

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
REGULAR MEETING  
JANUARY 8, 2015  
REGULAR MEETING  
MINUTES**

**PRESENT:** R. Fiala; G. Patt; C. Cox, Vice Chairman

**ABSENT:** K. Kary; G. Merhar, Chairman

**OTHERS:** Mike Germano, Asst. Law Director; Jim Sayles, City Engr.;  
Darryl Keller; Chief Zoning & Bldg. Inspec.; C/L N/D High  
School students Betty Nardelli, Sec'y

Vice Chairman Chuck Cox called the regular meeting to order at 7:03 p.m.

**OLD BUSINESS**

**MINUTES**

**November 13, 2014**

A motion was made by Greg Patt and seconded by Bob Fiala to approve the minutes of November 13, 2014 as written.

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

**Motion Carried:        APPROVED**

**SIMS PROPERTIES**                   38016 Euclid Ave.  
Mark Sims)

**CUP -  
Used car sales -  
Vehicles displayed  
Indoors  
G-B dist.**

There was no representative present this evening. Mr. Sims notified the Secretary via telephone that he withdraws his application.

A motion was made by Bob Fiala and seconded by Greg Patt to remove this application from the table.

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

**Motion Carried:        APPROVED TO REMOVE FROM THE TABLE**

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**NEW BUSINESS**

<b>MELROSE FARMS PH IV</b> (Chuck Szucs) (Loreto Iafelice)	P.P.#27B-49A-13 Melrose Farms Dr. & Loretto Ct. ext	<b>Final plat / Improve. Plans</b> 13 lots S/L 66 thru S/L 78 R-80 dist.
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**The applicants did not speak into the microphone so their comments were not heard or picked up on the recorder.**

Loretto Iafelice, developer, and Chuck Szucs, Engineer, represented this application.

Bob Fiala said that Loretto's property is higher than the adjoining Wood Rd. property and he asked the applicants to ensure that the drain swales in the catch basins are down. The Wood Rd. property is flat and they have flooded in the past.

Mr. Szucs said that they plan to do a lot split in the near future splitting off about four lots and it will be Phase V.

A motion was made by Bob Fiala and seconded by Greg Patt to approve the final plat and improvement plans for Melrose Farms Phase IV based on final review by the City Engineer.

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

**Motion Carried: APPROVED**

**PLANNING COMMISSION**  
(Law Dept.)

**Text Amendment**  
**C.O. 1155.06**  
**Add (22) "Martial**  
**Arts Academy" -**  
**To include "(a)"**  
**Area / width for min.**  
**Lot req'ts in L-I dist.**  
**Referencing "1155.07(w)"**

When C.O. 1145 for permitted uses was amended to include "Martial Arts" and C.O. 1155.07 was amended for Supplemental Regulations for Specific Uses to include Martial Arts Academy, C.O. 1155.06 should

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have been amended to include minimum lot requirements in the Limited Industrial district for Martial Arts Academy but it was omitted therefore this draft for **C.O. 1155.06** adding **(w)** needs to be approved to include it.

A motion was made by Greg Patt and seconded by Bob Fiala to approve C.O.1155.06 **(22) "Martial Arts Academy"** including **"(a)"** area/width for minimum lot requirements in L-I district referencing **"1155.07(w)"** recommending to Council for their approval.

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

**Motion Carried: APPROVED**

**PLANNING COMMISSION**  
(Law Dept.)

**Text amendment -**  
definitions  
C.O. 1103.03  
**(16) "Building attached"**

Darryl Keller said that the Board of Zoning Appeals is recommending applicants appealing oversized garages to attach their oversized garages to their existing structure with a breezeway or by timber without a roof eliminating the need for a variance. Mr. Keller said that this C.O. 1103.03(16) amendment for the definition ordinance defines **"Building attached"** as a structure that shares a common wall with the existing building and is joined by a roof and permanent walls. Mr. Keller said that you have to share a common wall and meet code requirements. Mr. Keller said the amendment doesn't affect the garage. It affects what is considered attached.

It was also recommended that the Board of Zoning Appeals give their input.

A motion was made by Greg Patt and seconded by Bob Fiala to approve C.O. 1103.03 adding **(16) "Building attached"** as written recommending to Council for their approval and to refer to the Board of Zoning Appeals for their recommendation.

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

**Motion Carried: APPROVED**

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**DISCUSSION**

**CARLO MICLI** 38809 Mentor Ave.  
(former Nissan)

**Truck equip. -**  
whole sale /  
Pkg - trucks  
C-M dist.

There was no representative present.

Darryl Keller said that Mr. Micli wants to purchase this property, the former Nissan dealership, but they are at a stand-still on the negotiations so there is no point in discussing it. Mr. Micli also owns property on Pelton Rd. and he wants to use his Pelton Rd. business at the Mentor Ave. property.

No action was taken on this discussion.

**ADDITIONAL BUSINESS**

**PLANNING COMMISSION**

**Election - 2015**  
**Chairman**  
**Vice Chairman**

A motion was made by Bob Fiala and seconded by Greg Patt to nominate Gerald Merhar as **Chairman for the 2015 year.**

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

**Motion Carried: APPROVED**

A motion was made by Bob Fiala and seconded by Chuck Cox to nominate Greg Patt as **Vice chairman for the 2015 year.**

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

**Motion Carried: APPROVED**

There being no further business the regular meeting closed at 7:25 p.m.

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Charles Cox, Vice Chairman

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Betty A. Nardelli, Secretary