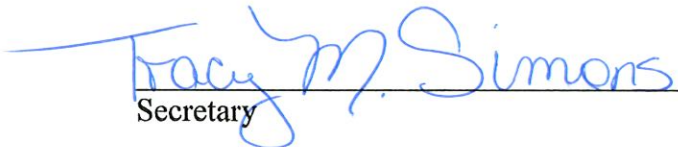
The roll was called. Vote – Yeas: Mallis, Mowery, Powers, and Williams. Nays: None. Motion carried unanimously.

Mr. Powers stated this new business would go before Council at the next Council Meeting on Monday, December 20, 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 6:11 P.M.


Secretary


Vice-Chairman

Date: January 19, 2022