

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
APRIL 23, 2015
REGULAR MEETING
MINUTES**

PRESENT: R. Fiala; G. Patt; C. Cox; G. Merhar, Chairman
ABSENT: K. Kary
OTHERS: Stephanie Lendgraf, Asst. Law Director; Jim Sayles, City
Engr.; Janice Lipscomb, Econ. Devel. Mgr.; Darrel Keller;
Chief Zoning & Bldg. Inspec.; High School Gov. class; Betty
Nardelli, Sec'y

Chairman Gerald Merhar called the regular meeting to order at 7:11 p.m.

OLD BUSINESS

NONE

MINUTES

February 26, 2015

A motion was made by Greg Patt and seconded by Chuck Cox to approve the minutes of February 26, 2015 as written.

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

Motion Carried: APPROVED

NEW BUSINESS

LIFE SAFETY 4699 Hamann Pkwy
ENTERPRISE
(Mike Timperio)

CUP -
Professional &
Bus. **Offices/Strge**
C.O. 1145.03(a)(3)
L-I dist.

Angela Timperio represented this conditional use permit application for office use in a Limited Industrial zoned district. Most of their business is for healthcare companies. Mrs. Timperio said that their company has three areas of service; consulting, inspection and training. The company has a total of 24 employees of which ten to twelve people will be working in the office. Mrs. Timperio said that most of their time is spent in the field on the site of the customer's property doing inspections and consulting. They also have an operation in Florida, but most of their business is in the Cleveland area.

The hours of operation are 7:00 a.m. until 12:00 midnight seven days a week. Everything will be stored inside of the building which includes vehicles and construction equipment. Nothing will be stored outside. Whatever trash there is will be kept inside the building.

**Planning Commission
City of Willoughby
Regular Meeting minutes
April 23, 2015
Page 2**

A motion was made by Chuck Cox and seconded by Bob Fiala to approve the conditional use permit application as discussed.

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

Motion Carried: APPROVED

DEVIN M. BLOUNT SR. 4702 E. 355th St.

**CUP - auto
detailing w/
Carwash / SLS &
Install. new &
Used tires
L-I dist.**

Devin Blount represented this conditional use permit application. Mr. Blount said he will be doing hi-end auto detailing. He will wash cars by appointment only. Mr. Blount said he doesn't want foot traffic. He wants all his detailing, car washes and tire mounting scheduled by appointment.

Mr. Blount said that he can fit six cars inside the building. There will be no vehicle parking outside overnight. The trash will be kept inside the building. Mr. Blount said that the old tires that are removed from vehicles will be kept inside the building until a used tire company picks them up.

The hours of operation are 9:00 a.m. til 8:00 p.m. seven days a week.

Being no more discussion Chairman Merhar asked for a motion.

A motion was made by Chuck Cox and seconded by Greg Patt to approve the conditional use permit application with the conditions stated this evening.

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

Motion Carried: APPROVED

COCOS LOCOS 35535 Euclid Ave.
(Jose Lopez)

**CUP - amend
Hrs of oper. -
Cond. #1 -
From 11:00 am to 11:00 pm
To 11:00 am to 2:00 am
G-B dist.**

Jose Lopez represented this conditional use permit application to amend

**Planning Commission
City of Willoughby
Regular Meeting minutes
April 23, 2015
Page 3**

his hours of operation extending the hours from 11:00 a.m. to 11:00 p.m. to 11:00 a.m. to 2:00 a.m. seven days a week. There's no change to the other conditions which remain the same.

Mr. Lopez said he will not have an outside patio.

Being no more discussion Chairman Merhar asked for a motion.

A motion was made by Greg Patt and seconded by Bob Fiala to approve the conditional use permit application amending the hours of operation.

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

Motion Carried: APPROVED

EDISON ELEM. SCHOOL
(John Urbanick)

5288 Karen Isle Dr.

Devel. plan - D/W
16' wide 540' long
buses only, enter
from SOM Center Rd.
R-100 dist.

Steve Nedlik, Willoughby Eastlake School Board Director of Operations and Security, represented this development plan for a new driveway for school buses for ingress from SOM Center Rd. into the Edison Elementary School property and egress out through Ridge Acres. There will be an electronic mechanical barrier so there won't be cut-through traffic. The gate opens when the buses enter and close after the buses pass through the gate. There will be a safety feature for safety forces vehicles to operate the gate when there is an emergency.

The buses will enter the proposed driveway driving from both north and south bound directions from SOM Center Rd. There is a turning lane on SOM Center Rd. going south for turning into the proposed driveway.

Jim Sayles said that a school zone warning sign will have to be posted so traffic slows down on SOM Center Rd. Mr. Sayles said that a traffic light is not warranted unless they have severe accidents. Mr. Sayles said a "School Zone" is a flashing light" in response to Greg Patt's question. Mr. Sayles said that it is a school zone 24 hours a day and it is enforceable only if a warning is posted

Chuck Cox questioned that a traffic study wasn't done. Mr. Nedlik said that the survey that they did was to count cars coming onto the property and to try to come up with a way to displace traffic from Ridge Acres on

**Planning Commission
City of Willoughby
Regular Meeting minutes
April 23, 2015
Page 4**

to an access road to alleviate traffic. Mr. Nedlik said that in the morning the buses enter about 8:30 a.m. and leave at 9:30 a.m. On the return trip the buses exist at 3:10 p.m.

Chairman Merhar asked Jim Sayles to ask the traffic engineer to do a traffic study and we'll re-visit this item again in two weeks. Mr. Sayles said that the traffic engineer will comment on the school buses impact on SOM Center Rd. He will look at the current numbers of traffic on SOM Center Rd. He will look at the buses going in and out at these times and see what the impact and the issues are.

Being no more discussion Chairman Merhar asked for a motion to table.

A motion was made by Chuck Cox and seconded by Greg Patt to table this development plan pending a traffic study.

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

Motion Carried: TABLED

BOARD OF EDUCATION	5288 Karen Isle Dr.	Lot split -
W/E SCHOOL DISTRICT	(Edison School)	Create 2 lots
(Steve Nedlik)		Parcel B = 3.1321 acres
		Parcel A = 14.0698 acres
		R-100 dist.

Steve Nedlik, Willoughby Eastlake School Board Director of Operations and Security, represented this lot split creating two parcels. The split parcel, Parcel B, which faces SOM Center Rd. will be sold to a developer to build residential homes. Mr. Nedlik said that the school district determined that they weren't using this vacant land so decided to split it off and sell it. The school will retain the area where the school bus driveway is going.

Being no more discussion Chairman Merhar asked for a motion.

A motion was made by Greg Patt and seconded by Chuck Cox to approve this lot split contingent on the City Engineer's approval of metes and bounds.

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

Planning Commission
City of Willoughby
Regular Meeting minutes
April 23, 2015
Page 5

Motion Carried: APPROVED

There being no further business the regular meeting closed at 8:20
p.m.

Gerald Merhar, Chairman

Betty A. Nardelli, Secretary