

**REGULAR MEETING**  
**AGENDA**

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

**DATE: November 19, 2013**  
**TIME: 6:00 P.M.**

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**WORK SESSION – 5:30 P.M.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
  - a. Approval of Minutes of the Work Session of August 6, 2013
  - b. Approval of Minutes of the Regular Meeting of August 6, 2013
4. **NEW BUSINESS**
  - a. North East Auto Gallery, 580 Broadway Avenue, Bedford, OH - OBML Properties LLC., Hinckley, OH 44233 – Improve exterior appearance
5. **MISCELLANEOUS**
6. **ADJOURNMENT**

Bedford, Ohio

November 19, 2013

Bedford Planning Commission met in a Work Session at Bedford City Hall on Tuesday, November 19, 2013 at 5:32 p.m.

Present: Commission Members: Chairman Art Dickard, Harvey Dzomba, Robert Erdos, Helen Briggs and City Manager Henry Angelo. Administration: Building Inspector Larry Stouffer and Planning Secretary Lorree Villers. Absent: Building Commissioner Calvin Beverly.

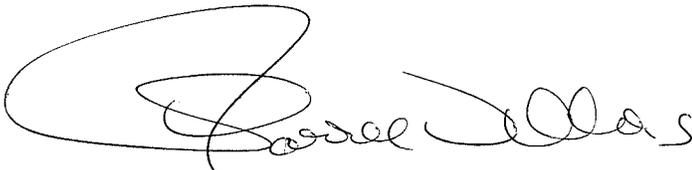
The Commission had no issues with the August 6, 2013 Planning Commission Work Session minutes or the August 6, 2013 Regular Planning Commission Meeting minutes as presented.

The application of North East Auto Gallery, 580 Broadway Avenue, Bedford, OH - OBML Properties LLC., Hinckley, OH 44233 – Improve exterior appearance.

The Planning Commission reviewed the drawings. They all determined the front of the building needed spruced up by either a sign or framing the windows to give it some depth and color. The one end of the building was not addressed in the drawings; however it was also in need of repair. The Commission was going to have to get some answers before they could decide what direction to go. Mr. Stouffer gave the history of the building and the previous owners. North East Auto Gallery was the previous tenant but Mr. Bartko had purchased the property. The Commission was appreciative another building would be beautified within Bedford.

No other discussion was had.

Work Session was adjourned at 5:50 p.m.

  
Secretary

  
Chairman

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, November 19, 2013 at 6:01 P.M. The roll was called.

Present: Dickard, Dzomba, Erdos, Angelo, Briggs. Also in attendance were Building Inspector Larry Stouffer and Planning Secretary Lorree Villers. Absent: Building Commissioner Calvin Beverly.

Motion made by Dzomba seconded by Briggs to approve the minutes of the Work Session of August 6, 2013. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Angelo, Briggs. Nays: None. Motion carried unanimously.

Motion made by Angelo seconded by Erdos to approve the minutes of the Regular Meeting of August 6, 2013. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Angelo, Briggs. Nays: None. Motion carried unanimously.

Chairman Dickard informed those present that according to the ruling by the Law Department, anyone wishing to speak at a public hearing was 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.

North East Auto Gallery, 580 Broadway Avenue, Bedford, OH - OBML Properties LLC., Hinckley, OH 44233 – Improve exterior appearance.

Present: Eric Bartko, North East Auto Gallery, 580 Broadway Avenue, Bedford, OH, 44146, Andrew Castellano, General Contractor, Castellano Construction Co., P.O. Box 348, Newbury, OH 44065 and Leon Sampat, Architect, LS Architects, 22082 Lorain Road, Fairview Park, OH 44126.

Mr. Sampat, having previously been sworn in, was present for questions this evening from the Planning Commission. He submitted existing and proposed pictures; the pictures submitted were off in color so he presented a sample of each color: black, gray and blue. This unit would be upgraded with E.I.F.S. material siding and split face gray stone veneer two feet across the front of the bottom of the unit. The black trim would be a band around the top of the building and the blue color on the left corner.

Mr. Bartko, having previously been sworn in, explained he was trying to maintain a certain budget. He was trying to blend with the local car dealerships; similar to Ganley and Mercedes dealership. It was determined the existing sign would be kept and not replaced with a new sign but he was open to a new sign in the future. Mr. Angelo was very appreciative that North East Auto Gallery chose Bedford for their business and the building being improved. Mr. Angelo suggested Mr. Bartko contact Mr. Mallis regarding a grant that would defer some of the sign costs. Mr. Bartko was aware of this grant. Mr. Angelo asked if there were any plans for the north side of the building. Mr. Bartko stated the end of the building and the doors would be painted the same gray color as the front at the same timeframe as this project. The Planning Commission was in agreement that as long as the building appeared as one building.

Mrs. Briggs questioned the appearance of the windows. The Commission found the front of the building somewhat bland and asked if they would consider sprucing up the windows. It was suggested a band of color frame the outside of each window. Mr. Sampat was okay with the idea of framing each window even though Mr. Bartko was looking for a more plain type appearance.

Mr. Castellano, having previously been sworn in, suggested a dry-vit material around the windows which could be painted. He assured Mr. Bartko that dry-vit material was not an expensive material. Everyone agreed to encase/border the windows to spruce up the appearance. Mr. Angelo understood the concern of the additional costs; however he reiterated the appreciation of their business in Bedford. Mr. Bartko mentioned he was already over budget plus he was paying cash for the improvements. The Commission left the width of the dry-vit material to border the windows up to Mr. Sampat and Mr. Castellano; any painted width would be an improvement. He was willing to make the upgrades as requested by the Commission. The Commission members were very understanding of the costs of doing improvements. There was a very brief discussion of covering over the windows. Mr. Bartko was not in favor of covering the windows; he felt the windows made the building more interesting and he wanted natural light. Mr. Angelo felt Mr. Bartko had a good contractor and it would be very nice when finished.

Mr. Bartko asked if he needed to submit revised pictures for Council's review. Secretary Villers explained she would type the minutes for Council and they would know of the discussion so it was not necessary.

There were no other questions.

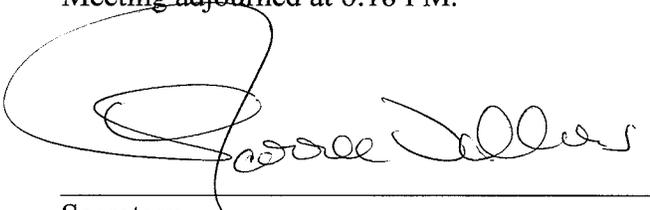
Motion made by Angelo seconded by Dzomba to approve the exterior improvements as described, an application of painted dry-vit bordering each window and matching painted doors as submitted and agreed by North East Auto Gallery, 580 Broadway Avenue, Bedford, OH - OBML Properties LLC., Hinckley, OH 44233 subject to compliance with all City Codes and Ordinances.

The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Angelo, Briggs. Nays: None. Motion carried unanimously.

Secretary Villers informed everyone that this issue had to go before Council at the Monday, December 2, 2013 Regular Council Meeting at 8:00 p.m.

There being no further business to come before the Commission, it was moved by Briggs seconded by Dzomba to adjourn. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Angelo, Briggs. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:18 PM.

  
Secretary

  
Chairman