

**REGULAR MEETING**

**PLANNING COMMISSION**

**DATE: April 2, 2013**

**AGENDA**

**STATE OF OHIO**

**COUNTY OF CUYAHOGA**

**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 December 4, 2012
- b. Approval of Minutes of the Regular Meeting of December 4, 2012

**4. NEW BUSINESS**

- a. Bedford Nissan – 18115 Rockside Road – Site Plan and Addition Approval
- b. Discussion of UH Council of Governments Dispatch Center

**5. MISCELLANEOUS**

**6. ADJOURNMENT**

Bedford, Ohio

April 2, 2013

Bedford Planning Commission met in a Work Session at Bedford City Hall on Tuesday, April 2, 2013 at 5:30 p.m.

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

The Commission had no issues with the December 4, 2012 Planning Commission Work Session minutes or the Regular Planning Commission Meeting minutes as presented by Secretary Villers.

The Commission members in attendance were in agreement with the re-election of Mr. Dickard as the 2013 Chairman.

The application of Raymond Glover, FMD Project Architect, 2841 Riviera Drive, Suite 200, Fairlawn, OH 44333 on behalf of Bedford Nissan located at 18115 Rockside Road, Bedford, Ohio.

The Planning Commission reviewed the drawings. They did not see any issues with what was presented to them. The painted areas were to match the existing material. The size of the addition was to be a 1,950 square foot structure. The Commission and Mr. Stouffer all agreed this was a straightforward addition. The Commission was very pleased with the applicant's request this evening. They thought the Automobile was going to become very attractive with all the upgrades and new construction.

The Commission thought the addition would be acceptable.

Discussion of UH Council of Governments Dispatch Center.

Mr. Angelo explained the original idea with combining Bedford, Bedford Heights and Maple Heights Dispatch Centers under one roof at University Hospital but the original agreement did not happen. Now there were about 6-7 other cities that wanted to combine their Dispatch Center at this location. Mr. Angelo wanted to make sure the zoning was okay for this type of center. Mr. Stouffer explained, Chapter 1933, B-P Professional Office District, Section 1933.02 (a), stated "permitted accessory uses in a B-P district are any other accessory uses customarily incidental to a permitted principal use including signs as regulated by Chapter 1949". He did not see any issues with other surrounding cities moving their Dispatch Centers to UH. There was no increase to traffic to cause any issues or lack of parking. There would be 16-20 employees covering three shifts 365/24/7.

The Commission members did not see any issues with this decision.

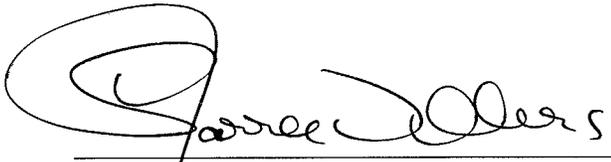
No other discussion was had.

Work Session was adjourned at 5:47 p.m.

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Bedford, Ohio

April 2, 2013

  
Secretary

  
Chairman

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, April 2, 2013 at 6:00 P.M. The roll was called.

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

Motion made by Erdos seconded by Angelo to excuse Helen Briggs. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Angelo. Nays: None. Motion carried unanimously.

Motion made by Angelo seconded by Dzomba to approve the minutes of the Work Session of December 4, 2012. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Angelo. Nays: None. Motion carried unanimously.

Motion made by Dzomba seconded by Erdos to approve the minutes of the Regular Meeting of December 4, 2012. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, 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.

Raymond Glover, FMD Project Architect, 2841 Riviera Drive, Suite 200, Fairlawn, OH 44333 on behalf of Bedford Nissan located at 18115 Rockside Road, Bedford, Ohio.

Present: Raymond Glover, FMD Project Architect, 2841 Riviera Drive, Suite 200, Fairlawn, OH 44333.

Mr. Glover, having previously been sworn in, was present for questions this evening from the Planning Commission. He explained this was a very small addition of 1,950 square feet on the rear of the existing building. The new addition exterior would be painted the same color as the existing material. He noted this project was pretty straightforward. The parking lot would be slightly reduced and the Service sign would be relocated. There would be some interior remodeling done as well.

Mr. Dickard questioned the timetable of this project. Mr. Glover stated the Bedford Nissan would have to get approval from Nissan North America headquarters before they could even start the project. Mr. Stouffer did not see any issues with the application. Headquarters reviewed every aspect of the addition; it wasn't as simple as the Planning Commission decision.

Mr. Stouffer did not have any issues with this request.

Motion made by Dzomba seconded by Erdos to approve the described plan as submitted for Raymond Glover, FMD Project Architect, on behalf of Bedford Nissan located at 18115 Rockside Road, Bedford, Ohio and subject to compliance with all City Codes and Ordinances.

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

Secretary Villers informed Mr. Glover that this issue had to go before Council at the Monday, April 15, 2013 Regular Council Meeting at 8:00 p.m. Mr. Glover commented the City of Bedford was one of the easiest cities to do business with. Mr. Dickard thanked Nissan for investing in Bedford.

Discussion of UH Council of Governments Dispatch Center.

Present: David Matty, Law Director for the Regional Counsel of Governments, Rademaker, Matty, Henrikson & Greve, 55 Public Square, Suite 1775 Cleveland, Ohio 44113.

Mr. Matty was present this evening representing University Hospital.

Lori DelGado, President of University Hospital, was also present.

Mr. Angelo explained an attorney from UH contacted him regarding the use of relocating many Dispatch Centers in the basement of the hospital. This would be a Regional Dispatch Center for several cities. The concern was whether there was any variance or zoning issues. Mr. Stouffer said the hospital had its own zoning district called B-P Professional Office District that had a number of permitted uses. He believed even though a communication center was not a principal approved use, it could be considered as an accessory use. Bedford's Codified Ordinance Chapter 1933.02 (a) addressed this issue. The section reads: "permitted accessory uses in a B-P district are any other accessory uses customarily incidental to a permitted principal use including signs as regulated by Chapter 1949". He thought it was acceptable. The hospital was a 24 hour service as well as a Dispatch Center so it would be compatible. The Planning Commission needed to approve this decision.

Mr. Dickard asked if any other communities had their Dispatch centers in a hospital. Mr. Stouffer replied this was a unique situation but Mr. Matty would be the one to respond. Mr. Matty having previously been sworn in, replied there was a similar facility located at University Hospital's St. John's West Shore Hospital since 2004. There will be eight to nine communities joining together in this effort, to name a few: Chagrin Falls Township, Bentleyville, South Russell, Woodmere, Chagrin Falls, Orange, Moreland Hills and hopefully, Gates Mills. The focus was to have the Center in operation by January 2014. Mrs. DelGado had been working very co-operatively in providing the necessary space and the hospital's construction connections. He understood he needed the approval of the Planning Commission and the City's Law Director Ken Schuman. Mr. Schuman directed Mr. Matty to address this issue with the City of Bedford.

Mr. Erdos asked how much of the hospital needed to be modified. Mr. Angelo explained the space was completely open and the plans would have to be submitted to the Building Department.

Mr. Dzomba asked how many employees they anticipated. Mr. Matty replied there would be eight full-time Dispatchers, two per shift. Some of the shifts would have a supervisor or administrator type person also. The space in the Bedford UH was more than adequate; the facility was a 35,048 square foot facility and that was 3 times more than the Chagrin Falls facility.

Mr. Dickard asked for the exact Dispatch location. Mrs. DelGado, having previously been sworn in, said it would be in the building considered as the Medical Office Building on Center Road.

Mr. Stouffer asked if a tower would be necessary. Mr. Matty was not aware of any tower needs. The Dispatcher's desk averaged about \$80,000 each but he had not reviewed any plans that had a tower on it. Mr. Stouffer said a tower would be permitted if it was needed.

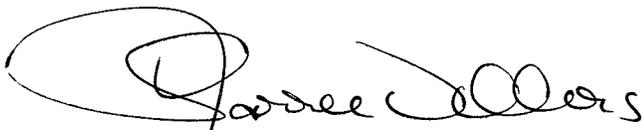
Motion made by Angelo a seconded by Dzomba to accept this request under the current City of Bedford codes. [Chapter 1933.02 (a)]

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

Everyone, again, expressed their appreciation for the Automile and for them investing in Bedford.

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, Angelo. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:13 PM.

  
Secretary

  
Chairman