

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
JANUARY 28, 2016
REGULAR MEETING
MINUTES**

PRESENT: R. Fiala; C. Cox; G. Patt, Vice Chairman
ABSENT: K. Kary; G. Merhar, Chairman
OTHERS: Michael Germano, Asst. Law Director; Stephanie Lendgraf,
Asst. Law Director; Jim Sayles, City Engr.; Darryl Keller,
Chief Zoning & Bldg. Inspec.; Betty Nardelli, Sec'y

Vice Chairman Greg Patt called the regular meeting to order at 7:03 p.m.

MINUTES

January 14, 2016

A motion was made by Charles Cox and seconded by Robert Fiala to approve the public hearing minutes of January 14, 2016 as written.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Patt
 Nays: None
 Absent: K. Kary; G. Merhar

Motion Carried: APPROVED

A motion was made by Robert Fiala and seconded by Charles Cox to approve the regular meeting minutes of January 14, 2016 as written.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Patt
 Nays: None
 Absent: K. Kary; G. Merhar

Motion Carried: APPROVED

NEW BUSINESS

TRUE NORTH ENERGY
Store #314
(Dann Stapp)

36400 Euclid Ave.

CUP -
Gasoline station
W/ retail sls
C.O.1155.07(r)(2)
MS-B dist

Dann Stapp of Diamond Z Engineers represented this conditional use

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permit application for a new gasoline station with retail sales. The hours of operation are 24/7. Charles Cox wanted to know if there are 24 hour permits to sell beer and wine. Mr. Stapp said there are limitations but he doesn't know if it is for 1:00 or 2:00 in the morning. They will follow state liquor regulations on alcohol. When not allowed to sell alcoholic beverages the beer and wine cooler doors will be locked up and they won't open up until morning.

Mr. Cox voiced concern about safety in the retail area. Michael Germano, Assistant Law Director, said that you can't put a condition on that. Mr. Stapp said that the store will have training and panic buttons for security.

Being no more discussion and questions Vice Chairman Patt asked for a motion.

A motion was made by Robert Fiala and seconded by Charles Cox to approve the conditional use permit application based on the condition of 24/7 for hours of operation.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Patt
 Absent: K. Kary; G. Merhar
 Nays: None

Motion Carried: APPROVED

TRUE NORTH ENERGY	36400 Euclid Ave.	New bdg - 3,120 s.f.
Store #314		Devel./elev. plans -
(Dann Stapp)		Gasoline station
		W/retail sls /
		demo old bdg
		MS-B dist.

Dann Stapp of Diamond Z Engineers represented this application with a development plan and an elevation plan for a new 40' X 78' building, a new canopy and gas dispensers. Variances were granted at the January 13, 2016 Board of Zoning Appeals for lot size, lot width on Euclid Ave., lot width on Robinhood Dr., building 5' rear yard setback, 3,120 sq. ft. floor area and 19% open space landscaping. Mr. Stapp said that True North is a 51/49% joint

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venture with Shell Oil with headquarters in Brecksville. Originally they were an Amoco jobber. When BP merged with Amoco FTTC forced them to divest and pick up another brand so they became a Shell jobber and merged with Shell. They have been with Shell the past 20 years.

Mr. Stapp said that the building is 3,200 sq. ft. with 2,600 sq. ft. sales space. It's a little smaller than the True North station on Ridge Rd. at 84/91. The building consists of masonry on all four sides with a shingle roof.

Mr. Fiala wanted to know if the dumpster will be enclosed. Mr. Stapp said that both dumpsters and the AC condensers will be enclosed.

The two underground fuel tanks are 15,000 gallon tanks each. There will be four gas dispensers.

A landscape plan wasn't submitted. Robert Fiala said he wants to see a landscape plan at some point for approval.

Being no more discussion and questions Vice Chairman Patt asked for a motion.

A motion was made by Robert Fiala and seconded by Charles Cox to approve the development plan and elevation plan contingent on that a landscape plan is submitted for approval.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Patt
 Absent: K. Kary; G. Merhar
 Nays: None

Motion Carried: APPROVED

TRIBAN INVESTMENT LLC (W/E/Bd. Of Educ.) (Gillian Hall)	P.P.#27A-7A-19 SOM Center Rd.	Minor Sub-division - create 5 S/F lots from 3.131 T/acres - 0.708, 0.568, 0.516, 0.516 & 0.565 acres ea. lot and 1 0.258 acre residual parcel Bus driveway R-100 dist.
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Gillian Hall of Triban Investments represented this minor sub-

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division (lot split) to create five individual parcels and a residual parcel. Ms. Hall said that they were here before for a lot split and when they went to file with the County the deeds weren't accepted. Ms. Hall said that she only needs the legal description approved and stamped and signed and they will be able to file them.

The initial lot split submittal had one driveway connecting to SOM Center Rd. for all five parcels. Instead of one driveway for all five lots it was changed to five individual driveways for each lot for access to and from SOM Center Rd. The 50' wide parcel was an easement that they shared with the school board. The easement is no longer needed. This lot split removes the easement from the overall 5-lot sub-division and creates a separate parcel. It is now a non-conforming parcel which should be consolidated with the school board's P.P.#27A-7A-10 overall parcel.

S/L 1 is wider than the other four lots to allow that parcel more room because of the bus driveway and traffic adjoining it. The residual parcel will be the school board's bus driveway for Edison School.

Darryl Keller said that the 50' wide parcel would have been on S/L 1 as an easement. After this lot split it becomes a separate parcel.

Jim Sayles said that the 50' wide parcel will have a 50' wide school zone on SOM Center Rd.

Being no more discussion Vice Chairman Patt asked for a motion.

A motion was made by Robert Fiala and seconded by Charles Cox to approve the minor sub-division as noted with the stipulations that the sub-division is approved by the City Engineer and the school district consolidates the 50' wide parcel with their overall parcel.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Patt
 Absent: K. Kary; G. Merhar
 Nays: None

Motion Carried: APPROVED

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There being no further business the regular meeting closed at 7:40 p.m.

Greg Patt, Vice Chairman

Betty A. Nardelli, Secretary