

REGULAR MEETING

BOARD OF ZONING APPEALS

DATE: June 28, 2011

AGENDA

STATE OF OHIO

COUNTY OF CUYAHOGA

TIME: 7:00 P.M.

WORKSESSION – 6:30 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Approval of Minutes of Regular Meeting of May 31, 2011

4. NEW BUSINESS

a. Appeal of David Yale, on behalf of ClearChanel Outdoor, 12222 Plaza Drive, Parma, Ohio 44130 seeking relief from Section 1941.16(b) of the Codified Ordinances, which prohibits the structural alteration of a non-conforming sign in the B-2 zoning district. Mr. Yale is seeking permission to replace the existing billboard at the corner of Northfield Road and Union Street with a new, smaller electronic billboard sign.

b. Appeal of John Diezic, 355 Chelmsford Drive, Aurora, Ohio 44202 owner of Bedford Precision Products, 333 Northfield Road, Bedford, Ohio 44146 seeking relief from Section 1947.01 of the Codified Ordinances of the City of Bedford which prohibits the alteration or enlargement of a non-conforming operation which is considered a non-conforming use in the Business District at his Northfield Road property.

5. MISCELLANEOUS

6. ADJOURNMENT

Bedford, Ohio

June 28, 2011

The Bedford Board of Zoning Appeals met in a work session at Bedford City Hall on Tuesday, June 28, 2011 at 6:40 p.m.

Present: John Trzeciak-Chair, Kristi Glasier and Dennis Kotmel. Absent: Sharyna Cloud, Jim Wagner. Also in attendance was Building Commissioner Phil Seyboldt and BZA Secretary Lorree Villers.

The Board had no issues with the May 31, 2011 meeting minutes. Secretary Villers pointed out that she neglected to put the work session minutes on the agenda. She explained the procedure that needed to take place in the regular meeting this evening.

Mr. Seyboldt started the meeting with the request from ClearChannel Outdoor. He compared the size and the difference between the current stationary sign and the proposed electronic billboard sign. He noted the new sign would be more attractive and would have benefits to the City because it was an electronic billboard sign that could be a good source of information to the residents and other motorists that drove by.

Mrs. Glasier asked if Mr. Yale had previously mentioned how many messages would be available to the City each month or how that would work. Mr. Seyboldt wasn't sure exactly but Mr. Kotmel thought it would be best to get some type of a commitment. The benefit would be getting information out to the public in a relatively short time. The Board members were very interested in Amber Alert messages. They also felt this sign would beautify the corner and be a benefit to the City. The Board was very satisfied with this request.

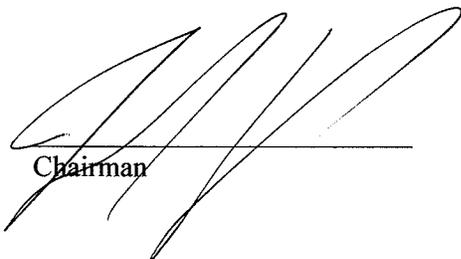
Next Mr. Seyboldt explained the request from John Diezic from Bedford Precision Products. He felt this was a nice little business and allowing them to slightly expand would keep jobs in Bedford and possibly add a few new positions. He was impressed with the parts that were made at this facility and the big name companies in which they made the parts for.

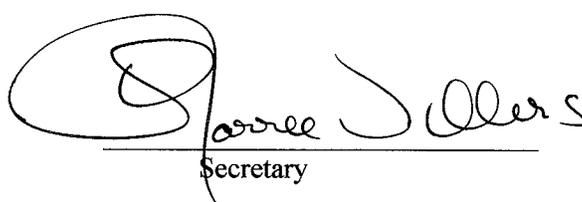
Mr. Trzeciak asked if the business bordered a residential area. Mr. Seyboldt replied yes but the business was not offensive in any manner and the expansion would help deaden any noises. He noted the building was in some need of repair but the expansion would take care of them. He made note of the nice landscaping Mr. Diezic had planted. He said if you didn't pay attention when driving by you would never know there was a business there because of the landscaping. The Board liked the fact that the place would be improved and the jobs would stay in Bedford.

Discussion of the work session was concluded.

ADJOURNMENT

At 6:55 p.m., Bedford Board of Zoning Appeals adjourned to conduct the regular Board of Zoning Appeals meeting.


Chairman


Secretary

Bedford, Ohio

June 28, 2011

The Board of Zoning Appeals met in regular session at Bedford City Hall on Tuesday, June 28, 2011 at 7:00 P.M.

The roll was called: Present: John Trzeciak-Chair, Kristi Glasier and Dennis Kotmel. Absent: Sharyna Cloud, Jim Wagner. Also in attendance were Building Commissioner Phil Seyboldt and BZA Secretary Lorree Villers.

Motion made by Glasier seconded by Kotmel to excuse the absence of Cloud and Wagner. The roll was called. Vote - Yeas: Trzeciak, Glasier and Kotmel. Nays: None. Motion carried unanimously.

Motion made by Glasier seconded by Kotmel to approve the minutes of the work session of May 31, 2011. The roll was called. Vote – Yeas: Trzeciak, Glasier and Kotmel. Nays: None. Motion carried unanimously.

Motion made by Glasier seconded by Kotmel to approve the minutes of the regular session of May 31, 2011. The roll was called. Vote – Yeas: Trzeciak, Glasier and Kotmel. Nays: None. Motion carried unanimously.

Chairman Trzeciak informed those present that anyone wishing to speak this evening was to rise, raise their right hand and the following oath administered. “Do you solemnly swear and affirm that the statements you are about to make are the truth.” He also requested the speaker give their name and address for the record.

Present: Mr. David Yale approached the Board to give his oath and to speak on behalf of ClearChannel.

Appeal of David Yale, on behalf of ClearChannel Outdoor, 12222 Plaza Drive, Parma, Ohio 44130 seeking relief from Section 1941.16(b) of the Codified Ordinances, which prohibits the structural alteration of a non-conforming sign in the B-2 zoning district. Mr. Yale is seeking permission to replace the existing billboard at the corner of Northfield Road and Union Street with a new, smaller electronic billboard sign.

Ms. Villers, BZA Clerk, read the new business as submitted, “Appeal of David Yale, on behalf of ClearChannel Outdoor, 12222 Plaza Drive, Parma, Ohio 44130 seeking relief from Section 1941.16(b) of the Codified Ordinances, which prohibits the structural alteration of a non-conforming sign in the B-2 zoning district. Mr. Yale is seeking permission to replace the existing billboard at the corner of Northfield Road and Union Street with a new, smaller electronic billboard sign.”

Mr. David Yale, ClearChannel Outdoor, 12222 Plaza Drive, Parma, Ohio 44130 approached the lectern and explained their proposal was to remove the existing 14’ x 48’ billboard and replace it with a smaller electronic sign that would be 12’ x 25’ in the same location. The sign would change every eight (8) seconds with no movement, motion or scrolling. He added they work with approximately 50 markets but locally in the Akron and Cleveland areas. He stated ClearChannel was also willing to landscape the base of the pole, which was not shown. He noted the new sign would allow the City to run advertisements to promote the City, Amber Alerts or other emergency information. Mr. Trzeciak asked how often the City could have use of the sign. Mr. Yale explained if they received artwork from the City in the morning they

could have the information displayed later on the same day. He added they were flexible as to how long a City ad would be displayed. He thought this was a very good location for an electronic sign.

Mrs. Glasier asked if the brightness could be adjusted. Mr. Yale replied, yes and there was also an automatic sensor for night or a cloudy day. He noted the newer signs were a much better product than the signs built five (5) years ago. Mrs. Glasier liked the fact that the sign was smaller.

Mrs. Glasier made a motion to grant the variance, seconded by Mr. Kotmel. The roll was called. Vote – Yeas: Trzeciak, Glasier and Kotmel. Nays: None. Motion passed unanimously.

Mr. Seyboldt stated that the Board's decision would be forwarded to the July 11, 2011 regular Council meeting.

Appeal of John Diezic, 355 Chelmsford Drive, Aurora, Ohio 44202 owner of Bedford Precision Products, 333 Northfield Road, Bedford, Ohio 44146 seeking relief from Section 1947.01 of the Codified Ordinances of the City of Bedford which prohibits the alteration or enlargement of a non-conforming operation which is considered a non-conforming use in the Business District at his Northfield Road property.

Chairman Trzeciak asked Mr. Robert Martien and Mr. John Diezic to raise their right hand and the following oath administered. "Do you solemnly swear and affirm that the statements you are about to make are the truth." He also requested the speakers give their name and address for the record.

Present: Mr. Robert Martien and Mr. John Diezic approached the Board to give his oath and to speak on behalf of Bedford Precision Products.

Ms. Villers, BZA Secretary, read the new business as submitted, "Appeal of John Diezic, 355 Chelmsford Drive, Aurora, Ohio 44202 owner of Bedford Precision Products, 333 Northfield Road, Bedford, Ohio 44146 seeking relief from Section 1947.01 of the Codified Ordinances of the City of Bedford which prohibits the alteration or enlargement of a non-conforming operation which is considered a non-conforming use in the Business District at his Northfield Road property."

Mr. Robert Martien, Architect, 3149 Berkshire Road, Cleveland Heights, Ohio 44118 approached the lectern with two (2) drawings for the Board to review. He explained the present outlay of the building and the proposed addition. He said the addition would be to the front of the building which would allow storage of the tow motor and additional machines. He noted the second floor would be divided into a private office, an office/storage room and a break room. The drawings showed they would be using the existing concrete for this addition because of the layout. He noted the tow motor was currently being stored in the parked trailer in front of the building which would be removed after the addition was completed. He added this variance would allow beneficial use of the property and remain business competitive and possibly hire a couple employees in the future. He noted this addition would enhance the neighborhood and also address some exterior repairs. He added they were also going to dress-up the building by placing brick on the façade. He said the current square footage was 2,400 feet and the addition would be approximately 1,200 square feet. The idea was to make the business look like a business instead of a residential unit and the spirit was to be a business, not industrial, because it was a machine shop. He noted the building was hard to see because of the amount of landscaping.

Mr. John Diezic, Owner/President, 355 Chelmsford Drive, Aurora, Ohio 44202 approached the lectern to speak about the business located at Bedford Precision Products, 333 Northfield Road, Bedford, Ohio 44146. He explained the property was purchased in 1993 and in 1996/1997 he added 1,600 square feet but the current facility was crowded inside. He also thought the addition would aid if there were any noises that might bother the neighbors next door. He said the loading dock would be in the same place they currently loaded trucks, however the tow motor would not have to go outside in the elements. He said with using the existing concrete pad the landscaping would not have to be disturbed.

Mr. Seyboldt asked Mr. Diezic to explain to the Board the type of business he ran and how or if it affected the neighbors. Mr. Diezic explained there were some high/low tones because the material they worked with was steel. He listed some of the companies he made parts for: Stock Equipment, Catapillar, Cardinal Fasteners and Wind Parts. He noted the machines were computerized and self contained so they were environmentally friendly.

Mr. Trzeciak noted the height of the addition was slightly higher than the existing building and he wondered if this could be an issue. Mr. Seyboldt thought the height would not be a problem. He mentioned there were some exterior problems that needed to be addressed and the addition would take care of them. Mr. Trzeciak thought the variance was acceptable.

Ms. Gemma Telling, 74 Best Street, Bedford, Ohio asked if there was room to expand in the future. Mr. Diezic thought this addition would be adequate for about five (5) years and if he needed to expand he could consider a different location or upgrade to different machines. Mrs. Telling lived down the street and she said this was not going to affect her but was just curious because of the letter she had received from the City.

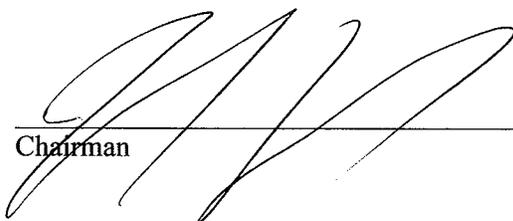
Mr. Joe Harvey, 339 Northfield Road, Bedford, Ohio stated he lived right next door and the machines can be noisy at times but he thought the addition would help contain the noise. He mentioned he had previously talked to Mr. Diezic about the design. He thought the request was "great" even though he also spoke on behalf of his landlord. He felt this was a major improvement. Mrs. Glasier thought Mr. Harvey's statement spoke volumes. She thought the removal of the trailer would improve the looks of the property. Mr. Seyboldt said this issue would also have to be addressed at a future Planning Commission meeting and then considered at the regular Council meeting on July 11, 2011.

Mrs. Glasier made a motion to grant the variance, seconded by Mr. Kotmel. The roll was called. Vote – Yeas: Trzeciak, Glasier and Kotmel. Nays: None. Motion passed unanimously.

ADJOURNMENT

Ms. Glasier made a motion to adjourn the meeting, seconded by Mr. Kotmel. The roll was called. Vote – Yeas: Trzeciak, Glasier and Kotmel. Nays: None. Motion passed unanimously.

Meeting adjourned at 7:32 P.M.


Chairman


Secretary