

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MARCH 10, 2016
PUBLIC HEARING
MINUTES**

PRESENT: B. Fiala; C. Cox; Ken Kary; G. Patt, Vice Chairman
ABSENT: G. Merhar, Chairman
OTHERS: Mike Germano, Ass't. Law Director; Stephanie Landgraf, Ass't. Law Director; Jim Sayles, City Engr.; Janice Lipscomb, Econ. Dev. Mgr.; Darryl Keller, Chief Bdg. & Zoning Inspec.; Jerry Ranally, Ward 5 Councilman; Robert Carr, Ward 4 Councilman; Harry Siskind, Zoning Board of Appeals Chairman; Michael Wildermuth, Zoning Board of Appeals member; Betty A. Nardelli, Secretary

Vice Chairman Greg Patt called the public hearing to order at 7:00.

The legal notice was read into the record for the following:

SOVEREIGN FREE LLC (Paul Kicher)	38016 Euclid Ave.	CUP - Taproom/brewery - Prepare/ serve craft alcoholic bev. & food for on-site consump. C.O. 1141.03(c)(17) G-B dist.
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The following spoke **FOR** the proposal.

Shawn Maestle, attorney
1301 E. 9th St.
Cleveland, Ohio 44114

Mr. Maestle, attorney for Paul Kicher, said they are returning to the City where Oscar White Brewery, the first brewery, stood in 1879 on property owned by Immaculate Conception.

Mr. Maestle said that this is the proper use for this property. With a tap room style setting it'll allow the City to become a destination for tap room enthusiasts which is the largest growing market in the country. This place will be different in a sense that they are looking for more community type development. Looking for a place that will be conversational, socializing, no big music issue, no big noise issue, just a very nice place to go and enjoy a sample of craft beer that's going to

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be generated there along with interesting food choices. They are asking to allow a local establishment in the area which is thriving for a place to get a local craft beer made here in Lake County.

The following spoke **AGAINST** the proposal.

Christling Coolick

4334 Center St.

Willoughby, Ohio 44094

Ms. Coolick said that they moved to Willoughby 8 years ago with their two small children. Ms. Coolick submitted photographs of Center St., the neighborhood street, along with photographs of the rear yards behind the building of the proposed tap room. The photographs show how close the rear of the building is to the resident's rear yard. Ms. Coolick said she took these pictures from her back door which is 100' from the building's rear wall. Ms. Coolick said that she is concerned about this establishment being so close to all these residents on Center St. Six of these residential lots on Center St. back up to this building. One of these lots has two houses on it and there are three small children living there. Ms. Coolick said that her next door neighbor has three grandchildren that visit her often.

Ms. Coolick is concerned about noise and drinking that this establishment will generate. She said that when Fusco Antiques was in this building she heard noise when they had their auctions which was fine because the auctions were only once a month. Ms. Coolick said that the taproom doesn't seem an appropriate use for this building located so close to residents. Ms. Coolick said that she doesn't want a bar in her rear yard which it basically will be if approved.

Elaine Kramer

5536 Heathergreen Ct.

Willoughby, Ohio

Ms. Kramer said that she is speaking for Immaculate Conception Church of 37940 Euclid Ave. Her concern is that the taproom is located 500' from the edge of the Church property. She is concerned about noise and the overflow of parking in the Church parking lot. Her main concern is the thrash left in the parking lot that has to

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be cleaned up prior Sunday morning services.

Cindy Garbicio

4328 Center St.

Willoughby, Ohio 44094

Ms. Garbicio lives next door to Christling Coolick who spoke earlier. Ms. Garbicio said that she has five grand children so she has a lot of activity in her rear yard with children playing. She feels the building is not an appropriate spot for the taproom. Ms. Garbicio said that she has lived in Willoughby all her life. Ms. Garbicio said that she said that there is a saturation of downtown Willoughby with bars. She said that there are at least 16 bars and she feels that you'll be adding another bar to the list. Sooner or later it will have a negative effect on Willoughby. Ms. Garbicio said that she feels like Willoughby is becoming a college town. The building is right there in her back yard. Ms. Garbicio said that she strongly opposes the taproom.

Allen Hitchcox

38159 Wilson Ave.

Willoughby, Ohio 44094

Mr. Hitchcox said that he is Vice President of the Historical Society and he lives five houses from Center St. He said the building isn't in his rear yard but he is still concerned about it. Mr. Hitchcox said that these establishments usually turn into outdoor patios. They eventually have music and get noisy. Mr. Hitchcox said that Oscar White had the first brewery on Euclid Ave. and it was south of Immaculate Conception. At that time they brewed less than 100 barrels a year. Mr. Hitchcox said he thinks it's a stretch saying that they are turning Willoughby back to its original roots.

Harry Siskind

3032 Nantucket Dr.

Willoughby, Ohio 44094

Mr. Siskind, owner of the Imagine Salon which is located in a separate building on the same property as the building for the proposed taproom, said that he wants to know the hours of operation

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because the Salon operates five days a week up to 9:00 p.m. in the evening. Mr. Siskind said the Salon also caters to school children after school in the evenings. Mr. Siskind said that his contract with the landlord is for 100 designated parking spaces. Mr. Siskind said that currently there are not 100 designated parking spaces. With the other tenants there is a real parking problem. There will be a parking overflow. The parking lot won't accommodate this type of business. They're taking over the entire building in the rear which is approximately 8,000 sq. ft. There is seating for 100. Mr. Siskind said parking here is at a premium. It was at a premium when it was just the Salon and Fusco Auctions when they had auctions on Saturday evenings.

Mr. Siskind said that this site is not the right place for this facility.

The following spoke **In Rebuttal FOR** the proposal.

Shawn Maestle, attorney
1301 E. 9th St.
Cleveland, Ohio 44114

Mr. Maestle said that the property is commercial and is zoned General Business so the taproom and brewery use fits in. Mr. Maestle said the lot has 200 parking spaces. The zoning requires 63 spaces and his lease in writing is for 65 spaces. He feels that the 65 parking spaces won't interfere with the salon's hours or customers. Mr. Maestle said they will generate more customers for the salon. Mr. Maestle said that he believes this use is a good use for the property. It won't be a loud establishment.

Mr. Maestle said that in regards to the residents behind the building, the building was there. It could have been a gas station which would be a worse impact on the neighbors.

Mr. Maestle said that the hours of operation might overlap the salon's hours a little but there is 200 parking spaces there. They won't allow anyone to go to Immaculate Conceptions Church's parking lot or anyone else's parking lot for overflow parking.

Mr. Maestle said that there will be less noise from this use than any other use that is permitted there.

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Tanja Schleicher
4660 River St.
Willoughby, Ohio 44094

Ms. Schleicher wanted to know who would oversee the parking lot. If someone can't find a parking space here they will find one somewhere else. Ms. Schleicher said that you can't control the parking. The parking issue is not realistic unless there is someone to watch the parking lot.

There being no further business the public hearing closed at 7:20 p.m.

A recording of this public hearing is available for review in the office of the Planning Commission Secretary.

Greg Patt, Vice Chairman

Betty A. Nardelli, Secretary