

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 8, 2008

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, May 8, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Chairman, Mary Jane Walker, Thomas Stehman. Council Representative: Raymond Haseley. Mayor Thomas P. Perciak. Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, Fire Department Representative, Randy French, Architectural Review Board Representative, William Boron.

The following was discussed:

GLOBAL COUNTRY OF WORLD PEACE – CONDITIONAL USE: Mrs. Daley stated that the site plan was not on for today but she wanted to explain what was going on with that site. She stated that there were no reports from the City Planner or Engineering on the Conditional Use Permit. On the site plan we were concerned with north bound traffic coming down Pearl Road, coming down the hill from Boston and turning left into this site. We had our traffic consultant take a look at that and he agreed that the left turn lane was not warranted but he did say that it was recommended based on the grade, the speed and the sight distance that restriping for a left turn lane be put in. We have spoken with their engineer on this. The best way to handle this, this is in front of Pearl Road where there are already 3 lanes here, there are 2 southbound lanes going up the hill and the best way to handle the left turn lane is to just do some restriping of those lanes. What we will end up with is a dual left turn lane in both the north and south bound directions for the Pearl Crossing Assisted Living and for the Global Country of World Peace. They are working on those plans. Mr. Murach stated that the engineer was going to take measurements of Pearl Road. Mrs. Daley stated that the engineer had told her he was going to go out there today since he did not have those measurements. Mr. Foulkes stated that the Building Department had no report on the Conditional Use Permit. Mr. French stated that the Fire Department had no report on the Conditional Use Permit. Mr. Kolick stated that on the Conditional Use we would have the Public Hearing and the site plan should be on for the next meeting. He suggested waiting until the next meeting to vote on the Conditional Use at the same time as the Site Plan.

SCRANTON ASSOCIATES: Mrs. Daley stated that this applicant was moving into an existing building and that all they were doing was removing some of the existing asphalt parking lot and putting in a concrete turn around. From the City Planner, the parking

required is 14 spaces and they are providing 25, they are leaving this parking lot here that has those 25 spaces. From Engineering, the plans are in approvable form. Mr. Foulkes stated, it is also in approvable form. Just one note that was brought up in the ARB, the new man door that was put on the side, they were talking about bollards on that because of the short distance in the width on that driveway there. Mr. Boron stated that the ARB did give favorable recommendation. Mr. French stated that the Fire Marshall was comfortable with the issues that were discussed earlier on this project. The still would like to see where that storm sewer drain is going from the loading dock on the south side of the building. Mrs. Daley stated that she thought the City Engineer had spoken to the Fire Marshall regarding that issue. Mr. French stated that he would verify that with the Fire Marshall. Mr. Kolick stated that the Commission could act subject to Fire and Building Departments.

CAMP BOW WOW: Mrs. Daley stated that they did receive the plans on this that shows the additional concrete parking going in the rear of the building. They are going to be installing some catch basins and storm sewers out there and discharging to a ditch in the back. From the City Planner, the required parking is 24 and they are providing 24 spaces. From Engineering, the plan is in approvable form. There are a couple of changes on the details that we need, traps and sumps on the catch basins and curb drains. Mr. Foulkes stated that the plans are in approvable form. Mr. Boron stated that the ARB recommended that they add an additional 5 spruce trees on the south side to screen out any of the outdoor kennels. Nothing is to the north right now. It is basically wooded all the way around. Mr. French asked the applicant to confirm that she intended to have a monitored fire system. Ms. Jancsik stated that the site was going to be fully monitored for heat and temperature. Mr. French stated that the Fire Department would require a knock box on the outside of the building for emergency access. Mr. Kolick stated that the Commission could act on it subject to ARB and Engineering. He stated that he would like a commitment on the floor that if the City received any complaints about either smell or noise that the applicant would work with the City to remedy those situations. Now that they have the additional parking they are in approvable form. As they know there can't be any retail sales.

L.J. DAIRY PRODUCTS, INC.: Mrs. Daley stated that this is the existing Dairy Queen located on Pearl Road. They are going to raise the building and put up a new building and new parking. The entrance on the north side is going to remain in the same location. The exit on the south is shown here is shifted to the south. She spoke to the applicant and they were going to need to relocate this back to the north. There is a traffic control box that is in conflict and also the signal pole and the stop bar is located where this is now. That will have to be moved so that there is no confusion with the traffic coming out. From the City Planner, there are 4 areas of noncompliance with the R-RS zoning requirements; they are the lot width required is 150', indicated is 125'. The

parking setback for parking from Pearl Road, required is 75' from the centerline, they are at 61' from the centerline. The parking abutting the north property line, required is 5', they are at 3' and the required number of parking spaces is 58 and they are providing 54 spaces. They will need variances for those 4 items. Mr. Foulkes stated that from the Building Department, the plans are in approvable form. He stated that he had a CPTED Report from Sgt. Hall. He noted good Natural Surveillance and he also indicated that light spillage would not be an issue because there are no residential parcels adjacent. There are no problems anticipated with Territorial Reinforcement or Access Control. Signage will probably be in the same location and should not pose a problem. The one item mentioned in Traffic Concerns is the buildup of cars and the potential to use the western parking area as employee parking to minimize block-in problems. Mrs. Daley stated that one other thing that came up was possibly removing the first parking space so that if cars are turning out there you don't have a conflict with cars coming in. You could just go for another space variance, go down to 53 spaces. Mr. Kolick stated that might remove one of the other variances because the parking setback was a variance. He stated that they could swap one more spot and eliminate the other variance. Another thing that they talked about which he thought would make more sense is to angle the parking spaces so that the cars won't have to back straight out. The applicant stated that they tried that but that doing that they would lose additional parking spaces. Mr. Kolick asked if they knew how many. The applicant stated that he did not have an exact figure. Mr. Kolick stated that a few extra spaces needed for the variance would not make a big difference with the City. He stated that the City Planner did not think that was a big problem. From a traffic and flow standpoint you are probably better off with slanted spaces. He stated that as long as they had enough parking for their use that he did not believe that there would be a problem getting a variance from the City. He stated that he would rather see the traffic getting in and out safely without backing into anyone was more important than losing a couple of spots, where the City was concerned. He asked the applicant to take another look at that and work with us administratively and that they would be sent to the BZA. The applicant stated that part of the problem with that area was the gas line easement. He stated that they observed that the paving was right on it and next door there was concrete over the whole thing. Mr. Kolick suggested talking to the gas company and see if they would allow them to pave over it. You need some time to look at these issues because I think you could get a much safer site there. Mayor Perciak asked what the applicant's time line was for this project. The applicant stated that they would like to get started sometime in October. Mr. French stated that there was no report from Fire. Mr. Kolick stated that they needed to be sent to BZA.

AT & T – 15936 DRAKE ROAD: Mrs. Daley stated that this application was for a cabinet that was going on a private easement which was granted by the City at the Fire Station at Drake and Howe. From the City Planner there is no report. From

Engineering, the plans are in approvable form. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this and send it to City Council since the City did not want any landscaping around it.

ORDINANCE NO. 2008-92: Mr. Haseley requested that this ordinance be tabled. He stated that he would like to find out more information on the background of this rezoning and why it is being done.

ORDINANCE NO. 2008-93: Mr. Haseley requested that this ordinance be tabled. I am requesting that this one be sent back to Council to be amended.

The meeting was called to order at 8:00 PM by the Chairman, Mr. Ice.

Roll Call:	Members Present:	Mr. Ice, Chairman Mrs. Walker Mr. Stehman Mr. Haseley, Council Rep. Mayor Perciak
	Also Present:	Mr. Foulkes, Asst.Bldg. Com. Mrs. Daley, Design Engineer Mr. Kolick, Asst. Law Dir. Randy French, Fire Dept Mr. Boron, ARB Chairman Carol Oprea,Recording Secy.

EXCUSE MR. MCDONALD AND MRS. BARTH

Mrs. Walker - Mr. Chairman.

Mr. Ice – Mrs. Walker.

Mrs. Walker - I move to excuse Mr. McDonald and Mrs. Barth for just cause.

Mayor Perciak – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mrs. Walker – Mr. Chairman.

Mr. Ice – Mrs. Walker.

Mrs. Walker – I move to use the Amended Agenda for this evening.

Mr. Stehman – Second.

Mr. Ice – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Approval of Minutes

Mr. Ice – You have had a chance to review the minutes of April 10, 2008 and April 24, 2008. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

GLOBAL COUNTRY OF WORLD PEACE/ Thomas Murach, Agent

Conditional Use Permit pursuant to C.O. Sections 1242.07 and 1258.03(a) (3) (E) to utilize 1,800 SF for Yoga Classes, located at 19386 Pearl Road, PPN 394-32-001 zoned General Business.

Mr. Ice – Item Number One, Global Country of World Peace. Anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. Murach – Thomas Murach, 3603 West 128th Street, Cleveland, Ohio 44111. I am the Regional Director for the Global Country of World Peace. The project will consist mainly of an office building, it will be 2 stories, 1,800 SF we want to devote to the teaching of Yoga, Yoga classes. We will have separate facilities for men and ladies, separate rooms for men and ladies.

Mr. Kolick – Just for the applicant to get on the record, what are your hours of operation for the Yoga classes?

Mr. Murach – They will be from 11:00 a.m. till 8:00 p.m.

Mr. Kolick – About the number of individuals that come for these classes?

Mr. Murach – We limit our classes, it is individual training initially and then the group classes are no more than 10.

Mr. Kolick – Okay, thank you.

Mr. Ice – Anyone else wishing to speak in favor or against? Seeing none I declare the Public Hearing closed and we will listen to the administration report. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. As you know we have the site plan that will be coming back before us and we have talked with the applicant, they will have everything ready hopefully for the next meeting at which time we can take a vote on the Conditional Use Permit at the same time that we would act on the Site Plan. This should just be tabled for tonight.

Mr. Ice - Thank you.

Mr. Ice – Questions from the members? Okay we will table this matter until May 22, 2008.

FINAL APPROVALS:

SCRANTON ASSOCIATES/ Donald Plunkett, Agent

Site plan approval of a 43,633 SF tenant site to be used for water treatment services for property located at 17647 Foltz Parkway, PPN 394-04-007 zoned General Industrial. *
ARB Favorable Recommendation 5/6/08.

Mr. Ice – Item Number Two, Scranton Associates. Please state your name and address for the record.

Mr. Plunkett – Don Plunkett with Studio One Design Group.

Mr. Colabianchi – Frank Colabianchi, Colabianchi Construction, 11005 Pearl Road, Strongsville, Ohio 44136.

Mr. Ice – We will listen to the administration reports, Mrs. Daley

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the parking required is 14 spaces and they are providing 25 spaces. This proposal meets the General Industrial zoning requirements. From Engineering, the plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the plans are in approvable form. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB gave favorable recommendation on 5-6-08. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, the issues that the Fire Marshall had with this project that were stated earlier in their earlier appearance have been addressed and he is comfortable with this project. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. You can act on it Mr. Chairman.

Mr. Ice - Thank you. Any other questions or comments?

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site plan approval of a 43,633 SF tenant site to be used for water treatment services for property located at 17647 Foltz Parkway, PPN 394-04-007 zoned General Industrial, subject to the Fire Department and Building Department Reports. * *ARB Favorable Recommendation 5/6/08.*

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

CAMP BOW WOW/ Roxanne Jancsik, Owner

Site plan approval for a 5,225 SF tenant site and the addition of a 2,400 SF outdoor play area to be used for a dog daycare and overnight camp for property located at 14411 Foltz Parkway, PPN 393-03-009 zoned General Industrial. **ARB Favorable Recommendation 4/22/08.*

Mr. Ice – Item Number Four, Camp Bow Wow. Please state your name and address for the record.

Ms. Jancsik – Roxanne Jancsik, 6980 West Law Road, Valley City, Ohio 44280. Camp Bow Wow project.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the required parking is 24 spaces and they are indicating 24 spaces. From Engineering, the plans are in approvable form subject to the following revisions to their details; including curb drain detail and including sumps and traps on the catch basins. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, these plans are in approvable form. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB gave favorable recommendation on 4/22/08. There is also a revision to the Landscaping Plan that was requested which

added 5 Spruce trees on the southeast corner of the property to help screen out the adjacent neighbor. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire since this building will have a monitored fire detection system, we will require a knox box on the building for emergency access. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, if an approval is forthcoming it needs to be made subject to the Engineering and ARB reports. The applicant is aware that there are no retail sales permitted on the premises. With the additional parking we are now in a position to act on it. The only other items I mentioned in caucus, if we do have any complaints about noise from the dogs or the disposal of the waste, the applicant will need to work with us to remedy those items.

Ms. Jancsik – Yes, we will work with the City if there are any complaints.

Mr. Kolick – It needs to be made subject to Engineering and ARB. Thank you.

Mr. Ice - Thank you. Any other questions or comments?

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site plan approval for a 5,225 SF tenant site and the addition of a 2,400 SF outdoor play area to be used for a dog daycare and overnight camp for property located at 14411 Foltz Parkway, PPN 393-03-009 zoned General Industrial, subject to the report from the Engineering Department and ARB and the Law Department. **ARB Favorable Recommendation 4/22/08.*

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

L J DAIRY PRODUCTS, INC./ Joe Jarmusik, Agent

a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(A)(7) and 1242.07(b) to utilize approximately 1,135 SF as an outdoor patio for the Dairy Queen Grill & Chill Restaurant located at 12152 Pearl Road, PPN 392-28-009 zoned R-RS.

b) Site Plan approval of a 3,200 SF building to replace the existing structure, patio and exterior cooler for property located at 12152 Pearl Road, PPN 392-28-009 zoned R-RS.

Mr. Ice – Item Number Five, L J Dairy Products, Inc. Please state your name and address for the record.

Mr. Jarmusik – Joe Jarmusik, Archinetics Architects, representing Bob Zowonek for Dairy Queen Corporation. We are planning on removing the existing Dairy Queen building that is on Pearl Road now and building a new facility, a Grill & Chill, changing the parking entrance and exit and drive-thru stacking.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report on the Conditional Use and on the site plan, there are 4 areas of noncompliance with the R-RS zoning requirements; they are the lot width required is 150', indicated is 125'. The parking setback for parking from Pearl Road, required is 75' from the centerline, they are at 61' from the centerline. The parking setback on the north side, required is 5', they are at 3' and the required number of parking spaces is 58 and they are providing 54 spaces. They will need variances for those 4 items. As discussed in caucus, there may be some changes to the parking layout so some of these numbers may change based on any new parking layout that you come out with. From Engineering, the location of the proposed exit drive will need to be moved to the north to avoid conflict with an existing traffic control box. Also, the applicant should take a look at the stop bar and the location of that traffic signal just so that there is no conflict with that, causing any confusion coming out of that drive. I do have a check list that will be supplied to the applicant for their final plans. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, on the Conditional Use, no report. On the Site Plan the plans are in approvable form. I have a CPTED Report from Sgt. Hall which states regarding Natural Surveillance, there will be good natural surveillance of the patio area. There are no residential areas abutting this site. Light

spillage is not an issue. Regarding Territorial Reinforcement, there are no problems anticipated. Regarding Access Control, no problems are anticipated. Regarding Traffic Concerns, the ground signs will be in the same locations as the present signs. No sight distance problems are anticipated. Traffic within the parking lot should flow smoothly. Cars parked in the spaces directly behind the building may get blocked in by traffic in queue for the drive-thru window. It may be advisable to have employees park in the spaces furthest to the west in this row to minimize the block-in problem. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire, no report on either the Conditional Use or Site Plan. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, we will need to set the Conditional Use for Public Hearing but we won't do that until we turn down by the site plan that must go to BZA. If they grant the variances you could proceed to ARB to save some time to come back here. We will set that Conditional Use when they come back for their Site Plan approval all at the same time. We will need to deny it tonight, as I mentioned in caucus, we would like them to come in and look at the parking layout because that may change some of the variances. You may do away with your parking variance, you may need a couple more variances for spots on there but we are looking at redoing some of the parking. If you come in, meet with our Engineering and Building Departments, they have some ideas that may set up a better site. In the mean time if you could see if you could go over that gas line at the back and give you more room to pick up some of that parking too.

Mr. Jarmusik – I will contact them and find out what their requirements are. I don't see that being a problem.

Mr. Kolick – At this time we will need to deny them to go to the BZA. We will just table the Conditional Use until we can set it and for now we will vote on the Site Plan so you could proceed to the BZA. Thank you.

Mr. Ice - Thank you. Any other questions, or comments?

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of a 3,200 SF building to replace the existing structure, patio and exterior cooler for property located at 12152 Pearl Road, PPN 392-28-009 zoned R-RS.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Nays DENIED

Mr. Ice – Okay, you are all set to go to the BZA.

Mrs. Oprea – The next BZA meeting will be on May 14th. If you give Kathy a call first thing in the morning with that packet that I gave you then she will direct you through. If you have any other questions, call my office.

Mr. Jarmusik – Will I need my site engineering done at that time or would that be at Architectural Review?

Mr. Kolick – You won't need the site engineering done but this is a 2 hearing process with BZA. They will have an initial hearing to just question you about the variances and then set it for a Public Hearing. Before that second meeting, even though you don't have the site engineering you will at least have to have the layout so that they will know exactly what your variances will be, how many parking spots you need. They will need to know that so get quickly with our departments to finalize the basic site plan, not necessarily engineering work but the basic site plan.

Mr. Jarmusik – Okay.

Mrs. Oprea – Joe, if you give me a call we can work a time line out so that you have more of an idea how it is going to run.

Mr. Jarmusik – Sounds good.

AT & T/ Bob Sterba, Agent

Site Plan approval of an above ground telephone cabinet and power cabinet in a utility easement to be located at 15939 Drake Road, PPN 397-33-017 zoned Public Facility.

Mr. Ice – Item Number Six, AT & T. Please state your name and address for the record.

Mr. Williams – Mike Williams representing AT & T, 13630 Lorain Avenue, Cleveland.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering, the plans are in approvable form, and they have an easement from the City. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire there is no report. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, we are in a position to act on it. If it is approved it would need to go to City Council.

Mr. Ice - Thank you. Any other questions, or comments?

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of an above ground telephone cabinet and power cabinet in a utility easement to be located at 15939 Drake Road, PPN 397-33-017 zoned Public Facility.

Mayor Perciak - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

Ordinance No. 2008-92

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE
ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED**

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ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 11220 PEARL ROAD (PPN 392-20-011 AND 392-20-012) IN THE CITY OF STRONGSVILLE FROM OB (OFFICE BUILDING) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION.

Mr. Haseley – Item Six, Ordinance No. 2008-92. Concerning the rezoning of 11220 Pearl Road. I am asking that this matter be tabled tonight for further information. I will have more information for our next meeting.

Mr. Ice – Okay we will table it.

Ordinance No. 2008-93

AN ORDINANCE AMENDING SECTION 1262.04 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE REGARDING MAIN USES IN GENERAL INDUSTRIAL DISTRICTS.

Mr. Haseley – Item eight, Ordinance No. 2008-93. Concerning Main Uses in General Industrial Districts. I am asking that this matter be tabled to be sent back to City Council for several amendments. We will probably be in a position to act on it for the next meeting.

Mr. Ice – Okay then we will send this one back to City Council.

Mr. Ice - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 8:15 p.m.

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Jeffrey A. Ice, Chairman

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Carol M. Oprea, Administrative
Assistant

Approved