

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
REGULAR MEETING  
JANUARY 22, 2015  
REGULAR MEETING  
MINUTES**

**PRESENT:** R. Fiala; C. Cox; K. Kary; G. Patt Vice Chairman  
**ABSENT:** G. Merhar, Chairman  
**OTHERS:** Mike Germano, Asst. Law Director; Stephanie Lendgraf; 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 7:20 p.m.

**MINUTES**

**January 8, 2015**

A motion was made by Chuck Cox and seconded by Bob Fiala to approve the minutes of January 8, 2015 as written.

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

**Motion Carried:        APPROVED**

**OLD BUSINESS**

None

**NEW BUSINESS**

**WHITE ALLEN RESTORATION**  
(Lawson White)

38243 Airport Pkwy

**CUP -  
Construction  
Trades/Contractors  
fclt'y /  
Storage/Lt. Indust.  
C.O. 1145.03(c) (2)  
L-I dist.**

Gary Brennan represented this conditional use permit application. Mr. Brennan said that they will use the new building for storage and office use and the handling of material. They won't do any manufacturing or work in the building. The hours of operation are 5:00 a.m. until 9:00 p.m. six days a week.

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They will store dump trucks, tow motors, material and trailers outside.

Darryl Keller said that the requirement for outside storage is that it has to be in the rear yard. Mr. Keller cited C.O. 1145.06(b)(2)A thru D for outdoor activity in the Limited Industrial zoned district. Vice Chairman Patt said that they need a 10' tall fence and gate that you can't see through.

Bob Fiala said that they can use the rear yard for storage until the addition is added on at the rear of the building. Mr. Brennan said that everything outside will be out of site.

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

A motion was made by Ken Kary and seconded by Chuck Cox to approve the conditional use permit with the following conditions: hours of operation are 5:00 a.m. until 9:00 p.m. Monday through Saturday six days a week and storage is allowed in the rear yard in an enclosed area.

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

**Motion Carried:        APPROVED**

<b>WHITE ALLEN RESTORATION</b>	38243 Airport Pkwy	<b>New Bdg -</b>
(Lawson White)		<b>Site/elev. plans</b>
		4,500 sq. ft.
		Strg / office
		L-I dist.

Gary Brennan represented this site plan and elevations plan. The materials for the building are split face block on three sides of the building and concrete block that looks like brick on the rear of the building.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the site plan and elevations plan with the building materials to be used as stated and shown on the drawing.

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

**Motion Carried: APPROVED**

**KRK AUTO WASH LTD** 5000 SOM Center Rd. **CUP - car wash**  
(Rick Krahe) **Auto./self serve**  
**Office**  
C.O. 1141.03(d) (2)  
G-B dist.

Mitch Krahe represented this conditional use permit application. Mr. Krahe said they will have full service and an attendant will be on duty. The hours of operation are 7:00 a.m. until 9:00 p.m. seven days a week.

Mr. Krahe said that they can wash 10 cars an hour with one self serve bay and 100 cars an hour with the automatic wash bay.

Darryl Keller said that he still needs to do a formal review on the site plan. An updated site plan for a formal review is needed. Variances might be required.

Chuck Cox was concerned about exiting out onto SOM Center Road. There is no traffic light there. Mr. Krahe said they have no problem currently with exiting onto SOM Center Road. Mr. Cox said that they will be handling more cars than they do now at the 4:00 p.m. heavy traffic time which will cause the cars to back up on-site. Mr. Cox said they might have to have a right turn out only. Mr. Krahe said that they can exit across the nearby Speedway property if need be. Mr. Krahe said that they have a lot of room for stacking cars. They have at least three rows along the entire length of property for stacking cars.

A motion was made by Bob Fiala and seconded by Ken Kary approve the conditional use permit pending ingress/egress, site and elevations review and Council approval of the EAS.

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

**Motion Carried: APPROVED**

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**MICHAEL P. COYNE**

4054 Erie St.

**CUP -**

Sls/SVC **alcoholic  
Bev.** On-premises  
Consump.

C.O. 1141.03(c) (17)

D-B dist.

Shamus Coyne represented this conditional use permit. Currently Shamus said that John's Café is more of a bar and a pub than a restaurant and dining facility. Mr. Coyne said they do not have an alcohol permit for Sunday sales.

Mr. Coyne is asking to operate 11:00 a.m. until 2:30 a.m. seven days a week in case they have a Sunday function. Mr. Coyne is asking for mini speakers and low music for dining. Mr. Coyne said that he as the owner will control the music in response to Ken Kary's question. Mr. Coyne said that food service will be 60/40% or 70/30% in response to Vice Chairman Patt's question. Mr. Coyne said that they are undecided on a name of the business.

Mr. Coyne said that there is an existing patio in the rear alley with a bar (service bar) with two seats and he is asking for acoustic entertainment (one person) on the patio on weekends (Fridays and Saturdays). Vice Chairman Patt said that the existing current conditional use permit for John's Café has the same hours that Mr. Coyne is asking for but live music and piped in music was not permitted. Vice Chairman Patt said that there is sensitivity to outside music and noise.

Mr. Shamus said that the room on the right side of the business is more of a dance hall and booth area. He would like to turn this room into a dining room or party room.

Chuck Cox said to check the other bars and restaurants in the down town area for outside music and put the outcome in a spread sheet form. Mr. Cox said this would be a task for the Economic Development department to do.

Vice Chairman Patt said the Planning Commission will give a permit for everything except piped in music and live music. Vice Chairman Patt said that we as Planning Commission need to decide on a more consistent policy. He told the Coyne Brothers to check back

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in the spring for the outside music.

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

A motion was made by Ken Kary and seconded by Bob Fiala to approve the conditional use permit with the hours of operation 11:00 a.m. until 2:30 a.m. seven days a week and to continue the use of the outside patio with the service of alcohol.

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

**Motion Carried:        APPROVED**

**LAKE EDGE SUBDIVISION**     P.P.#27B-53D-0282       Final Plat - **revised**  
 (Steven Geis)                Lakeshore Blvd.        **Title page - language**  
 (David Novak)   **Change for L/C util.**  
   **Revised Plat for util. chng**  
   MFR-LR dist.

Steven Geis, developer, and Dave Novak, surveyor, represented this revised final plat and revised language on the title page that was requested by the Lake County Utilities.

The easement was shown on the previous approved plat but it wasn't clear per the Law Department.

Mr. Geis said that sheet two, the plat, covers the street easement and storm easement. The language on the title page supports the change in the easement on the plat. Mike Germano said that this language assures that the City can enter the property to make inspections.

Dave Novak said a block on the plat was created which encompasses the pavement. Originally it went to the eastern boundary line. It was shortened up to the edge of the pavement. The reason for the block is for a common ground area and an access easement otherwise the way the Lake County Utilities interprets a private development is to install a master meter and everyone has individual water bills.

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

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the amended final plat and the title page with revised language.

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

**Motion Carried:       APPROVED**

There being no further business the regular meeting closed at 8:00 p.m.

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Greg Patt, Vice Chairman

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Betty A. Nardelli, Secretary