

1. CALL TO ORDER

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, July 19, 2022, at 5:30 p.m.

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

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

2. APPROVAL OF MINUTES

- a. Approval of Minutes of the Work Session of May 17, 2022
The Commission decided to Table the Work Session Minutes of May 17, 2022.
- b. Approval of Minutes of the Regular Meeting of May 17, 2022.
The Commission decided to Table the Minutes of May 17, 2022

3. OLD BUSINESS

4. NEW BUSINESS

- a. Robert Cerra, 2372 Wharrey Dr. Sewickley, PA 15143 with Semper Fi Contracting, LLC is representing Swarg, LTD (owner(s)) of the existing Sunoco service station located at 10 Northfield Rd. Bedford, OH 44146. The owner(s) are proposing to rebrand the existing service station and canopy from a Sunoco Service Station to a BP Service Station.

Mr. Beverly stated that this is regarding the Sunoco Station located at 10 Northfield Rd. they are changing it to a BP Service Station and that it is now under new ownership. Mr. Mowery inquired if they would have to demolish any houses and Mr. Beverly that they are making alterations to the existing building. Mr. Mowery inquired if there would be any electric charging stations, and the owner replied not at this time, but maybe in the future.

- b. Norman Saeger, Architect 4956 Eshelman Ave. NE, Louisville, OH 44641, representing SIKH Temple located at 38 Tarbell Ave. Bedford, OH 44146. The temple is proposing two additions to the existing building. One on the front and one on the rear of the structure as well as a new porch on the side of the building.

Mr. Beverly stated that they want to add a porch on the front, side, and rear of the building and that they are in the Historical District. He also stated that the setbacks have to be verified and meet. He also recommended approval of the setbacks if the requirements are met and that he has not received any renderings at this time. Mrs. Briggs stated to table until additional information is provided.

5. MISCELLANEOUS

6 ADJOURNMENT

Meeting adjourned at 5:50 P.M.

Racy M. Simons
Secretary

Helen Biggs
Chairwoman

Date: September 20, 2022

1. CALL TO ORDER

Planning Commission met for the Regular Session at Bedford City Hall on Tuesday, July 19, 2022, at 6:00 p.m.

2. ROLL CALL

Present: Briggs, Mowery, and Williams. Absent: Mallis and Powers. Also, in attendance was Building Commissioner Calvin Beverly.

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| MOTION: | Motion made by Williams and seconded by Chuck Mowery to excuse City Manager Mallis and John Powers. |
| MOVER: | Ceteria Williams |
| SECONDER: | Chuck Mowery |
| RESULT: | Table [3 TO 0] |
| YEAS: | Briggs, Mowery, Williams |
| NAYS: | |
| ABSTAIN: | |

3. APPROVAL OF MINUTES

a. Approval of Minutes of the Work Session of May 17, 2022

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| MOTION: | Motion made by Williams and seconded by Chuck Mowery to table the Minute of the Work Session of May 17, 2022. |
| MOVER: | Ceteria Williams |
| SECONDER: | Chuck Mowery |
| RESULT: | Table [3 TO 0] |
| YEAS: | Briggs, Mowery, Williams |
| NAYS: | |
| ABSTAIN: | |

b. Approval of the Minutes of the Regular Meeting of May 17, 2022

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| MOTION: | Motion made by Williams and seconded by Chuck Mowery to table the Minutes of the Regular Meeting of May 17, 2022. |
| MOVER: | Ceteria Williams |
| SECONDER: | Chuck Mowery |
| RESULT: | Table [3 TO 0] |
| YEAS: | Briggs, Mowery, Williams |
| NAYS: | |
| 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.

4. OLD BUSINESS

5. NEW BUSINESS

- a. Robert Cerra, 2372 Wharrey Dr. Sewickley, PA 15143 with Semper Fi Contracting, LLC is representing Swarg, LTD (owner(s)) of the existing Sunoco service station located at 10 Northfield Rd. Bedford, OH 44146. The owner(s) are proposing to rebrand the existing service station and canopy from a Sunoco Service Station to a BP Service Station.
Present: Robert Cerra, 2372 Wharrey Dr. Sewickley, PA 15143 with Semper Fi Contracting, LLC

Mr. Swarg stated that they purchased the Sunoco Gas Station on January 2, 2022, and he noticed that there were a dozen Sunoco Gas Stations within a two-mile radius, and the first thing that he did when looking at the gas station was it had to be something different and why doesn't he go to BP. He stated that BP has a great following, and with that comes an investment on his part to rehab the place. He continued to state that the place needed some attention, it is on a premier corner in the City, and he feels to do it justice, he needed to invest some money and make it safe for everybody. He stated that the first thing is to add some lights to make it brighter and safer for everyone. He stated that with this station, there will be exterior renovations, and they want to rebrand it and make it look more modern with the colors. He stated that it has a better feel, looks better, is more inviting, and has better customer service. He stated that there will also be a signage package later on with the BP signage. He stated that the landscaping will be enhanced, and the parking lot will be repaved. He stated that there will be a huge renovation plan inside and feels the store could be more inviting. He stated that nobody sells hot food after ten o'clock in the City, and he feels that is a market that he could tap into with the right things available. Ms. Williams stated that he mentioned employees walking to their car and not having hot food after 10:00 p.m. Mr. Swarg replied yes after 10:00 p.m. Ms. Williams stated that in the package, it only states that there is going to be only one shift from 7:00 a.m. to 5:00 p.m. Mr. Swarg stated that they will probably be open until midnight. Mr. Beverly stated that the application was submitted by Robert Cerra from the cinder block contractors, and Mr. Swarg stated that they are from BP they are doing the signage package. Mr. Swarg stated that is an outside contractor and that he would update it. Mr. Mowry asked if the north facade would bleed over any light and Mr. Swarg replied no and that they would just light up their own parking lot, not go into the neighborhood. He stated that lights create safety, and with interest rates going up, eventually, things will slow down. He stated that if your employees don't believe in an ownership group and don't feel safe, they will not continue to work. He stated his biggest population of workers is single mothers. Ms. Williams asked about the type of lighting that he plans on using, and Mr. Swarg stated that he wants to go with LED lighting like a soft white. Mr. Beverly stated that when he was out in the field, the only lighting that he saw was under the canopy, so it will be directed straight down, and that he doesn't recall seeing any on the facade itself facing onto the parking lot. He also stated that there may be a couple of pole lights and that if he is planning on renovating and upgrading them depending on the aim of the pole light or the locations, he may need a photometric set of drawings. Mr. Swarg stated that the lighting company TPI will make it retrofit to that so they won't have to change a pole at all. Mr. Beverly stated that as it stands right now, he

doesn't see any of it being an issue. Mrs. Briggs asked if all of the interior information would come to Mr. Beverly later, and Mr. Beverly replied that the architect will submit it along with architectural drawings for the outside, and these are just the renderings, and he will be submitting the packet for the construction documents.

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| MOTION: | Motion made by Mowery and seconded by Ceteria Williams to approve. |
| MOVER: | Chuck Mowery |
| SECONDER: | Ceteria Williams |
| RESULT: | Pass [3 TO 0] |
| YEAS: | Briggs, Mowery, Williams |
| NAYS: | |
| ABSTAIN: | |

- b. Norman Saeger, Architect 4956 Eshelman Ave. NE, Louisville, OH 44641, representing SIKH Temple located at 38 Tarbell Ave. Bedford, OH 44146. The temple is proposing two additions to the existing building. One on the front and one on the rear of the structure as well as a new porch on the side of the building.
Present: applicant was not present.

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| MOTION: | Motion made by Williams and seconded by Chuck Mowery to approve. |
| MOVER: | Ceteria Williams |
| SECONDER: | Chuck Mowery |
| RESULT: | Table [3 TO 0] |
| YEAS: | Briggs, Mowery, Williams |
| NAYS: | |
| ABSTAIN: | |

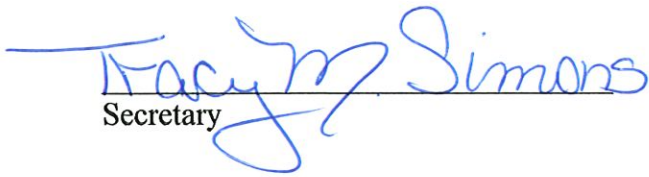
6. MISCELLANEOUS

7. ADJOURNMENT

Motion to adjourn.

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| MOTION: | Motion made by Williams and seconded by Chuck Mowery to adjourn the Regular Planning Meeting of July 19, 2022. |
| MOVER: | Ceteria Williams |
| SECONDER: | Chuck Mowery |
| RESULT: | Table [3 TO 0] |
| YEAS: | Briggs, Mowery, Williams |
| NAYS: | |
| ABSTAIN: | |

Meeting adjourned at 6:15 P.M.


Secretary


Chairwoman

Date: September 20, 2022