

**REGULAR MEETING**

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

**DATE: July 1, 2014**

**AGENDA**

**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 June 17, 2014
  - b. Approval of Minutes of the Regular Meeting of June 17, 2014
4. **NEW BUSINESS**
  - a. Bill Klonaris for Zoom Collision located at 14 Broadway Avenue, Bedford, OH – installation of a new ground sign on front lot for rear building (Tabled 6/17/14)
  - b. Suburban Land & Homes Company, Metropolitan Park Subdivision, James Fertig, 82 Southwick Drive, Bedford, OH – installation of a fence
  - c. Leon Sampat, 22082 Lorain Road, Fairview Park, OH 44126 for Hudec Dental Associates Inc., 22301 Rockside Road, Bedford, OH – interior and exterior renovations – Board approval use
5. **MISCELLANEOUS**
6. **ADJOURNMENT**

Bedford, Ohio

July 1, 2014

Planning Commission met in a work session at Bedford City Hall on Tuesday, July 1, 2014 at 6:09 P.M.

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

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

Zoom Collision – 14 Broadway Avenue – Installation of a New Ground Sign on Front Lot for Rear Building, (tabled 6/17/14)

Discussion held on proposed sign's lighting and colors. Mr. Mallis spoke with Mr. Klonaris and indicated Mr. Klonaris wants the primary sign to be the Automile sign. Mr. Klonaris would work with the City if there needed to be any adjustments with the lighting.

Discussion held on the dimensions of the Bedford Automile sign. Mr. Mallis said the height is 25 feet, base at the bottom is 7-7 ½ feet, and the top of the sign is approximately 10 feet. The members agreed the Zoom Collision sign cannot overshadow the Automile sign.

Discussion held on the proposed size of sign and planter. It appears the planter is 8' X 20". The members will question Mr. Klonaris regarding the dimensions of the sign because the rendering is not clear.

Suburban Land & Homes Company, Metropolitan Park Subdivision  
James Fertig – 82 Southwick Drive – Installation of a Fence

Mr. Beverly stated he has no opposition with the installation of the fence, but according to the code he cannot approve it. Mr. Fertig is requesting either a 36 inch or 42 inch fence beginning at the front corner of the garage to within 2 feet of the driveway. The fence would then continue 2 feet on the other side of the driveway to the property line. There would be a narrow strip of 5 feet of fencing next to the garage. The fence would be very close to the sidewalk. The exact measurement is not clear, but it is estimated to be about 6 inches from the sidewalk. The reason Mr. Fertig wants the fence is he is having problems with residents who walk their dogs and are not cleaning up after the animal. Mr. Beverly stated Mr. Fertig originally wanted a living fence, but this would create a visual obstruction of pedestrian traffic. With the picket fence, one could still see people on the sidewalk. The members agreed a 42 inch fence would be too high, and will approve a 36 inch fence.

Leon Sampat, 22082 Lorain Road, Fairview Park, Ohio  
Hudec Dental Associates, Inc. – 22301 Rockside Road – Board Approval Use

Mr. Beverly stated that the owner of the Meadowbrook shopping area, George Goudreau, is expressing his concern that the Planning Commission did not specifically approve the conditional use for the dentist office at 22301 Rockside Road. Although the exterior renovations, parking, driveway and curb cut were all approved, it would be best to have the approval for the conditional use documented. Mr. Beverly has spoken with the contractor who will be obtaining the permit very soon to start the curb cut.

Mrs. Briggs inquired about the statement in the work session minutes of June 17, 2014 referring to Warner Batten when he was the Mayor. Mrs. Hollo explained to Mrs. Briggs that Mr. Batten was the Mayor during a short period of time after Mayor Grossenbaugh passed away and before Mayor Pocek was elected and sworn in.

Work session adjourned at 6:27 P.M.

  
Secretary

  
Chairman

Bedford, Ohio

July 1, 2014

Planning Commission met in regular session at Bedford City Hall on Tuesday, July 1, 2014 at 6:32 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 seconded by Briggs to approve the minutes of the Work Session of June 17, 2014. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion made by Mallis seconded by Dzomba to approve the minutes of the Regular Meeting of June 17, 2014. 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 you name and address for the record.

Zoom Collision – 14 Broadway Avenue – Installation of a New Ground Sign on Front Lot for Rear Building, (tabled 6/17/14)

Present: William Klonaris, Zoom Collision, 14 Broadway, Bedford, Ohio  
Mike Bizjak, Sign-Lite, 12655 Coit Road, Cleveland, Ohio

Mr. Klonaris, having previously been sworn in, stated he is seeking permission to erect a new sign in the front and there might be a question about the height. Mr. Dzomba replied that the height requested is higher than the standard. Mr. Klonaris stated he raised it a couple feet from the original drawing. It is asphalt around there, cars turn around and he wants to put some bushes or shrubs around the sign so cars will not get near and bang it.

Mr. Dzomba asked if the base was going to be bigger. Mr. Klonaris replied the drawings are accurate and the bottom of the metal is a couple of feet above the asphalt so it looks like there is air underneath it. There are two poles.

Mr. Mallis inquired about the lighting. Mr. Klonaris responded it is going to be very low, almost like a neon on the sides, and dim. It is not bright at all. Mr. Dzomba asked if the base is going to be lit and the sign a different color. Mr. Klonaris said the sides are lit. The “Zoom Collision” up on top is lit. All the black pedestal is not lit.

Mr. Bizjak, having previously been sworn in, said the letters will face light. The yellow outlining of “Collision Repair Service” will face light. The cabinet will face light. There is a subtle, purple accent light going down the side and around the edge. The flags are face light as well and will be subtler than the “Zoom”. The “Zoom”, the “Collision Repair Service” and “Detail Center” are where the lighting is prominent. They are channel letters on a cabinet, it is not a plastic face sign. Same with the “Detail Center”. The “Collision Repair Service” will be a routed metal face with backed-up copy.

Mr. Powers inquired if the lighting is a neon or LED. Mr. Bizjak responded all LED. Mr. Powers asked if the lighting intensity or lighting level can be adjusted. Mr. Bizjak responded the "Zoom" letters will be lit no differently than any channel letter sign you see throughout Bedford, same with the "Collision Repair Service" and "Detail Center". The purple coming down the side is actually shielded. It is like an accent lighting. They are a little more subtle. They are shielded the same as with the perimeter lighting of the "Zoom" cabinet.

Motion made by Dzomba seconded by Mallis to accept the application of William Klonaris, Zoom Collision at 14 Broadway Avenue, for the new ground sign and 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.

Mr. Dickard said the decision of the Planning Commission will go to City Council for final approval on July 21, 2014.

Suburban Land & Homes Company, Metropolitan Park Subdivision - James Fertig – 82 Southwick Drive – Installation of a Fence

Present: None.

Mr. Beverly stated he told Mr. Fertig the meeting was tonight and to plan on attending in case the Planning Commission had any questions.

Motion made by Briggs seconded by Dzomba to table the application of James Fertig, 82 Southwick Drive. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Leon Sampat, 22082 Lorain Road, Fairview Park, Ohio - Hudec Dental Associates, Inc. – 22301 Rockside Road – Board Approval Use

Present: None.

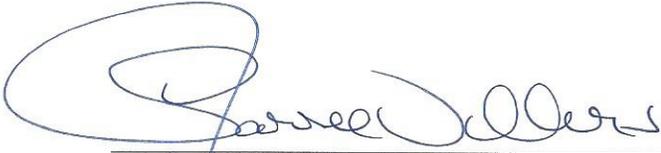
Mr. Dickard stated a dentist office is going into the building. Mr. Beverly explained this application is a technicality. The Planning Commission previously approved the renovations, but just did not specifically ask for the conditional use. The application is asking for the conditional use so it is documented. Mr. Mallis stated the Planning Commission also previously approved the curb cut.

Motion made by Dzomba seconded by Mallis to approve the conditional use application of Leon Sampat for Hudec Dental Associates for a dentist office at 22301 Rockside Road and 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.

ADJOURNMENT

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

Meeting adjourned at 6:41 P.M.

  
Secretary

  
Chairman