

REGULAR MEETING

PLANNING COMMISSION  
STATE OF OHIO  
COUNTY OF CUYAHOGA

DATE: September 18, 2012

AGENDA

TIME: 6:00 P.M.

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**WORK SESSION – 5:30 P.M.**

Elect 2012 Chairman

Discuss Reappointment of Harvey Dzomba

(Motion by Council for reappointment - August 20, 2012)

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

- a. Approval of Minutes of the Work Session of December 20, 2011
- b. Approval of Minutes of the Regular Meeting of December 20, 2011

4. **NEW BUSINESS**

- a. Motion to Elect 2012 Chairman
- b. Motion to confirm reappointment of Harvey Dzomba (Motion by Council for reappointment - August 20, 2012)
- c. Janotta & Herner Inc./Joel Copley 309 Monroe Street Monroeville, Ohio, on behalf of Ganley Subaru desires to secure approval to move into the old Ganley Chrysler Dealership at 123 Broadway Avenue Bedford, Ohio

5. **MISCELLANEOUS**

6. **ADJOURNMENT**

Bedford, Ohio

September 18, 2012

Bedford Planning Commission met in a Work Session at Bedford City Hall on Tuesday, September 18, 2012 at 5:32 p.m.

Present: Commission Members: Chairman Art Dickard, Harvey Dzomba, Helen Briggs, Robert Erdos and City Manager Henry Angelo. Administration: Building Inspector Larry Stouffer and Planning Secretary: Lorree Villers.

The Commission had no issues with the December 20, 2011 Planning Commission Meeting minutes as presented by Secretary Villers.

The Commission decided to re-elect Art Dickard as the 2012 Chairman since the year was almost over.

The application of Janotta & Herner Inc. to remodel Ganley Bedford Chrysler, the property at 310 Broadway Avenue was reviewed. Everyone commented on the very nice plans submitted by Joel Copley.

Mr. Erdos said he had only one issue with the project and questioned if there was really a missing sidewalk or if the drawing was incorrect. He thought with all the people walking these days, it was important that one be installed at this location if indeed it was missing. He decided to drive to the location to physically check it out.

Mr. Stouffer noted the lot was a short lot of approximately 40 feet and it would be very nice to have a sidewalk to finish the area. Mr. Stouffer left the meeting to locate the lot on Google Earth. When he returned, he informed the Commission that there was no sidewalk.

Mr. Angelo liked the wall idea. He also questioned where the sign was going to go. After a quick review, it was determined the sign location should be okay.

Mr. Erdos returned to report there was not sidewalk, four locust trees were in the area and might be an issue and some light poles. The entire Commission agreed a sidewalk really needed to be installed at this location. Mr. Stouffer explained a sidewalk normally hugged the right-of-way and without seeing the property, he thought there might be enough room. Mr. Angelo thought the trees would not be an issue and the Service Department could remove them and possibly transplant them elsewhere.

The Commission was pleased with the applicants' requests this evening and thought the new location would be a benefit to the owners and customers as long as the sidewalk issue could be resolved.

No other discussion was had.

Work Session was adjourned at 5:59 p.m.

  
Secretary

  
Chairman

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, September 18, 2012 at 6:00 P.M. The roll was called.

Present: Dickard, Dzomba, Erdos, Briggs, Angelo. Also in attendance were Building Inspector Larry Stouffer and Planning Secretary Lorree Villers.

Motion made by Angelo seconded by Dzomba to approve the minutes of the work session of December 20, 2011. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Angelo. Nays: None. Motion carried unanimously.

Motion made by Angelo seconded by Dzomba to approve the minutes of the regular meeting of December 20, 2011. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Angelo. Nays: None. Motion carried unanimously.

Motion made by Briggs seconded by Angelo to reaffirm the reappointment of Harvey Dzomba (Motion by Council for reappointment - August 20, 2012). The roll was called. Vote – Yeas: Dickard, Erdos, Briggs, Angelo. Abstain: Dzomba. Motion carried. Mr. Dickard clarified that Council had already reappointed Mr. Dzomba to the Planning Commission at the August 20, 2012 Council Meeting.

Motion made by Erdos seconded by Angelo to elect the 2012 Chairman. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Briggs, Angelo. Nays: None. Motion carried unanimously.

Chairman Dickard informed those present that according to the ruling by the Law Department, anyone wishing to speak at a public hearing was 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 your name and address for the record.

**Janotta & Herner Inc./Joel Copley 309 Monroe Street Monroeville, Ohio, on behalf of Ganley Subaru desires to secure approval to move into the old Ganley Chrysler Dealership at 123 Broadway Avenue Bedford, Ohio.**

Present: Joel Copley, P.E., Janotta & Herner Inc., 309 Monroe Street, Monroeville, Ohio Secretary Project Manager, Jeremy Eisenberg, General Sales Manager and Michael Friedman, "The Ganley Man" were all present.

Mr. Copley, Mr. Eisenberg and Mr. Friedman having previously been sworn in, all were present for questions this evening for the Planning Commission.

Mr. Copley explained the location was at 123 Broadway Avenue at the intersection of Rockside Road. The building was formerly the Chrysler and Toyota dealer. The proposed changes were: remove the large canopy and replace with the standard Subaru facing and the Subaru tower. The current old sign would be removed and replaced with a rugged looking car display with large boulders.

Mr. Stouffer pointed out the plans did not mention a body shop. Mr. Eisenberg explained the new Ganley Chrysler Dodge body shop would be shared for this location along with other body shops on the AutoMile. Mr. Dzomba asked if they had any plans for their current building that they would be moving out of. Mr. Eisenberg said there were some plans in the works but it was undetermined at this time, however, it would not be left vacant.

Mr. Stouffer also pointed out that along Rockside Road there was not sidewalk. He had concerns about the trees and light posts that were at this location. He thought there might be some redesign to draws depending on the outcome. Mr. Eisenberg informed the Planning Commission that he had already

discussed this very issue with Mike Mallis and Mr. Mallis had told them that the City would be involved with the sidewalk for this project. Mr. Angelo asked for clarification because the City does not want to revisit the location after all the construction was completed. Mr. Eisenberg understood from Mr. Mallis some of the issues would be addressed during the Bedford AutoMile renovations. He told Mr. Mallis Subaru decided to build the wall at their cost with no cost to the City. He had previously addressed this issue with Mr. Mallis because of the bus stop location that currently had no sidewalk. Mr. Stouffer asked if the proposed wall was in the City's right-of-way. Mr. Eisenberg did not know the location of the right-of-way. Nobody knew if the wall would be built on the Subaru property or the City's right-of-way. Mr. Angelo requested the time schedule of the construction because depending on what Mr. Mallis had told them, if the City was obligating money, he needed to know. He did not want to be doing paperwork after the fact after Subaru had moved in. Mr. Stouffer said the final plans would have to be submitted before a permit could be issued. Mr. Copley explained this was a 4 – 5 month project. Most of the work would be done on the interior over the winter months and they would address the outside projects in 2013 when the weather breaks. Mr. Eisenberg asked for the definition of the "right-of-way". Mr. Stouffer explained it was the area that the City owned for underground utilities, sidewalks, trees and water main lines so the property owner's land would not be destroyed if there needed to be work done in that strip. Mr. Eisenberg stated Subaru would be working with the City on the wall, sidewalk and light poles because they were addressed in the beautification of the AutoMile project.

Mrs. Briggs asked what kind of material was going to be on the corner tower. Mr. Copley replied it was a slate tile with grouted joints. Mrs. Briggs asked if this new location would create more jobs. Mr. Friedman replied they planned on creating more jobs. He was very excited about this project because they had hoped the corner location would increase their business 25% to 50%. He mentioned there were other dealerships being considered for the empty building that was not within 30 -40 miles of Bedford so it would be a great addition to the AutoMile.

Mr. Dickard expressed his appreciation for the AutoMile dealerships being in Bedford. He thought because of all of them, it put Bedford on the map. Mr. Friedman was proud of the AutoMile relationship with the City and Council. They would do whatever needed to be done to make it right. The working relationship with Mr. Mallis was a good one and they were here for the long run. Mr. Angelo was happy to share the dealerships employed 1,700 employees throughout the AutoMile and they were the City's life blood.

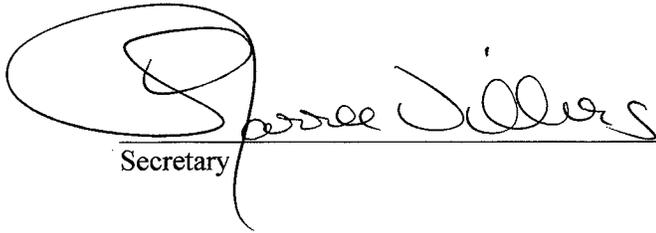
Mr. Friedman stated their VW dealership was the second largest dealership in the mid-West region. Out of 1,200 dealerships only 25 won a trip to Hawaii and Mr. Eisenberg was one of the lucky winners. He thought every dealership on the AutoMile should be in the top two or three in Ohio. He felt the Bedford location was the best for everyone.

Motion made by Erdos seconded by Dzomba to approve the site plan for the new location of the Subaru dealership with the stipulation that the sidewalk issue be worked out and addressed. The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Briggs, Angelo. Nays: None. Motion carried unanimously.

Chairman Dickard clarified that the decision of the Planning Commission would go before Council for final approval on Monday, October 1, 2012 at 8 p.m.

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

Meeting adjourned at 6:20 PM.

  
Secretary

  
Chairman