



**REGULAR MEETING**

**PLANNING COMMISSION  
STATE OF OHIO**

**DATE: FEBRUARY 07, 2023**

**AGENDA**

**COUNTY OF CUYAHOGA**

**TIME: 6:00 PM**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- a. Approval of Minutes of the Work Session of September 20, 2022
- b. Approval of Minutes of the Regular Meeting of September 20, 2022

**4. OLD BUSINESS**

**5. NEW BUSINESS**

- a. Liberty Development Inc. is requesting to subdivide permanent parcel 814-07-001 from 1 lot, totaling 27 acres, into 6 industrial development lots in Tinkers Creek Commerce Park. Bedford City Council passed legislation on January 17th, 2023 (ordinance # 009-23) authorizing the City Manager to execute a contract with Liberty Development Inc. for the sale of the remaining acreage located in TCCP.
- b. LDC Construction, LLC is requesting approval to construct a 54,000 sf. industrial/manufacturing facility in TCCP. The facility will be designed to allow for expansion up to 108,000 sf. The facility will be located on parcel 2 (7.46 acres) of the proposed lot split previously submitted. The facility will include engineering, testing, fabrication, welding, powder coating and assembly. The scheduled hours of operation are 7am – 2am (two shifts with the potential to add a third in the future).
- c. LDC Construction, LLC is requesting approval to construct a 60,000 sf. manufacturing facility in TCCP. The facility will be designed to allow for expansion up to 110,000 sf. The facility will be located on parcel 4 (5.84 acres) of the proposed lot split previously submitted. The facility will include engineering, testing, fabrication, welding, powder coating and assembly. The scheduled hours of operation are 6am – 10pm (two shifts with the potential to add a third in the future).
- d. Belinda Hughey, resident at 15 Magnolia Ave in Bedford, is requesting approval to modify her Type B Childcare License to a Type A License. The modification would increase the maximum number of children to be cared for from 6 to between 7-12 at a time (dependent on square footage and staffing). Along with zoning approval, a building and fire inspection would be required.

**6. MISCELLANEOUS**

**7. ADJOURNMENT**

**PLEASE TURN OFF ALL CELL PHONES BEFORE THE MEETING**  
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