

REGULAR MEETING

PLANNING COMMISSION

DATE: May 3, 2011

AGENDA

STATE OF OHIO
COUNTY OF CUYAHOGA

TIME: 5:30 P.M.

WORKSESSION – 5:00 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - a. Approval of Minutes of Work Session of October 19, 2010
 - b. Approval of Minutes of the Regular Meeting of October 19, 2010
4. **NEW BUSINESS**
 - a. Penske Automotive Group – 19400 Rockside Road, Bedford, Ohio – site plan approval
5. **MISCELLANEOUS**
6. **ADJOURNMENT**

Bedford, Ohio

May 3, 2011

Bedford Planning Commission met in a work session at Bedford City Hall on Tuesday, May 3, 2011 at 5:00 p.m.

Present: Commission Members: City Manager Henry Angelo, Chairman Art Dickard, Helen Briggs, Harvey Dzomba and Robert Erdos. Administration: Building Commissioner Phil Seyboldt. Secretary: Lorree Villers, Clerk of Council.

Chairman Dickard noted there was some housekeeping of the October 19, 2010 work session and regular meeting minutes that needed addressed at the regular meeting this evening.

Chairman Dickard then presented Ms. Helen Briggs with her letter of re-appointment which was approved by Council at their May 2, 2011 regular council meeting. All were pleased that she chose to stay on the Planning Commission for another four (4) year term.

Building Commissioner Seyboldt explained the Charter stated that they had to elect the 2011 chairman. After a very short discussion it was a unanimous decision that Mr. Dickard would be the Chairman again which would be addressed at the regular Planning Commission meeting this evening.

Building Commissioner Seyboldt began the Work Session with the discussion of the Regular Meeting agenda.

Mr. Seyboldt explained the site plan approval that was submitted by Gary Baise, Penske Automotive Group located at 19400 Rockside Road, Bedford, OH. He pointed out the area on the drawing where this dealership would be off loading their vehicles; however, his concern was that Penske Automotive would be off loading on Tim Lally Chevrolet's property. He mentioned he had no problems with the submitted site plan but he suggested that the two (2) dealerships should have a legal agreement drawn up between themselves to eliminate any future problems. He understood that Tim Lally used this area in the winter time to pile snow and thought this might be an issue.

There was discussion regarding the new landscaping as to whether there would be any flooding issues there. Mr. Angelo mentioned that there were no current flooding issues that he was aware of. He also mentioned that there was going to be \$4 to \$5 million dollars worth of improvements and this would also create 20-30 new jobs.

They all approved of the site plan that was before them, however, contingent on both dealerships signing a legal agreement between them.

No other discussion was had.

Work Session was adjourned at 5:25 p.m.


Secretary


Chairman

Bedford, Ohio

May 3, 2011

Planning Commission met in regular session at Bedford City Hall on Tuesday, May 3, 2011 at 5:30 P.M. The roll was called. Present: Angelo, Briggs, Dickard, Dzomba, Erdos. Absent: None. Also in attendance was Building Commissioner Phil Seyboldt.

Motion made by Erdos seconded by Dzomba to approve the minutes of the work session of October 19, 2010. The roll was called. Vote – Yeas: Angelo, Briggs, Dickard, Dzomba, Erdos. Nays: None. Motion carried unanimously.

Motion made by Briggs seconded by Erdos to approve the minutes of the regular meeting of October 19, 2010. The roll was called. Vote – Yeas: Angelo, Briggs, Dickard, Dzomba, Erdos. Nays: None. Motion carried unanimously.

Penske Automotive Group – 19400 Rockside Road, Bedford, Ohio – site plan approval

Present: Gary Baise, 19400 Rockside Road, Bedford, Ohio

Chairman Dickard asked Building Commissioner Seyboldt to give an overall of the site plan request.

Building Commissioner Seyboldt explained the site plan would include more parking, a little bit more impervious area, some revised site lighting, revised traffic plan, revised ornamental items such as their flag pole and he believed the signage would stay the same.

Mr. Baise, Project Manager for Penske Automotive, approached the commission with the existing, the overlay and future drawings of the dealership. He pointed out the new vehicle display parking lot and the new area to be landscaped which would be either brick pavers or stamped concrete to avoid landscaping upkeep and the mess of using mulch. He explained they were eliminating one (1) sign because Porsche was being relocated to Beachwood and the Bedford location would be totally an Audi dealership. He said they planned to use the existing lights and put in new drain boxes to remove the storm water properly. He added this project would be basically a facelift for the property. He pointed out the location of their flag pole was still up for discussion with the dealership and would not be where it was on the drawing but he would let the City know of its location when he found out.

Chairman Dickard asked if they were going to have any display areas. Mr. Baise said the current display was still in question because Audi had a different marketing outlook on how they want to sell cars because Audi's goal was to get the customer in to the showroom. He hoped in the next three (3) to six (6) months he would return to the City with another plan for their building project. Mr. Baise stated they do not unload their cars on the main street but used a side area location. He attempted to bring some pictures of the cars being unloaded but was not successful in doing so. He thought someone from the Planning Commission/City was there this week and observed the cars being unloaded. Chairman Dickard said this very topic was an item of discussion during this evening's work session. He asked if Tim Lally Chevrolet and Penske had some type of an agreement or understanding between the two (2) dealerships regarding the area being used for the vehicle unloading. Mr. Baise thought this area was used for common usage but he also thought Tim Lally owned the property.

Mr. Seyboldt stated he had previously talked to Roy Jones, Tim Lally Chevrolet's General Manager, who was very direct in stating that they did not have a problem with Penske unloading their auto carriers but there was no agreement in place. He added that Mr. Jones had explained during his visit that he had contacted their attorney regarding this issue and Tim Lally Chevrolet had no issue as long as a legal agreement was in place. He also informed Mr. Baise that Mr. Jones wanted Penske to be aware that this

area was where they stored and plowed their snow and that would be an issue that needed to be worked around. Mr. Baise did not think the legal agreement or snow plowing storage area would be an issue with Penske.

Chairman Dickard told Mr. Baise that the Planning Commission would give tentative approval once the legal agreement was delivered to the City Manager and the Building Commissioner. Mr. Seyboldt stressed the City was concerned because they did not want to hold up their project and wanted to know their time table. Mr. Baise thought it would be a couple of weeks before the project would be started. It was explained that this issue would have to go to the May 16, 2011 Council meeting for their approval.

Mr. Angelo stated the Planning Commission would vote on this pending the legal agreement. The commission agreed that the Penske Auto Group would not have to come before the commission again for approval of the legal agreement but the City Manager would have to receive a copy of it. Mr. Seyboldt asked how long Mr. Baise thought it would take for the agreement to be completed. Mr. Baise figured about 30-days. Mr. Seyboldt said if Mr. Baise chose to petition the board then they could probably go so far as to say that Penske needed to have the agreement in place before the project was done rather before they started the project. He thought Penske could take care of the legal agreement and the project at the same time. Mr. Baise thought the legal agreement would take four (4) to six (6) weeks to complete.

Motion made by Angelo seconded by Briggs to approve the site plan and the dealerships would have to resolve the issue of the loading and unloading of their property. The roll was called. Vote – Yeas: Angelo, Briggs, Dickard, Dzomba, Erdos. Nays: None. Motion carried unanimously.

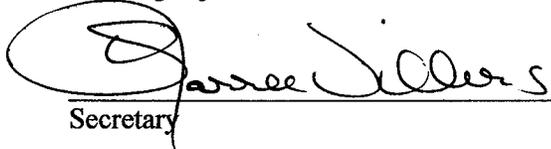
Mr. Seyboldt clarified that the decision of the Planning Commission would go to Council for final approval on May 16, 2011.

Motion made by Erdos seconded by Angelo to nominate Mr. Dickard for the new Chairman for the Planning Commission for 2011 per the Charter. The roll call was called. Vote - Yeas: Angelo, Briggs, Dickard, Dzomba, Erdos. Nays: None. Motion carried unanimously.

ADJOURNMENT

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

Meeting adjourned at 5:41 P.M.


Secretary


Chairman

GARY BAISE
Regional Project Manager



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