

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, March 15, 2022, at 5:30 p.m.

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

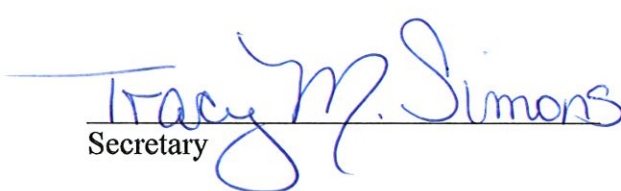
Also Present: Secretary Tracy Simons and Building Commissioner Calvin Beverly.

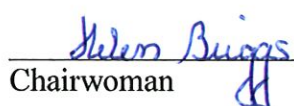
The Commission had no corrections to January 19, 2022, Work Session or Regular Minutes.

Gary Fischer, RA (Registered Architect) 554 West 9th St. Lorain, OH 44052 is representing Mr. Gihad Zayed, 14001 Lakewood Heights Blvd. Lakewood, OH 44107 is proposing a partial demolition of the structure, and a complete renovation and addition to the existing convenience store/gas station. Mr. Beverly stated that they are looking to do a partial demolition and restoration of a new building to the existing convenience store/gas station. Mr. Beverly also stated that City Manager Mallis is in favor of this.

Ronald Kluchin, RA (Registered Architect), 23215 Commerce Park, Beachwood, OH 44122 is representing Nathan Lancry, 1880 Rockside Rd. Bedford, OH 44146 is proposing to construct a new Honda dealership on the vacant land located at the corner of Rockside and Bartlett Roads. Mr. Beverly stated that these are the site plans for Jay Honda. He stated that curb cuts have to be run before anything is done and that it has to go through the City Engineer. Mr. Beverly also stated that City Manager Mallis is in favor of this.

Meeting adjourned at 5:45 P.M.


Secretary


Chairwoman

Date: May 17, 2022

Planning Commission met for the Regular Session at Bedford City Hall on Tuesday, March 15, 2022, at 6:01 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 Powers and seconded by Williams to excuse City Manager Michael Mallis. The roll was called. Vote – Yeas: Briggs, Mallis, Mowery, and Powers. Nays: None. Abstain: None. Motion carried unanimously.

Motion made by Powers and seconded by Mowery to approve the minutes of the Work Session of January 19, 2022. The roll was called. Vote – Yeas: Briggs, Mowery, and Powers. Nays: None. Abstain: Williams. Motion carried with Three Yeas, and One Abstain.

Motion made by Powers and seconded by Mowery to approve the minutes of the Regular Meeting of January 19, 2022. The roll was called. Vote – Yeas: Briggs, Mowery, and Powers. Nays: None. Abstain: Williams. 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.

Gary Fischer, RA (Registered Architect) 554 West 9th St. Lorain, OH 44052 is representing Mr. Gihad Zayed, 14001 Lakewood Heights Blvd. Lakewood, OH 44107 is proposing a partial demolition of the structure, and a complete renovation and addition to the existing convenience store/gas station.

Present: Gary Fischer, RA (Registered Architect) 554 West 9th St. Lorain, OH 44052

Mr. Fischer stated that the proposal is for the convenience store and that there was a small service station towards the rear of the building on the right-hand side. He continued to state that the proposal will be to build a small addition to the rear of the building and the existing convenience store will be dropped and that they will be working with the Building Department to keep one store open as the other one is being reconstructed. He stated that the pumps will remain and that they will pick up some additional parking in the front that isn't there now. He also stated that they will be adding a drive-thru window because they will have hot food. He continued to note that on the inside there will be another beer cave and merchandise cooler, a food counter along with frozen foods, a large cashier station, and a coffee station. He stated that the front of the building will be redone with new décor and new signage. Mrs. Briggs asked if the rendition that is provided to them is close to what it will look like, and Mr. Fischer replied that it is. Mr. Fischer stated that the lot goes back twenty-seven feet behind the building and beyond that is about fifty feet to the next property line. He stated that there is more parking back there and everyone uses it. Mr. Powers inquired if there will be a divider between the two lots and Mr. Fischer replied not at this point.

At this time Mr. Fischer was showing the site plans to the Planning Commission Members.

Mr. Beverly stated that City Manager Mallis agrees with this and that it would be a great improvement.

Mr. Powers inquired if any security lighting or if any light polls will be going up in the back of the building and Mr. Fischer replied that the dark box is security fixtures that will go around the building and currently there is nothing back there. Mr. Powers asked if any light polls will be going up in the back parking lot and Mr. Fischer replied no. Mr. Fischer stated that in the front of the building there are some lights along the front of the building. Mr. Beverly stated that the actual parking lot behind this building belongs to the store next door and Mr. Fischer stated beyond that thirty feet. Ms. Williams inquired if there will be an ATM machine inside the building and Mr. Fischer replied that they have one in there now and that they probably will. Mr. Fischer stated that they have a small one and it is in the back of the store.

Motion made by Mowery and seconded by Williams to approve a partial demolition of the structure, and a complete renovation and addition to the existing convenience store/gas station located at 667 Northfield Rd., Bedford, OH 44146.

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

Mrs. Briggs stated this new business would go before Council at the next Council Meeting on Monday, 21, 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.

Ronald Kluchin, RA (Registered Architect), 23215 Commerce Park, Beachwood, OH 44122 is representing Nathan Lancry, 1880 Rockside Rd. Bedford, OH 44146 is proposing to construct a new Honda dealership on the vacant land located at the corner of Rockside and Bartlett Roads.

Present: Ronald Kluchin, RA (Registered Architect), 23215 Commerce Park, Beachwood, OH 44122
Nathan Lancry, 1880 Rockside Rd. Bedford, OH 44146

Mr. Kluchin stated that Mr. Lancry is the President of the Jay Auto Group, they have the Buick Dealership on Rockside Rd. and the Honda Dealership. He stated that Mr. Lancry had two dealerships in Akron. He stated that they are here for a preliminary site plan approval and that Honda Nationally is going thru a design change and that Bedford is going to have the first new prototype in the world.

At this time Mr. Kluchin was showing a presentation of the site plans to the Planning Commission Members.

During the presentation, Mr. Kluchin stated that the site five-acre site located next to the Honda dealership would possibly be a future dealership and that the retention basin is small and that they will be making it much larger so that it will meet all the EPA standards to take care of both sites when finished. He also showed where the trucks would enter the dealership and where the service entrances are for the dealership in the presentation. He stated that all the sanitary sewers come off Bartlett Rd. and that both fire and water will come through Rockside Rd. He stated that there will be catch basins in the parking lot to collect all the water and it will go into the retention

basin. He stated that the parking lot light poles will be twenty-five feet high, and they are downlights they will submit the drawings for them to show that the lighting doesn't spill off onto other properties, and there will be zero at the property line. Mrs. Briggs inquired if the showroom would face Rockside Rd. and Mr. Kluchin stated that it would. Ms. Williams inquired if the service area would be off Bartlett Rd. and Mr. Kluchin replied that to enter it you would come off Rockside Rd. Bartlett Rd. does not have any. Mr. Lancry stated that most of the traffic will come off Rockside Rd. Mr. Kluchin stated that it is going to be a fabulous-looking building and they have done a fabulous job promoting its exterior. He stated that if they get the drawing in April that they hope to break ground in the fall. Mrs. Briggs inquired as to where will the haulers be parked when they are unloading vehicles and Mr. Kluchin replied behind the building on the southside. Mr. Kluchin stated that the trucks will come in off Rockside Rd. and park on the south side of the building. He also stated that all the delivery trucks will be in the back of the building. Mrs. Briggs stated that Mr. Mallis who is not present this evening did state that the City supports this.

Motion made by Powers and seconded by Williams to approve a proposal to construct a new Honda dealership on the vacant land located at the corner of Rockside and Bartlett Roads.

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

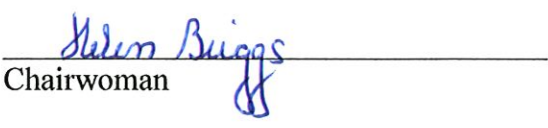
Mrs. Briggs stated this new business would go before Council at the next Council Meeting on Monday, March 21, 2022, at 8:00 p.m. in Council Chambers. She continued to state that if you would like to be present just in case Council did ask a question, you would be able to provide an answer, and this way, there is no delay.

ADJOURNMENT

There being no further business to come before the Board, it was moved by 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 6:26 P.M.


Secretary


Chairwoman

Date: May 17, 2022