

**PUBLIC HEARING**

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

**DATE: July 19, 2016**

**AGENDA**

**TIME: 6:00 P.M.**

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**PLANNING COMMISSION  
PUBLIC HEARING**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **NEW BUSINESS** - (§1921 – 6/7/16 PC - 6/15/16 Newspaper - 7/19/16 PC Public Hearing - 8/1/16 1<sup>st</sup> Rdg)
  - a. Proposed Ordinance rezoning property described herein from “R-3” to “R-2” classification located at 480 Northfield Road (Permanent Parcel 811-29-031) (roll call)
  - b. Proposed Ordinance rezoning property described herein from “R-3” to “B-1” classification located at 466 Northfield Road (811-30-013/811-30-014/811-30-015/811-30-016 Walsh Building Property) (roll call) (§1921 – 6/7/16 PC - 6/15/16 Newspaper - 7/19/16 PC Public Hearing - 8/1/16 1<sup>st</sup> Rdg)
  - c. Proposed Ordinance rezoning property described herein from “R-3” to “B-1” classification located at 468 Northfield Road (811-30-017/811-30-018/811-30-019/811-30-020 (Willard Ave.) Plaza Property (roll call) (§1921 – 6/7/16 PC - 6/15/16 Newspaper - 7/19/16 PC Public Hearing - 8/1/16 1<sup>st</sup> Rdg)
4. **ADJOURNMENT**

**Bedford Planning Commission** met for a **Public Hearing** at Bedford City Hall on Tuesday, July 19, 2016 at 6:00 P.M. The roll was called. Present: Dickard, Dzomba, Powers, Briggs. Absent: Mallis. Also in attendance were Building Department Inspector Richard Hickman, Law Director John Montello and Planning Secretary Lorree Villers.

Six (6) residents were in attendance this evening for the Public Hearing.

Motion made by Briggs seconded by Dzomba to excuse Mr. Mallis. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

The Planning Commission had previously discussed these topics on June 7, 2016 at their regular meeting. Chairman Dickard assured the Commission was familiar with the location of the properties located on Northfield Road. These efforts were to clean up the current zonings in this specific area.

**Proposed Ordinance rezoning property described herein from “R-3” to “R-2” classification located at 480 Northfield Road (Permanent Parcel 811-29-031)**

There were no questions or concerns from the Commission.

Motion made by Dzomba seconded by Powers to forward to Council for consideration. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

**Proposed Ordinance rezoning property described herein from “R-3” to “B-1” classification located at 466 Northfield Road (811-30-013/811-30-014/811-30-015/811-30-016 Walsh Building Property)**

There were no questions or concerns from the Commission.

Motion made by Dzomba seconded by Briggs to forward to Council for consideration. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

**Proposed Ordinance rezoning property described herein from “R-3” to “B-1” classification located at 468 Northfield Road (811-30-017/811-30-018/811-30-019/811-30-020 (Willard Ave.) Plaza Property)**

There were no questions or concerns from the Commission.

Motion made by Briggs seconded by Dzomba to forward to Council for consideration. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs. Nays: None. Motion carried unanimously.

Clerk Villers informed the residents the Ordinances would be considered at the August 1, 2016 Regular Council meeting.

Chairman Dickard opened the floor up for comments, questions or concerns.

- Mary Sass, 142 Willard Avenue, asked for a definition of “R” and “B”. Chairman Dickard replied, “R” meant residential and “B” meant business. Ms. Sass asked where the locations were. She was told: former Chanel property, the Walsh Building property and the Willard Avenue plaza property.
- Beth Housiaux-Steward, 93 Avalon Avenue, was not against anything but she didn’t understand the exact location of the rezonings. She asked after the rezonings were completed what kind or what business was moving into the former Chanel school property. It was explained to her the Administration/Council would keep the residents informed at the Regular Council meetings. The Commission could not answer her questions of who was buying or moving into the old school.

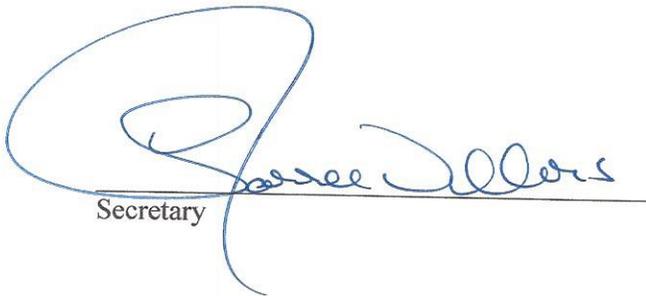
- A resident asked what could be considered in a "B-1" district. Mr. Hickman replied an office building, banks, offices, food services and so on. [§1935.02]
- A resident asked if Chanel was still owned by the diocese. Chairman Dickard replied, yes, as far as he knew. The resident asked if the diocese would be notified of the rezoning. Chairman Dickard and Mr. Montello replied, yes. Mr. Montello explained this would help market the property.

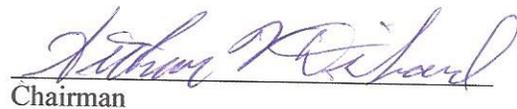
Law Director John Montello clarified the former Chanel property was 80% "R-2" and the smaller portion located in the front was zoned "R-3" to accommodate the Priests who lived there at the time. The rezoning was to make it consistent. The other two rezoning requests were an effort to clean up these specific areas.

There were no other questions. Chairman Dickard thanked everyone for their input.

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

Meeting adjourned at 6:07 PM.

  
Secretary

  
Chairman