

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, June 20, 2023, at 5:30 p.m.

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

Also Present: Secretary Tracy Simons.

• **DISCUSSION OF AGENDA**

The Commission had no corrections to April 18, 2023, Work Session or the Regular Minutes.

- a. Dillon Blake from Nerd Power, representing Jason Reed at 38 John St., is requesting a Zoning Permit to install a roof-mounted solar photovoltaic system on the rear half of the house and on both sides of the garage. City Manager Mallis: In talking with Mr. Greer this was already approved by the Planning Commission; we can leave it on the table.
- b. Darmetta Manning, Dream Designs With Dee LLC, proposes to open a business that hosts events at 22793 Rockside Rd, Bedford, Oh 44146, a M-U Mixed Use District. City Manager Mallis: Mrs. Briggs: What is the square footage of the space and what types of events will be held there? City Manager Mallis: Mr. Montello questioned the use; there was no specific permitted use that the event center fits. Mr. Powers: There needs to be more information. Mrs. Briggs: There is a sign up on the door already.
- c. Signarama Cleveland – Marie Cipolletta wishes to install 3 signs on the front (North) of the Amplify storefront and one on the side (east.) Mrs. Briggs: This was denied because there is more signage than allowed; the sign will be over two storefronts. Are they the anchor tenant? The sign is going over 801 & 803 was consent received? City Manager Mallis: They did receive consent.

ADJOURNMENT

Meeting adjourned at 5:59 P.M.


Secretary


Chairwoman

Date: August 1, 2023



REGULAR MEETING

PLANNING COMMISSION

DATE: JUNE 20, 2023

AGENDA MINUTES

STATE OF OHIO
COUNTY OF CUYAHOGA

TIME: 6:00 PM

1. **CALL TO ORDER**

The Regular Meeting of the Planning Commission for June 20, 2023, was called to order at 6:00 p.m.

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

a. Approval of Minutes of the Work Session of May 16, 2023

MOTION:	Motion made by Powers and seconded by Michael Mallis to approve the minutes of the Work Session of May 16, 2023.
MOVER:	John Powers
SECONDER:	Michael Mallis
RESULT:	[4 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers
NAYS:	
ABSTAIN:	Williams

b. Approval of Minutes of the Regular Meeting of May 16, 2023

MOTION:	Motion made by Powers and seconded by Michael Mallis to approve the minutes of the Regular Meeting of May 16, 2023.
MOVER:	John Powers
SECONDER:	Michale Mallis
RESULT:	Pass [4 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers
NAYS:	
ABSTAIN:	Williams

4. **UNFINISHED BUSINESS**

- a. Dillon Blake from Nerd Power, representing Jason Reed at 38 John St., is requesting a Zoning Permit to install a roof-mounted solar photovoltaic system on the rear half of the house and on both sides of the garage. **(Tabled on 5/16/23)**



REGULAR MEETING

**PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA**

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5. NEW BUSINESS

- a. Darmetta Manning, Dream Designs With Dee LLC, proposes to open a business that hosts events at 22793 Rockside Rd., Bedford, OH 44146, an M-U Mixed Use District. Dermata Manning 22793, Rockside Rd. Bedford, OH, 4414.

Ms. Manning: I'm the owner of the event planning company Dream Designs with Dee and am now the owner of the business Epic events venue; to give a little background myself. I started off only doing small events for families and friends, family and friends. And in doing so I started to receive inquiries from others asking for services and taking in those clients I expanded to the business that stands today. I have been in business for more than four years and have dreamed of expanding my business by opening a full-service event planning company. I am extremely passionate about my business and the service I provide. I've been looking forward to this moment for a long time, and I'm extremely excited to have the opportunity of expanding my company and to be in a community like Bedford; our goal is to give back to the community. For example, we plan to hire off-duty police officers as security for all events to ensure the safety of our clients, guests, surrounding businesses, and residents. We plan to host events of all sorts, to name a few: weddings, baby showers, corporate events, community events, yoga, and other fitness classes. During the week, the possibilities are endless in so many ways. I know that our company has the same morals and values as the community and that we will be a perfect fit in addition to the City of Bedford.

Mrs. Williams: Where do you currently hold events?

Ms. Manning: I'm currently a travel event planner, so I host events all over.

Mrs. Williams: Are you the official event planner and decorations, all in one?

Ms. Manning: I am and we are a family-oriented business.

Mrs. Briggs: What's the largest audience you've ever had?

Ms. Manning: I hosted a wedding for 150 guests I've decorated for.



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Mrs. Williams: So for your anticipation of opening up this business, what do you anticipate, this being the largest size group?

Ms. Manning: Due to the size of the space, I would only do up to 100 people just to be safe as far as tables and space is concerned.

Mrs. Briggs: And what is the square footage of this?

Ms. Manning: It is 2,400 square feet.

Mrs. Briggs: Do you know what the maximum capacity for the 2,400 square feet would be like per the Fire Code?

Ms. Manning: I was told I'll have to get an inspection from the City and get the exact number.

Mrs. Briggs: Do you know how many parking spaces belong to this particular storefront?

Ms. Manning: He said all of the spots on that side were around 50 spots for sure.

Mrs. Briggs: There are several storefronts there for several businesses.

Ms. Manning: Yes, he didn't give me an exact number of how many spots my business has in particular, but it's quite a few spots around.

Mrs. Briggs: What will the hours be for this facility?

Ms. Manning: 11:00 a.m. to 11:00 p.m.

Mrs. Briggs: What are the days of the week the business will be open?

Ms. Manning: Monday through Sunday.

Mr. Powers: We've had other event spots in the City with youth events, and we've had problems with them. Is that something that you can handle?



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Ms. Manning: We will have it stated in the contract requiring a security guard, which we hope to use off-duty police officers. It will be included in their contract, and they will have to pay for it as well. There will always be some safety regulations so things don't get out of hand.

Mrs. Williams: You stated that you were going to have yoga or fitness during the day.

Ms. Manning: I have friends who have a license to do yoga and meditation and things like that, and they're always looking for spots to work out of, and I want to open my venue up to things like that.

Mrs. Williams: Will they be separated or will they be out by a certain time?

Ms. Manning: Basically they'll be able to book a time slot during the day; even if they were to book on Saturday, that would be the spot that they booked, and it would be secure it.

City Manager Mallis: So you'd be subleasing the space. I'm trying to figure out the permitted uses and the accessory uses such as personal services under the zoning code is allowed, but Event Center or party center are not permitted under this code.

Ms. Manning: I have clients who will be able to come and book their event for the time slot, and they will be required to sign a contract and insurance. Everything will be insured for our safety and in case anyone or anything gets out of hand.

Mr. Mowery: Can you get something in writing that the event center will close at a certain time?

Ms. Manning: Yes I can get something in writing that it will close at 11:00 p.m.

Ms. Williams: Will you let your clients know prior to the event?

Ms. Manning: They will know prior to renting the center.



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TIME: 6:00 PM

Mrs. Briggs: These will be events that have alcohol.

Ms. Manning: I plan on a liquor license permit for that. The clients can bring their own liquor permits, and it is mandatory that they pay for police officers to have liquor on the premises.

Mr. Powers: We would like to see a more detailed plan.

Ms. Manning: I can have my business coach print out a business plan and bring it in.

MOTION:	Motion made by Powers and seconded by Ceteria Williams to Table this for further documentation of business plans.
MOVER:	John Powers
SECONDER:	Ceteria Williams
RESULT:	[5 TO 0]
YEAS:	Briggs, Mallis, Mowery, Powers, Williams
NAYS:	
ABSTAIN:	

- b. Signarama Cleveland – Marie Cipolletta wishes to install 3 signs on the front (North) of the Amplify storefront and one on the side (east.)

Sam Kustok, Signarama, 18200 S. Miles Rd., Warrensville Heights, OH

Mr. Kustok: I'm here basically to ask for consideration to erect the three signs for the storefront, and initially, when we applied for the permit, we received a letter back saying that only one sign was allowed; however, I have photos here of multiple businesses within the area, some immediately within the area and some a little farther, and I know that zoning districts kind of change along that road, but many of the businesses, even though they are close, have multiple signs on the same elevation. Seeing that this is a shopping center that is trying to come back to life branding is important for every business. We feel that,



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especially given the location of this particular store on the corner, visibility is important. We will not be utilizing any signage on the monument side, so we would like to utilize as much signage as we can on the walls.

City Manager Mallis: For clarification the two entranceways in front of the building the one to the left is Amplify and the one to the right is that a separate business, or are they both Amplify?

Representative of Amplify: There are actually three spots, and we are going to fill in one of the doorways. The two doors will be the employee entrance and the main entrance. The one entrance we are filling in with a window.

Mr. Kustok: They will be occupying a much larger space, and that is why we are within the sign's square footage. We are just asking for a variance for the quantity of signs.

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

Mrs. Briggs: This issue still has to go before Council, and the next Council Meeting will be on Monday, June 26, 2023, at 8:00 P.M. here in Council Chambers. If you'd like to attend in case Council has any questions that would be great.

6. MISCELLANEOUS

7. ADJOURNMENT

MOTION:	Motion made by Williams and seconded by John Powers to adjourn the meeting at 6:21 P.M.
MOVER:	Ceteria Williams



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TIME: 6:00 PM

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


Secretary


Chairwoman

Date: August 1, 2023