

REGULAR MEETING

PLANNING COMMISSION

DATE: July 5, 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 June 21, 2011
- b. Approval of Minutes of the Regular Meeting of June 21, 2011

4. NEW BUSINESS

- a. Mr. & Mrs. Donald Wertz, 50 Columbus Street, Bedford, Ohio – conditional approval

5. MISCELLANEOUS

6. ADJOURNMENT

Bedford, Ohio

July 5, 2011

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

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

The Commission had no issues with the June 21, 2011 Planning Commission Meeting minutes as presented.

Building Commissioner Seyboldt began the Work Session with the discussion of the Regular Meeting agenda. He explained the conditional approval was submitted by Mr. and Mrs. Wertz, 50 Columbus Road, Bedford, Ohio 44146. He explained this was for a conditional approval for conceal weapon classes.

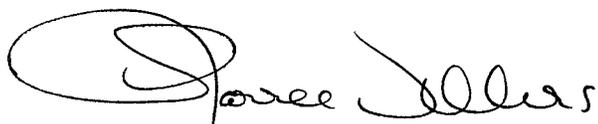
Mr. Dzomba asked if there was going to be weapons used for demonstrational purposes. Mr. Seyboldt thought the class would be mostly video but that was something that needed addressed.

Mr. Erdos thought it would be best to know the hours of the classes so the neighbors would not be bothered with late classes. Mr. Dzomba asked if there were bathroom facilities. Mr. Seyboldt replied, yes because it used to be an apartment.

The Commission agreed there should be a few items of clarification and possibly a few stipulations.

No other discussion was had.

Work Session was adjourned at 5:13 p.m.


Secretary


Chairman

Bedford, Ohio

July 5, 2011

Planning Commission met in regular session at Bedford City Hall on Tuesday, July 5, 2011 at 5:33 P.M. The roll was called.

Present: Angelo, Dickard, Dzomba, Erdos. Absent: Briggs. Also in attendance was Building Commissioner Phil Seyboldt and Lorree Villers, Planning Secretary.

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

Motion made by Angelo seconded by Erdos to approve the minutes of the work session of June 21, 2011. The roll was called. Vote – Yeas: Angelo, Dickard, Dzomba, Erdos. Nays: None. Motion carried unanimously.

Motion made by Angelo seconded by Erdos to approve the minutes of the regular meeting of June 21, 2011. The roll was called. Vote – Yeas: Angelo, Dickard, Dzomba, Erdos. Nays: None. Motion carried unanimously.

Mr. & Mrs. Wertz, 50 Columbus Street, Bedford, Ohio – conditional approval

Present: Donald and Karen Wertz the property owners and applicant.

Chairman Dickard 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.

Karen Wertz, 50 Columbus Road, Bedford, Ohio 44146 explained originally the building was a garage, then converted into an apartment and found out they could not use it as a living space so they were requesting a commercial use for the site. She stated the gentlemen that was looking at the space was certified by the State of Ohio to train in firearm safety. She said he was listed on the State of Ohio website as an instructor. The training class would be 6-10 people per class, two (2) or three (3) hours per night for four (4) nights totaling ten (10) hours of instruction. Target practice would be at an off site shooting range for two (2) hours prior to the students receiving their certification.

Mr. Dzomba asked if the instructor was going to bring a gun for demonstration. Mrs. Wertz understood the instructor would have a single shot and double shot firearm present with blank cartridges so the students could see what type of ammunition they would be using. It was understood the students would not have firearms in this class.

Mr. Erdos wanted to know the hours of operation. Mrs. Wertz understood the class hours would be 7:00 p.m. to 9:30 p.m. or a ten (10) hour class on a Saturday depending on the instructor’s schedule.

Mr. Dickard and Mr. Angelo asked if she had seen the instructor’s certification. Mrs. Wertz stated she had not reviewed this instructor’s certification personally herself. She thought that was a good point. Mr. Angelo stressed the City would have to see the instructor’s certification. He also wanted to know the status of the business. Mrs. Wertz said the instructor was a sole proprietorship and not an LLC. Mr. Angelo informed her that the instructor would have to register with the City’s Income Tax Department. Mrs. Wertz noted the instructor wanted to find a permanent building to have the instruction classes so he would not have to keep moving his supplies from place to place.

There was short discussion regarding the hospital neighbor that was allowing additional parking. Mrs. Wertz said they were only going to sign a one (1) year lease with the instructor. She thought it was a good idea to check with the hospital on an annual basis.

Mr. Erdos had a concern that the 11' by 19' room might be too small for 6-10 students. Mrs. Wertz noted the instructor had previously had three (3) to five (5) people in his classes. She also explained the 11' by 10.5' room would be used as the instructor's office.

Mr. Seyboldt added the Building Code was 15 square feet per person for this type of building and the room was plenty big enough for 8-10 people. Mr. Erdos noted the room was twice the size.

There was a short discussion of shooting range locations. Mr. Wertz, a former police officer, said Cuyahoga Falls had the closest range to Bedford.

Raymond Nagy, 463 Terrace Drive, thought it would be best if the Commission definitely knew that the instructor was the only one to have a firearm on the premises.

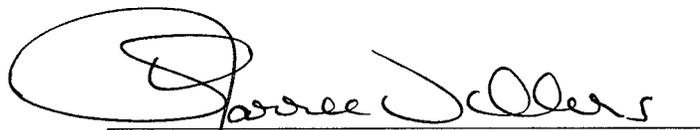
Motion made by Angelo seconded by Dzomba to accept the conditional approval of 50 Columbus Road, Bedford, Ohio 44146 by Mr. & Mrs. Wertz with the stipulations as follows: 1) Copy of the instructor's certificate from the State of Ohio, 2) the instructor has to be registered with the City's Income Tax Department and 3) the only weapons permitted on the site would be instructor's demonstration weapons and no live ammo. The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Angelo. Nays: None. Motion carried unanimously.

Chairman Dickard instructed Mrs. Wertz to contact the City Manager's Office with mentioned above concerns as stipulations mentioned in the motion. He pointed out that Mr. Angelo was also the City's Safety Director.

Mr. Angelo and Mr. Seyboldt clarified that the decision of the Planning Commission would go to Council for final approval on July 11, 2011. Mr. Seyboldt clarified he would measure the building areas so they would have a Certification of Occupancy with an actual number.

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: Angelo, Dickard, Dzomba, Erdos. Nays: None. Motion carried unanimously.

Meeting adjourned at 5:48 PM.


Secretary


Chairman