

**REGULAR MEETING
AGENDA**

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

**DATE: April 19, 2016
TIME: 6:30 P.M.**

WORK SESSION – 6:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Approval of Minutes of the Work Session of April 5, 2016 (roll call)
- b. Approval of Minutes of the Regular Meeting of April 5, 2016 (roll call)

4. NEW BUSINESS (Swear- in applicants)

The Chairman shall inform those present that according to a ruling by the Law Department, anyone wishing to speak at a public hearing is 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." - Please give your name and address for the record.

- a. Bruce & Kristi Hathaway, 48 Eldred Avenue, Bedford is seeking relief from §1913.07 (o) of the Codified Ordinances of the City of Bedford for a variance which limits the size of a garage to 500 square feet; request is an additional 28 square feet – §1913.07 (o) Allowable Sizes of Garages (roll call)
- b. Brian G. Fabo, 1736 Columbus Road, Cleveland, Ohio – Mercedes Benz of Bedford, 18122 Rockside Road is seeking to install new 2' 4" masonry walls and swing gates at existing entrance / exits – §1305.09 Building Plan Review by Planning Commission (roll call)

5. MISCELLANEOUS

**6. ADJOURNMENT
(roll call)**

**PLEASE TURN OFF ALL CELL PHONES BEFORE PLANNING COMMISSION MEETING
(Planning Commission Minutes and Agendas posted at www.bedfordoh.gov)**

Bedford, Ohio

April 19, 2016

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, April 19, 2016 at 6:07 p.m.

Present: Dickard, Dzomba, Powers, Briggs, Mallis. Absent: None.

Also Present: Secretary Michelle Hollo and Building Commissioner Calvin Beverly.

Bruce and Kristi Hathaway, 48 Eldred Avenue, Bedford is seeking relief from Section 1913.07(o) of the Codified Ordinances of the City of Bedford for a variance which limits the size of a garage to 500 square feet; request is an additional 28 square feet – Section 1913.07(o) – Allowable Sizes of Garages.

Mr. Beverly stated that Mr. & Mrs. Hathaway are proposing a new garage at 48 Eldred Avenue. They are requesting a variance to exceed the allowable size of the garage. The lot is 6,560 feet which the code limits the maximum size of a garage to 500 square feet. They are proposing a 528 square foot garage. The new garage would exceed the allowable size by 28 square feet. Mr. Beverly stated he has no opposition to the variance request and recommends the approval.

Brian G. Fabo, 1736 Columbus Road, Cleveland, Ohio – Mercedes Benz of Bedford, 18122 Rockside Road is seeking to install new 2'4" masonry walls and swing gates at existing entrances/exits – Section 1305.09 Building Plan Review by Planning Commission.

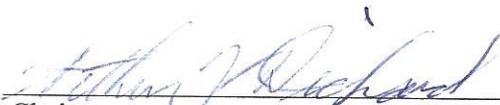
Mr. Beverly stated that Mercedes Benz is proposing to install new 2'4" masonry walls and swing gates at existing entrances/exits. Mr. Beverly said that what is being proposed is aesthetically fine. The purpose of the gates is for security purposes and to keep people from driving in the lot at night. Mr. Beverly recommends the approval.

Discussion held regarding thefts. Mr. Mallis stated there have not been many issues. Another dealership did have a couple thefts and our police department did make an arrest. Theft of catalytic converters is not a huge problem in the area.

Discussion held regarding access by the Fire Department if all the entrances are gated and locked. The Fire Department must be able to access the property. Inquiry would be made with the applicant if there would be Knox boxes and the Fire Department will be given a key. It was decided any approval would be contingent on agreement by the Fire Chief.

Work session adjourned at 6:21 p.m.


Secretary


Chairman

Bedford, Ohio

April 19, 2016

Planning Commission met in regular session at Bedford City Hall on Tuesday, April 19, 2016 at 6:30 p.m. The roll was called. Present: Dickard, Dzomba, Powers, Briggs, Mallis. Absent: None. Also in attendance was Building Commissioner Calvin Beverly.

Motion made by Dzomba and seconded by Briggs to approve the minutes of the Work Session of April 5, 2016. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion made by Briggs and seconded by Dzomba to approve the minutes of the Regular Meeting of April 5, 2016. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

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

Bruce and Kristi Hathaway, 48 Eldred Avenue, Bedford is seeking relief from Section 1913.07(o) of the Codified Ordinances of the City of Bedford for a variance which limits the size of a garage to 500 square feet; request is an additional 28 square feet – Section 1913.07(o) – Allowable Sizes of Garages.

Present: Bruce and Kristi Hathaway, 48 Eldred Avenue, Bedford, Ohio.

Mr. Dzomba inquired of Mr. Beverly what his recommendation was. Mr. Beverly recommended the approval of the variance for the additional square footage.

Motion made by Mallis and seconded by Dzomba to approve the application of Bruce and Kristi Hathaway, 48 Eldred Avenue, Bedford for a variance to the Codified Ordinance which limits the size of a garage to 500 square feet. Request approved for an additional 28 square feet subject to compliance with all city codes and ordinances.

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

Secretary Hollo stated the recommendation of the Planning Commission would be before City Council for final approval on Monday, May 2, 2016.

Brian G. Fabo, 1736 Columbus Road, Cleveland, Ohio – Mercedes Benz of Bedford, 18122 Rockside Road is seeking to install new 2’4” masonry walls and swing gates at existing entrances/exits – Section 1305.09 Building Plan Review by Planning Commission.

Present: Tyler Rice, Fabo Architecture, 1736 Columbus Road, Cleveland, Ohio.

Mr. Rice stated the proposal is for extending the existing masonry walls that wrap around the parking lot area of the car lot and installing gates to provide security for the car dealership to prevent theft of automobiles.

Mr. Mallis commented that he had a discussion with the Fire Chief that these gates would be installed at all entrances. The only concern is if there is any violation of the Fire Code. Should something happen, the Fire Department would need access to the property. Mr. Rice responded they are providing a Knox box on each gate so there would be access to the Fire Department to get in through those gates.

Motion made by Mallis and seconded by Powers to approve the application of Brian G. Fabo, 1736 Columbus Road, Cleveland, Ohio and Mercedes Benz of Bedford, 18122 Rockside Road to install new 2'4" masonry walls and swing gates at existing entrances/exits subject to compliance with all city codes and ordinances, and approval of the Knox boxes by the Bedford Fire Chief.

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

Mr. Beverly stated the recommendation of the Planning Commission would be before City Council for final approval on Monday, May 2, 2016.

ADJOURNMENT

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

Meeting adjourned at 6:37 P.M.



Secretary



Chairman