

REGULAR MEETING

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

DATE: December 4, 2012

AGENDA

TIME: 6:00 P.M.

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 November 7, 2012
- b. Approval of Minutes of the Regular Meeting of November 7, 2012

4. NEW BUSINESS

- a. Uni Pro Painting Inc. – Steve Spinelli, 520 Wheatfield Drive, Aurora, OH, desires to lease space to Kilgore Auto Care located at 932 Broadway Avenue, Bedford Ohio.
- b. Kurt Hanson, TDA Architecture, 4135 Erie Street, Willoughby, OH 44094 on behalf of KIA of Bedford, 18180 Rockside Road, Bedford, Ohio desires to renovate and add an addition of the existing KIA location

5. MISCELLANEOUS

6. ADJOURNMENT

Bedford, Ohio

December 4, 2012

Bedford Planning Commission met in a Work Session at Bedford City Hall on Tuesday, December 4, 2012 at 5:30 p.m.

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

The Commission had no issues with the November 7, 2012 Planning Commission Work Session minutes or the Regular Planning Commission Meeting minutes as presented by Secretary Villers.

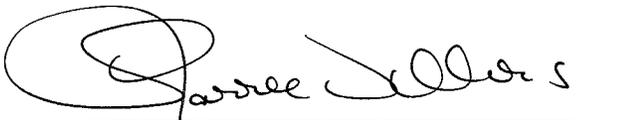
The application of Uni Pro Painting Inc. – Steve Spinelli, 520 Wheatfield Drive, Aurora, OH, desires to lease space to Kilgore Auto Care located at 932 Broadway Avenue, Bedford Ohio. The Planning Commission discussed the possible parking problem if in the future, the business located at 940 Broadway Avenue was sold. Currently, both addresses were owned by the same person, Steve Spinelli. The Commission thought the striping of the parking lot and signage for “Reserved Parking” would be a good idea. One other concern was the possible issue with “smells” depending on the products used. The number of employees was not a major factor because there were only two and the dealerships were going to deliver the vehicles that needed to be serviced.

The application of Kurt Hanson, TDA Architecture, 4135 Erie Street, Willoughby, OH 44094 on behalf of KIA of Bedford, 18180 Rockside Road, Bedford, Ohio desires to renovate and add an addition to the existing KIA location. The Commission did not have any issues with this application. The City, Administration and residents were very happy to have the Automile.

The Commission and Mr. Stouffer all agreed this was a straight forward addition and they did not see any issues. The Commission was very pleased with the applicant’s request this evening and thought the Automile was going to become very attractive with all the upgrades and new construction. This was a very exciting time for 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, December 4, 2012 at 6:00 P.M. The roll was called.

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

Motion made by Briggs seconded by Angelo to approve the minutes of the Work Session of November 7, 2012. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Angelo. Nays: None. Motion carried unanimously.

Motion made by Erdos seconded by Angelo to approve the minutes of the Regular Meeting of November 7, 2012. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Angelo. 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.

Present: Steve Spinelli, of Uni Pro Painting Inc. located at 932 Broadway Avenue, Bedford Ohio.

Mr. Spinelli having previously been sworn in was present for questions this evening for the Planning Commission.

The application of Uni Pro Painting Inc. – Steve Spinelli, 520 Wheatfield Drive, Aurora, OH, desires to lease space to Kilgore Auto Care located at 932 Broadway Avenue, Bedford Ohio.

Mr. Spinelli, having previously been sworn in, said he has had his business in Bedford for 17 years and was interested in renting the 932 Broadway location.

Mr. Stouffer stated the Commission had only two concerns: 1) parking concerns because there was no off street parking, and 2) clarification regarding the process of the new tenant to make sure the chemicals were not offensive to the neighbors. Mr. Spinelli explained the parking locations. He mentioned the overflow parking could be located at 940 Broadway since he was the owner of that property as well. There would be two fulltime employees. He allocated enough of the square footage based on his previous conversation with Mr. Stouffer so there would be plenty of parking. Mr. Dzomba questioned whether there would be foot traffic in and out of the business from customers. Mr. Spinelli explained the vehicle would be dropped off by the dealership and the shuttle person would pick up the vehicle when it was completed.

Mr. Dzomba wondered if there was going to be any type of spraying on these vehicles. Mr. Spinelli noted the undercoating application was a water based product. Other types of service would be installation of remote starters, paint protection for interiors and exteriors, and water based undercoating. There would be no automobile painting at this business. There would be MSDS information available if the Commission/City needed it. Mr. Dzomba questioned whether

a sprinkler system was necessary. Mr. Spinelli clarified the products were water based and not chemical based.

Mr. Dzomba suggested the parking lot be striped and signage for "Reserved Parking" would be a good idea. Mr. Spinelli was okay with his suggestion. The dumpster was only temporary until the debris was removed and it should be gone this week.

Mrs. Briggs questioned if there was any future plans for the 940 Broadway Avenue building. She was concerned there could be a problem if that location was sold in the near future. Mr. Spinelli had no plans to put that location up for sale. There should be no future parking conflicts.

Motion made by Angelo seconded by Briggs to approve the described plans for Uni Pro Painting Inc. to lease space to Kilgore Auto Care located at 932 Broadway Avenue, Bedford Ohio.

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

Secretary Villers informed Mr. Spinelli that this issue had to go before Council at the Monday, December 17, 2012 Regular Council Meeting at 8:00 p.m.

Present: Kurt Hanson, TDA Architecture.

Mr. Hanson having previously been sworn in was present for questions this evening for the Planning Commission.

The application of Kurt Hanson, TDA Architecture, 4135 Erie Street, Willoughby, OH 44094 on behalf of KIA of Bedford, 18180 Rockside Road, Bedford, Ohio desires to renovate and add an addition to the existing KIA location.

Mr. Hanson, having previously been sworn in, explained the existing service bay area would not be disturbed. The existing 2-story area and showroom would be demolished. The new construction would be built in the exact footprint with a 15,000 foot addition off to the side and parts of this addition would be 2-story. There would be a need of additional utility work, a sprinkler system and limited paving. The existing curb cuts would remain as it was currently and the landscaping would stay unless damaged during the construction. The landscaping would be replaced if necessary. He showed location of the offices, rooms and sales area. He showed color samples of the materials that would be used on the building, the location of the windows, the two (2) canopies and the existing brick would be painted to match.

Mr. Erdos asked how the dealership was going to function during the construction phase. Mr. Hanson said the current plan was since the service bay was going to remain, a portion of it would become the new parts store so there was construction needed in order to do this. They were also going to bring in trailers for the employees and restrooms.

Mr. Stouffer explained he would need building permits, drawings for the building locations, utilities and required handicap accessibility depending on the use. He did not have any issues with this request.

Mr. Erdos wondered how long this project would take. Mr. Hanson figured between 6 – 8 months.

Motion made by Dzomba seconded by Erdos to approve the site plan for the application of Kurt Hanson, TDA Architecture, on behalf of KIA of Bedford, 18180 Rockside Road, Bedford, Ohio.

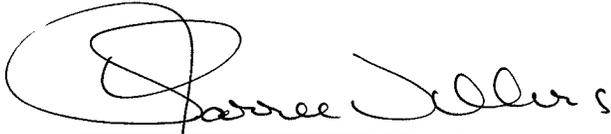
The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Briggs, Angelo. Nays: None. Motion carried unanimously.

Everyone, again, expressed their appreciation for the Automile and for them investing in Bedford. The Commission thanked them for their wonderful presentation.

Chairman Dickard clarified the two decisions of the Planning Commission would go before Council for final approval on Monday, December 17, 2012 at 8:00 p.m.

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

Meeting adjourned at 6:17 PM.


Secretary


Chairman