

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, February 7, 2023, at 5:30 p.m.

Present: Briggs, Mallis, Mowery, Powers, and Williams. Absent: None.

Also Present: Secretary Tracy Simons.

DISCUSSION OF AGENDA

The Commission had no corrections to September 20, 2022, Work Session or to the Regular Minutes.

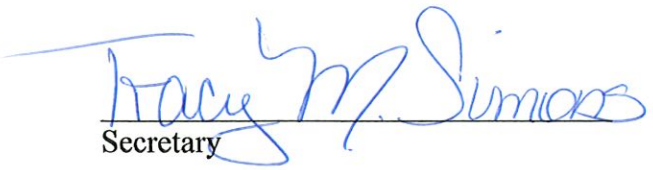
- a. Liberty Development Inc. is requesting to subdivide permanent parcel 814-07-001 from 1 lot, totaling 27 acres, into 6 industrial development lots in Tinkers Creek Commerce Park. Bedford City Council passed legislation on January 17th, 2023 (ordinance # 009-23) authorizing the City Manager to execute a contract with Liberty Development Inc. for the sale of the remaining acreage located in TCCP. City Manager Mallis: We have been working on this for quite some time, Lake Shore Electric is a businesses that is here in Bedford and they are looking to expand. The other business is looking to come to the City to expand their space. This is to subdivide the lots into six industrial development lots. The only thing that they have to do is get boring for the two sites. Lake Shore Electric is into clean manufacturing.
- 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 7 a.m. – 2 a.m. (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 6:00 a.m. – 10:00 p.m. (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. City Manager Mallis: Ms. Hughey is looking to modify her Type B Childcare License to a Type A License. She has the first Five Star Rating in Bedford. City Manager Mallis: This is to modify childcare from a Type B to a Type A, which is the increase in children . Ms. Hughey: I am rated at a Five Star in Bedford for eighteen years and I have four children in her home and it is just during the day.

Bedford, Ohio

February 7, 2023

ADJOURNMENT

Meeting adjourned at 5:54 P.M.


Secretary


Chairwoman

Date: April 18, 2023



REGULAR MEETING

PLANNING COMMISSION

DATE: FEBRUARY 07, 2023

MINUTES


STATE OF OHIO
COUNTY OF CUYAHOGA

TIME: 6:00 PM

7. ADJOURNMENT

MOTION:	Motion made by Williams and seconded by Chuck Mowery to adjourn the meeting at 6:21 P.M.
MOVER:	Ceteria Williams
SECONDER:	Chuck Mowery
RESULT:	Pass [5 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers, Williams
NAYS:	
ABSTAIN:	


Secretary


Chairwoman

Date: April 18, 2023



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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

MOTION:	Motion made by Williams and seconded by John Powers to approve.
MOVER:	Ceteria Williams
SECONDER:	John Powers
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mallis, Powers, Williams
NAYS:	
ABSTAIN:	Mowery

b. Approval of Minutes of the Regular Meeting of September 20, 2022

MOTION:	Motion made by Williams and seconded by John Powers to approve.
MOVER:	Ceteria Williams
SECONDER:	John Powers
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mallis, Powers, Williams
NAYS:	
ABSTAIN:	Mowery

At this time, the Chair swore all of those who are present to speak.

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.



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Dru Siley from Liberty Development, 28045 Rainey Parkway Westlake, Ohio, 441453:

Thank you to the chair and the members of the commission. We're happy to be here. The three items we have in front of you are all related to the development of TCP. They could also introduce Ty Stewart, my colleague, who's the head of our construction company and part of Liberty Development and Liberty Construction. As you note, TCP has been sitting fallow for the last several years, the city being able to regain control of that property. Last year we saw a nice opportunity to do some new development. We do a lot of industrial in the region. We do residential and commercial. We had a customer that was looking for a new space to expand, and that is why they are coming to Cuyahoga County. In the application, they are identified as manufacturer number one. We're not being coy about it, but they haven't announced to their employees the move yet, so we're just leaving them unnamed at this point. In that process, when we were looking at acquiring the entire park, the city introduced us to Lake Shore Electric, which is a long-time Bedford company with 100 years in the community. They hired us to also do their building and design and do the development for them. So that's what we have in front of you tonight. The proposal we have on the plat is to break this into six development parcels, the sixth one being probably the least developed of all because it has the detention pond on the site right now just south of Hemisphere and Hall Associates building the remainder of those. We took into account all the work that had been done on the site 20 years ago and 15 years ago, with the environmental remediation. And if you look at that plan, we've been able to document all of the easements for utilities and things like captive containment areas for some of the environmental soils that were more challenging than they were able to place those, cap them, and contain them. And so, taking all of those factors into account, we developed this, subdivision that we're requesting because we think it's the best approach to actually create the two parcels that are necessary for the projects, we have in hand right now and also put us in a position that if there is future development, we can take a look at that as well.

Mrs. Briggs: So, any questions or comments from the Commission? Mr. Mallis, do you have any questions or comments regarding this?



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City Manager Mallis: I had an opportunity to work with Liberty, Mr. Siley and Stewart. The Administration is 100% behind the project. We're very excited. I think it's also worth noting that, you know, there's almost a guaranteed chance that we would have lost Lakeshore if we didn't get creative to identify this space. There simply wasn't a facility for them to acquire. So new construction was really the only option. And as an entering suburb, you know, we have to look at things. It's not so much development because we don't just have tracts of land, 20 acres, 40 acres, to where we can just build new. It's really looking and getting creative for redevelopment. And Drew and his team stepped right up and, you know, obviously were thrilled about it and 100% behind it.

Mrs. Briggs: Do I have a motion to approve this item on the agenda with the addition of approvals from building engineering and fire?

City Manager Mallis: Just to clarify one item. Mr. Montello, they were in discussions with the City's Engineer, so they are behind the lot split on this one. Obviously, as we get into the others, they would formally submit the four drawings to building and fire. But as far as the lot split, I'd make a recommendation for approval.

MOTION:	Motion made by Mallis and seconded by Ceteria Williams to approve.
MOVER:	Michael Mallis
SECONDER:	Ceteria Williams
RESULT:	Pass [5 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers, Williams
NAYS:	
ABSTAIN:	

Mrs. Briggs: Now, this issue will still need to go before Council. And that next council meeting will be on Tuesday, February 21st, at 8 p.m. here in Council Chambers.

- 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



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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 7 a.m. – 2 a.m. (two shifts with the potential to add a third in the future).

Dru Siley from Liberty Development, 28045 Rainey Parkway Westlake, Ohio. 441453:
So, this is what was just approved as a split parcel to about seven and a half acres toward the northern end on the east side of Hemisphere in TCCP. This is for Lake Shore Electric. As we started talking with them, their current facility is at Willis. They've done a remarkable job being able to do a lot of volume out of a 40,000-square-foot space that isn't particularly efficient in being able to handle workflow for the kind of manufacturing they do. And as you know, they create switchgear for industry, and they're a significant contributor to the wind and solar supply chain, so that they're staying and growing in northeast Ohio and specifically in Bedford. We're pretty excited to be part of that. As we started to talk to them about the design. What became important is they didn't ever want to run out of space again. So can they take enough land in the park and design the building what they felt was their immediate need of about 54,000 square feet. 14 of that is for office. The balance is for manufacturing and then expanded by another 54,000 total of manufacturing to 108,000 in total. So, we designed that accordingly. Part of the discussion right now is, is this a project that is actually going to break ground at 108,000 square feet as they're having some success landing contracts from their customers and knowing those demands are coming their way sooner rather than later. So, we want to keep those options open. So, we're asking for approval for the entire thing. So, if we're lucky enough that that happens in the near term, we can proceed. And if it's even just a year from now that we can proceed with full confidence that they'll be able to develop the total site.

MOTION:	Motion made by Williams and seconded by Chuck Mowery to approve this item on the agenda, amending it from 54,000 to 110,000 square feet.
MOVER:	Ceteria Williams
SECONDER:	Chuck Mowery



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RESULT:	Pass [5 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers, Williams
NAYS:	
ABSTAIN:	

Mrs. Briggs: Now, this issue will go before Council. The next Council Meeting, which will be on February 21st at 8 p.m. here in Council Chambers.

- 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 6:00 a.m. – 10:00 p.m. (two shifts with the potential to add a third in the future).

Dru Siley from Liberty Development, 28045 Rainey Parkway Westlake, Ohio. 441453:
So, this is another exciting one. And as I mentioned in the preamble, we can't make an announcement yet. But look forward to being able to tell you more about this company. But it's been characterized in the application because this is midsize light manufacturing, the kind of the lifeblood of Cleveland, northeast Ohio. This is a company that's in Cuyahoga County currently and has outgrown its space as well. And we have been working with them over the last couple of years and struggled mightily to find a location where they could do much like Lakeshore, find a parcel that had all the right components, that there was an industrial park that was in place. You had good highway access; you were on the east side. You needed all of those things. We found that this acreage that we're calling out, nearly six acres on the south end of TCCP, is the right fit. Similarly, they designed their building to be 60,000 square feet, which initially had 54,000 of manufacturing, and 6,000 square feet of office. Their office needs are significantly smaller than Lakeshore's. And then with the ability to expand to 110, that's where we have that number. Again, we've cited design to be able to do that. They are very excited about locating, relocating to Bedford, and being able to stay in Cuyahoga County and northeast Ohio. And it's another example of the administration has been terrific in helping



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us solve for X and really collaborate to keep these kinds of companies here and create an opportunity where from our perspective, to be able to build two projects pretty much at the same time, there's a lot of efficiencies there, and there's a lot of benefit to our clients, but we're also really excited to see TCCP really become what it's always meant to be.

Mrs. Briggs: Any questions or comments from the commission?

Mr. Mowery: You said 60,000 to 105,000.

Mr. Siley: Correct.

Mr. Mowery: the drawing shows 60,000 to 20,000 polling stations.

Mr. Siley: there will be no environmental concerns about not knowing. You know, there's testing going on right now to ascertain any issues. And there has been testing done in the past.

City Manager Mallis: Mr. Mowery, are you referring to the park or the actual type of business going business?

Mr. Mowery: I was in reference to the business.

Mr. Siley: No, nothing extraordinary. Nothing that really stinks or smells or creates a significant waste of any kind. The majority of the operation and what they're doing in fabrication.

Mrs. Briggs: Any other questions or comments? How many employees do you estimate between the three approximately?

Mr. Siley: So, what do how do we because we did, we drove that around parking rate and the total shifts. So, I think between the two, we're in the ballpark of about 125 to 100.

Mr. Stewart: At the manufacturing facility. Okay. Sure. I want to accommodate 100.



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Mr. Siley: Approximately 150 to 170 total jobs with a total build-out of three.

MOTION:	Motion made by Williams and seconded by Michael Mallis to approve allowing the expansion of up to 10,000 square feet.
MOVER:	Ceteria Williams
SECONDER:	Michael Mallis
RESULT:	Pass [5 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers, Williams
NAYS:	
ABSTAIN:	

Mrs. Briggs: Now, this issue will still need to go before Council. And that next council meeting will be on Tuesday, February 21st, at 8 p.m. here in Council Chambers.

- 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.

Belinda Healey, a 15 Magnolia and Bedford, Ohio. 44146: And my proposal is to change my current Type B childcare license to a Type A childcare license, which again would allow me to keep up to 12 children versus the six I'm currently licensed to keep.

Mrs. Briggs: Any questions, or comments?

City Manager Mallis: And just for the record, I know Ms. Healy mentioned it in the back. This is during normal business hours, not like a 24-hour, correct?

Mrs. Healey: No, we are not looking to be 24 hours.



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Mrs. Briggs: Any other questions?

City Manager Mallis: As I indicated, just to reiterate what was mentioned in the Work Session, she was the first five-star.

Mrs. Healey: I am the first five-star rated childcare program in the city of Bedford. And again, I've been doing childcare for 18 years in this City with zero out-of-compliance issues and zero children being hurt. As a matter of fact, it's the opposite of that. I am working with Solon schools right now because they're telling me that my kids are too smart, if you will. I'm sending them to kindergarten. I'm just looking to impact more children.

Mrs. Briggs: I think that's wonderful. Great. Thank you so much. Thank you. Any questions or comments?

Ms. Williams: You stated you had others who worked with you.

Mrs. Healey Yes, ma'am, Martina Stark and Brianna Stark, and my husband.

MOTION:	Motion made by Williams and seconded by Michael Mallis to approve the modification from a Type B Childcare to a Type A Childcare.
MOVER:	Ceteria Williams
SECONDER:	Michael Mallis
RESULT:	Pass [5 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers, Williams
NAYS:	
ABSTAIN:	

Mrs. Briggs: Now, this issue will still need to go before Council. And that next council meeting will be on Tuesday, February 21st, at 8 p.m. here in Council Chambers.

6. MISCELLANEOUS