

Planning Commission met for the Work Session at Bedford City Hall on Wednesday, January 19, 2022, at 5:35 p.m.

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

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

The Commission had no corrections to December 7, 2021, Work Session or Regular Minutes.

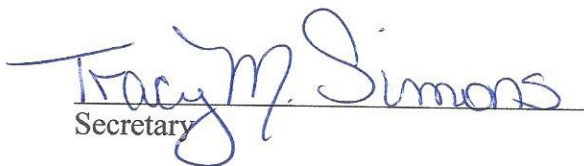
Mr. Kelly Rice, 677 Broadway Ave. Bedford, OH 44146 owner and operator of Lyrrix Barber Salon is proposing to expand the services that his shop provides by adding a nail technician. Mr. Beverly stated that Mr. Rice is looking to expand his shop by adding a nail technician.

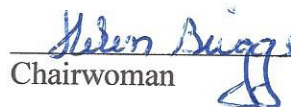
Jasmine Sharp, 688 Broadway Ave. Suite #6 Bedford, OH 44146 is seeking a conditional use approval to open/operate a braiding & manicure salon. The salon will be dedicated to nail artistry, hair braiding, and other miscellaneous beauty services. Hours of operation will be from 9:00 AM to 7:00 PM unless otherwise scheduled for later. Mr. Beverly stated that this is a conditional use permit and a change of use as well.

Valentine Vogna & Idrissa Aidara, 5896 Dunham Rd. Maple Heights, OH 44137 is seeking a conditional use approval to open/operate a beauty salon. The salon will sell hair, wigs, and offer hair services. Hours of operation will be from 9:00 AM to 10:00 PM (7) seven days a week. Mr. Beverly stated that this is also another hair salon and that it would be a change in use.

City Manager Mallis stated that he is in favor of 677 Broadway Ave., it is an ancillary use. He also stated that in one area like the Historic District with a similar business it would be an oversaturation of anyone business in that area. He state that he fully supports business and to maybe see if the other two businesses would locate to another area in the city. He also stated that including 677 Broadway Ave. there are seven other of the same business.

Meeting adjourned at 5:45 P.M.


Secretary


Chairwoman

Date: 15-MAR-22

Planning Commission met for the Regular Session at Bedford City Hall on Wednesday, January 19, 2022, at 6:00 p.m. The roll was called. Present: Briggs, Mallis, Mowery, and Powers. Absent: Williams. Also, in attendance was Building Commissioner Calvin Beverly.

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

Motion made by Powers and seconded by Mowery to approve the minutes of the Work Session of December 7, 2021. The roll was called. Vote – Yeas: Mallis, Mowery, and Powers. Nays: None. Abstain: Briggs. Motion carried with Three Yeas and One Abstain.

Motion made by Mallis and seconded by Mowery to approve the minutes of the Regular Meeting of December 7, 2021. The roll was called. Vote – Yeas: Mallis, Mowery, and Powers. Nays: None. Abstain: Briggs. Motion carried with Three Yeas and One Abstain.

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.

Mr. Kelly Rice, 677 Broadway Ave. Bedford, OH 44146 owner and operator of Lyrix Barber Salon is proposing to expand the services that his shop provides by adding a nail technician.

Present: Kelly Rice, 677 Broadway Ave. Bedford, OH 44146

Mr. Rice stated that he has been at the building for six-years and that they are trying to add a nail technician. He stated that a majority of the clients are asking for the service so to provide what the clients need he would like to add a nail technician to their services. Mr. Powers inquired if the nail technician would be there during the regular business hours and Mr. Rice replied that the nail technician would be there during regular business hours. Mr. Rice stated that the business is open Tuesday thru Saturday. He stated that every once in a while, they will have an appointment on a Monday or a Sunday. Mrs. Briggs inquired about the hours and Mr. Rice replied that the hours are 9:00 a.m. to 6:30 p.m. Tuesday thru Saturday.

Mr. Beverly stated that he did receive an email from the owner of the complex and she is fully in support with what Mr. Rice is proposing.

City Manager Mallis stated that he is fully supportive of all business initiatives in particular with 677 Broadway Ave. being that its an ancillary use to an already existing facility he is fully supportive of. He also stated that he has concerns that there are three similar uses on the agenda this evening, and there are already seven similar industries within the small historic district. He stated that his concern is an oversaturation in regards to Mr. Rice’s location and it being an already existing location and use and it being an ancillary use he is supportive of it. He also makes a recommendation for approval.

Motion made by Powers and seconded by Mowery to approve Mr. Kelly the owner operator of Lyrix Barber salon to expand the services that his shops provides by adding a nail technician in the existing dwelling located at 677 Broadway Ave., Bedford, OH 44146.

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

Mrs. Briggs stated this new business would go before Council at the next Council Meeting on Monday, February 7, 2022, 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.

Jasmine Sharp, 688 Broadway Ave. Suite #6 Bedford, OH 44146 is seeking a conditional use approval to open/operate a braiding & manicure salon. The salon will be dedicated to nail artistry, hair braiding, and other miscellaneous beauty services. Hours of operation will be from 9:00 AM to 7:00 PM unless otherwise scheduled for later.

Present: Jasmine Sharp, 688 Broadway Ave. Suite #6 Bedford, OH 44146

Ms. Sharp stated that she is proposing a nail and braiding studio that is aimed towards providing manicuring services and braiding services towards the community and students. She also stated that she would be offering loyalty and rewards programs to encourage the students to bring their good grades in, she will also be providing other retail services outside of the nail services such as: press-on-nails and faux lock services and have a boutique registration to have knotless braids. Mr. Powers inquired if it is a solo operation or will there be a couple of stations and Ms. Sharp replied that she plans on having two other stations. Mr. Powers also inquired about the days of operation and Ms. Sharp replied that it is Monday thru Saturday from 9:00 a.m. to 7:00 p.m. unless other wise scheduled. Mr. Montello inquired if she was relocating from another location and Ms. Sharp replied that she is and that she is currently renting studio space from someone else salon in Bedford Heights. Mr. Montello inquired as to what would make her business successful with all of the competition and Ms. Sharp replied that she believes its in high demand. Ms. Sharp stated that there isn't a shortage of any clients because they are not just servicing Bedford that she has clients from all over and because of the nail art services that she provides it is a specialty service that she provides. She stated that she has a unique service and it's not your typical manicuring service. She stated that it is special hand painted art, 3D art, and any request that someone to her with that isn't at any salon.

Mrs. Briggs stated that she shares the opinion that the Historic District is a small area, a short street with businesses that are very similar to the one that she is proposing. She also stated that she shares the concern that it might be an oversaturation and we want to maintain a healthy mix with the types of businesses, because if we have to many salon type services we want to make sure it's healthy for all of the businesses that are there.

Motion made by Powers and seconded by Mallis to approve a conditional use approval to Ms. Sharp to open/operate a braiding & manicure salon. The salon will be dedicated to nail artistry, hair braiding, and other miscellaneous beauty services. Hours of operation will be from 9:00 AM to 7:00 PM unless otherwise scheduled for later in the existing dwelling located at 688 Broadway Ave. Suite #6, Bedford, OH 44146.

The roll was called. Vote – Yeas: Powers. Nays: Briggs, Mallis, Mowery, and. Motion carried with One Yea and Three Nays.

Mrs. Briggs stated this new business would go before Council at the next Council Meeting on Monday, February 7, 2022, 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.

Valentine Vogna & Idrissa Aidara, 5896 Dunham Rd. Maple Heights, OH 44137 is seeking a conditional use approval to open/operate a beauty salon. The salon will sell hair, wigs, and offer hair services. Hours of operation will be from 9:00 AM to 10:00 PM (7) seven days a week.

Present: Ms. Valentine Vogna & Idrissa Aidara, 5896 Dunham Rd. Maple Heights, OH 44137

Mr. Aidara stated that they are proposing a hair salon. He stated that they would be selling hair and also providing services such as: hair weaving. City Manager Mallis inquired if they had an existing location or is it a new location and Mr. Aidara stated that it would be a new location. Mr. Montello inquired about the number of employee's and Mr. Aidara replied that they currently have three employees. Mr. Montello inquired about where they are located currently and Mr. Aidara stated that Ms. Vogna is currently working in a salon on South Lee Rd. and that she doesn't have employee's yet but they all agreed that they will be working as soon as the business starts. Mr. Montello inquired if they enough business to keep them occupied Monday thru Sunday 9:00 a.m. to 10:00 p.m. and Mr. Aidara replied that they do and while they will start with three employee's they will extent it to six employees. Mr. Aidara stated that with three employees the salons can get really busy. Mr. Powers inquired if there are different variations that different artists do regarding styles and Mr. Aidara stated that as he was looking around he hasn't seen any place where they do hair weaving and that is something particular to their salon. He stated that they will be doing hair only and that they have different styles. Mr. Mowry inquired about that there will be enough parking and Mr. Aidara replied that there are a couple of spots in the front of the building and that there is plenty of parking in the back of the building.

Mrs. Briggs stated that she has the same concern as well that there is a very short area with that same industry of companies and businesses that are there. She continued to stated that it is one location to have so many of the same type of industry in one location. She stated that it is a concern of oversaturation of businesses. Mr. Aidara clarified that when they were looking around that they haven't seen any other salons doing traditional authentic African braiding. He stated that this is their particular styling.

Motion made by Powers and seconded by Mallis to approve a conditional use approval to Mr. Valentine Vogna & Idreissa Aidara to open/operate a beauty salon. The salon will sell hair, wigs, and offer hair services. Hours of operation will be from 9:00 AM to 10:00 PM (7) seven days a week in the existing dwelling located at 725 Broadway Ave., Bedford, OH 44146.

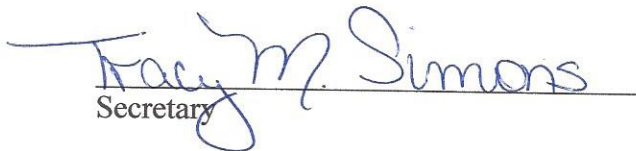
The roll was called. Vote – Yeas: Powers. Nays: Briggs, Mallis, Mowery, and Powers. Motion carried with One Yea and Three Nays.

Mrs. Briggs stated this new business would go before Council at the next Council Meeting on Monday, February 7, 2022, 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 Powers and seconded by Mowery to adjourn. The roll was called. Vote – Yeas: Briggs, Mallis, Mowery, and Powers. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:17 P.M.


Secretary


Chairwoman

Date: 15-MAR-22