

**Planning Commission
City of Willoughby
Regular Meeting minutes
May 14, 2015
Page 2**

following: Tami noted that **ingress egress of the bus traffic misses the peak hours for traffic on SOM Center Rd. Since a 20 mph school zone will be installed the bus movements will not significantly hold up traffic even in non-rush hour periods. Buses making left turns into the site can use the 5th lane in the center of SOM Center Rd. and any buses leaving the site and turning left can also use the 5th lane as an acceleration lane, keeping in mind these bus movements will occur during school zone times. The 20 mph school zone is far enough away from signalized intersections to the north to not adversely affect the overall capacity of SOM Center Rd.** Based on this Mr. Sayles said that they are comfortable with the proposed driveway.

Darryl Keller said that flashers will be required now that this section of SOM Center Rd. is in a school zone in response to Greg Patt's question about installing flashers.

Greg Patt said that he will vote for this proposal because it's an attempt to solve a serious problem, but he doesn't believe it's the best solution. Mr. Patt further stated that in terms of cost benefit ratio they can best be served by finding out why parents drop their kids off at school and they don't use the school buses.

Chuck Cox said that he is concerned about SOM Center Rd. and Big Turtle. He has reservations if this will really solve the problem. He doesn't think the people living in Ridge Acres will notice any reduction in traffic or congestion or if it is going to be any different in the school yard where the students are picked up.

Mr. Nedlik said that if all the students were riding the buses there wouldn't be much traffic congestion. Mr. Nedlik said that there is more work to be done solving this problem.

Being no more discussion Chairman Merhar asked for a motion.

A motion was made by Chuck Cox and seconded by Ken Kary to approve the development plan for a drive-way for ingress from SOM Center Rd. for buses only.

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

**Planning Commission
City of Willoughby
Regular Meeting minutes
May 14, 2015
Page 3**

Motion Carried: APPROVED

NEW BUSINESS

ALLIANCE FOUR, INC. 36455 Euclid Ave.
DBA BUFFALO WILD WINGS
(Ken Brown)

CUP -
Restaurant/bar -
Sls/SVC alcohol for
On-premises consumption
G-B dist.

John Thomas, Attorney, represented this conditional use permit application. The hours of operation are 8:00 a.m. until 2:00 a.m. seven days a week. Mr. Thomas said that they will have a patio and they will serve alcohol on it. There also will be music and a T.V. on the patio. Chairman Merhar said that they allow music on patios but it has to be at a conversational level. Bob Fiala said that music on patios is a big issue. The Breckenridge facility is nearby and if complaints are received for loud music a cease and desist order will be served and they will have to return to Planning Commission.

Don Kyle, architect, explained the architectural features of the building and the building make-over. The existing white paint trim on the building will be removed and revert back to natural red brick. The coping will be painted black. The split face brick on the bottom of the building will be cleaned. The existing brick dumpster with a metal gate located at the rear of the building will be used. The gate will be painted black.

Mr. Kyle said that they are building a new bar inside of the building. Mr. Kyle said that First Interstate owns the building. Ken Brown leases the building and he owns Buffalo Wild Wings. The Buffalo Wild Wings Corporation sets the rules and guidelines for the restaurant.

Being no more discussion Chairman Merhar asked for a motion.

A motion was made by Ken Kary and seconded by Bob Fiala to approve the conditional use permit with the following conditions:

1. Hours of operation are 8:00 a.m. until 2:00 a.m. seven days a week.
2. Music and a T.V. are allowed on the patio at a conversational level.
3. Live music on the patio is not allowed.
4. Trash shall be handled in a fashion the same as in the past.

Planning Commission
City of Willoughby
Regular Meeting minutes
May 14, 2015
Page 4

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

Motion Carried: APPROVED

PLANNING COMMISSION
(Law Dept)

Text amend C.O. 1103.03 - defin.

(b) (68) ~~"handicapped", etc~~
chnge to "Individual Living
with a disability", etc

(b) (69) para. ~~"Home for handicapped
Persons, family", etc~~ Chng to "Home for
Persons living w/devel. disability", etc

(b) (70) - delete entire para ~~"Home for
Handicapped persons, group", etc~~
Move "Home Occupation to (b) (70)

C.O. 1131.03 - Sched. Of P/uses

Amend (a) (3) - ~~"Family homes for
handicapped persons"~~ to "Home for persons
living w/a devel. Disability" as "C"

In all 4 resid. districts

Sched. Of Permitted Uses:

C.O. 1135.03 - chng (a) (6)

~~"Family Homes for Handicapped
Persons"~~

to "Home for Persons Living w/
a Devel. Disability" as "C" in

all 3 M/F districts

delete (a) (7) ~~"Group homes for
Handicapped persons" as "C"~~

Sched. Of Regs. For CUP in Resid. Dist.

C.O.1155.04 - add "1155.07"

to (1) thru (8)

chng - (6) ~~"Family home for
handicapped"~~ to "Home for
persons living w/a devel.
disability"

delete (8) ~~"Group homes for
handicapped"~~

move "hospitals" to (8)

Planning Commission
City of Willoughby
Regular Meeting minutes
May 14, 2015
Page 5

PLANNING COMMISSION CONTIN:
(Law Dept)

Supp. Regs. For Specific Uses

C.O.1155.07 - amend

(q) - chng "~~Family Home for Handicapped Persons~~" to "Home for Person Living w/Devel. Disability", chng "~~handicapped persons~~" to "individuals Living w/a disability"

Chng (q) (2) ~~Handicapped Person to Individual living w/a disability~~", chng handicapped to Living w/a disability

Chng ~~42 U.S.C. 3602(h)~~ to O.R.C. Section 5321.01(Q) and O.R.C. 5123.011

Chng ~~Handicapped Person to Individual Living w/a disability~~"

Chng (q) (5) & (q) (7) ~~Handicapped Persons to Individual living w/a disability~~"

delete - (t), (t)1 thru (t) (6)

PLANNING COMMISSION
(Law Dept)

Text amend - C.O. 1103.03 - Defin.

Amend language (b) (122) "Private Country Club"

Amend (b) (140) - add
"Shooting Range", etc

C.O.1155.07 - Supp. Regs. Specif. uses

Add - (m) (7) "Shooting Range", etc
A. thru D. language

Mike Germano represented and explained both of these text amendments.

Mike said that for the "**disability**" amendment it is a matter of cleaning up the code. The language will be changed to be more compliant with state statutes. Every place in the code where

Planning Commission
City of Willoughby
Regular Meeting minutes
May 14, 2015
Page 7

Mr. Baldwin said that they don't use lead shot anymore. They use steel shot.

Mr. Baldwin said that shooting will be allowed from November until April. They will have pros to manage the event.

Being no more discussion the meeting was closed.

There being no further business the regular meeting closed at 7:46 p.m.

Gerald Merhar, Chairman

Betty A. Nardelli, Secretary