

REGULAR MEETING

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

DATE: April 15, 2014

AGENDA

TIME: 6:30 P.M.

**WORK SESSION – 6:00 P.M.
AMENDED**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - a. Approval of Minutes of the Work Session of February 19, 2014
 - b. Approval of Minutes of the Regular Meeting of February 19, 2014
4. **NEW BUSINESS**
 - a. Leon Sampat, 22082 Lorain Road, Fairview Park, OH 44126 - Business Dental Office located at 22301 Rockside Road, Bedford, OH – curb cut, exterior renovations and parking area
5. **MISCELLANEOUS**
6. **ADJOURNMENT**

Bedford, Ohio

April 15, 2014

Bedford Planning Commission met in a Work Session at Bedford City Hall on Tuesday, April 15, 2014 at 6:03 p.m.

Present: Commission Members: Chairman Art Dickard, Harvey Dzomba, Helen Briggs and Acting City Manager Mike Mallis. Administration: Building Commissioner Calvin Beverly and Planning Secretary Lorree Villers. Absent: None.

The Commission had no issues with the February 19, 2014 Planning Commission Work Session minutes or the February 19, 2014 Regular Planning Commission Meeting minutes as presented.

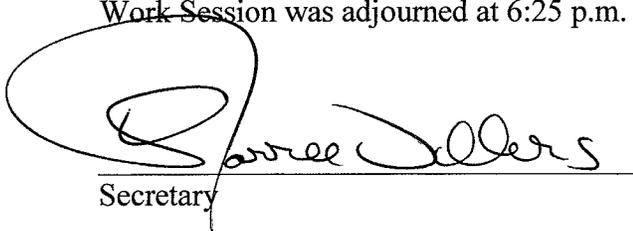
The application of Leon Sampat, 22082 Lorain Road, Fairview Park, OH 44126 - Business Dental Office located at 22301 Rockside Road, Bedford, OH – curb cut, exterior renovations and parking area

The Planning Commission reviewed the materials presented to them; they were very pleased with the idea of something going in the empty building. Mr. Beverly agreed there were some safety issues with the first drawing regarding the location of the curb cut. He passed out another drawing for consideration this evening with a different location for the curb cut, exterior renovations and parking area. (See attached.) Mr. Beverly suggested the agenda be amended to add the exterior renovations and parking area. It was determined the City's Engineer, both Chiefs and the Administration did not have any issues with the new location of the curb cut. The Fire Department could move easily through the parking lot if necessary. The Commission reviewed the exterior and interior renovations plus the parking area; they were very pleased. It was determined there were enough regular and handicap parking spots for them to conduct business. The ingress and egress would not be a problem because there was no island in the middle of Rockside Road. The Commission thought all the changes were tastefully done and it would be a great location for business.

Secretary Villers reminded the members the application of the proposed Ordinance for Rezoning of properties located at 18035 Rockside Road (P.P. 812-02-009) and 18111 Roadside Road (P.P. 812-02-008/812-02-010) from I-2 to B-2A Zoning Classification would be after the Regular Planning Commission this evening. The Planning Commission Public Hearing was at 7:00 p.m. Mr. Beverly reminded the members Nissan had purchased the former Majestic Tool property and it would be best to have the area zoned the same. The Commission had already discussed the rezoning at a previous meeting; after the Public Hearing this evening the Ordinance would be read as a first reading at the April 21, 2014 Regular Council meeting. The Planning Commission did not have any issues with the rezoning suggestion from Mr. Beverly.

No other discussion was had.

Work Session was adjourned at 6:25 p.m.


Secretary


Chairman

Bedford, Ohio

April 15, 2014

Bedford Planning Commission met in Regular Session at Bedford City Hall on Tuesday, April 15, 2014 at 6:30 P.M. The roll was called.

Present: Dickard, Dzomba, Briggs, Mallis. Also in attendance were Building Commissioner Calvin Beverly and Planning Secretary Lorree Villers. Absent: None.

Motion made by Briggs seconded by Mallis to approve the minutes of the Work Session of February 19, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion made by Dzomba seconded by Briggs to approve the minutes of the Regular Meeting of February 19, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs, Mallis. 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.

The Commission agreed since Mr. Sampat had submitted the entire packet that included the curb cut, exterior renovations and parking area they would allow him to address the project as per the information presented. (See attached.) Motion made by Mallis seconded by Briggs to amend the agenda to add exterior renovations and parking area.

Present: Leon Sampat was present this evening to present the curb cut, exterior renovations and parking area for the Dental Office located at 22301 Rockside Road.

The application of Leon Sampat, 22082 Lorain Road, Fairview Park, OH 44126 - Business Dental Office located at 22301 Rockside Road, Bedford, OH – curb cut, exterior renovations and parking area.

Mr. Sampat, having previously been sworn in, explained the location of the curb cut, exterior renovations and 21 parking spaces. Hudec Dental was in the process of purchasing the property if the curb cut was approved which would allow them to move forward with the exterior renovations and parking area. He showed the location of the curb cut and the tasteful exterior renovations. The Commission did not have any issues or questions regarding the curb cut, exterior renovations or parking spaces; they were very pleased. This was a straight forward project.

Motion made by Dzomba seconded by Briggs to approve the curb cut, exterior renovations and parking area as described on the application(s) of Leon Sampat, 22082 Lorain Road, Fairview Park, OH 44126 - Business Dental Office located at 22301 Rockside Road, Bedford, Ohio subject to compliance with all City Codes and Ordinances.

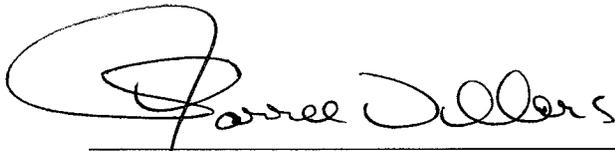
The roll was called. Vote – Yeas: Dickard, Dzomba, Briggs, Mallis. Nays: None. Motion carried unanimously.

Secretary Villers noted this item would be before Council on Monday, April 21, 2014 at 8:00 p.m.

There were no other questions.

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

Meeting adjourned at 6:35 PM.


Secretary


Chairman