PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
JULY 9, 2015
REGULAR MEETING
MINUTES

PRESENT: R. Fiala; C. Cox; K. Kary; G. Patt; G. Merhar, Chairman
ABSENT: No One
OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engr.; Janice Lipscomb, Econ. Dev. Mgr.; Darryl Keller; Chief Zoning & Bldg. Inspec.; Betty Nardelli, Sec'y

Chairman Gerald Merhar called the regular meeting to order at 7:40 p.m.

MINUTES **June 25, 2015**

A motion was made by Greg Patt and seconded by Ken Kary to approve the minutes of June 25, 2015 after the correction of a typo error for the Pike lot split item.

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

Motion Carried: APPROVED

OLD BUSINESS

A motion was made by Chuck Cox and seconded by Bob Fiala to remove all old business from the table for discussion.

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

Motion Carried: APPROVED TO UNTABLE OLD BUSINESS

RELIABLE CML REAL ESTATE P.P. 27B-53-33 **Lot split -**
(John DeLillo) Lost Nation Rd. create 2 lots
Split = 3.0 acres
Remainder = 7.7886 acres
Split - combine with p.p.27B-50G-8
L-I dist.

John DeLillo, owner, represented this lot split. Mr. DeLillo said

The 3 acre split parcel will be sold to Shelburne Realty LTD, the adjoining parcel fronting on Willoughby Parkway. Mr. DeLillo is going to keep the 7.7886 remaining parcel.

Jim Sayles said that the remaining parcel fronts on Lost Nation road and is nonconforming now because of the lack of enough frontage. It'll still be nonconforming after the split. Mr. Sayles said nothing can be done about that but nonconforming property can be developed.

No one had a problem with this lot split.

Chairman Merhar asked for a motion.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the lot split for three acres with a 7.7886 acres remainder contingent that the three acre parcel is sold and consolidated with the adjoining parcel.

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

Motion Carried: APPROVED

KRK CAR WASH 5000 SOM Center Rd. **Site/elevations plans**
(Rick Krahe)
Partial demo/rebld
Exist bdg = 3,560 sq. ft.
Addtn = 2,790 sq. ft.
T/bdg = 6,350 sq. ft.
Automatic car wash addt'n
Close self serve bays
G-B dist.

Rick Krahe, owner, represented this site plan and elevations plan for the partial demolition and rebuild of the existing car wash. Variances were granted at the July 8, 2015 Board of Zoning Appeals for the .77 acres lot area of the required 1 acre, 139.41' lot width of the required 200' and a 5' side yard setback of the required 15' for the parking lot adjoining a residential area.

Mr. Krahe said that there will be an attendant present on-site during operational hours.

The existing self service car wash bays will be gone. The self service bays will be used for storage and equipment. The addition to the car wash will be on the side of the lot where the Speedway gas station is and not on the side where the apartments are. There will be four lanes for the car wash between the building and Speedway gas station. One lane is to drive out of the site if a customer changes his mind for a car wash. There will be cross access to Speedway.

The materials are split face block, brick, gray vinyl siding, green glass block and black columns.

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

> A motion was made by Ken Kary and seconded by Chuck Cox to approve the site plan and elevations plan for the addition of an automatic car wash and enclosing the self service bays.

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

Motion Carried: APPROVED

NEW BUSINESS

KIRTLAND COUNTRY CLUB 39438 Kirtland Rd. **CUP - Seasonal skeet range**
(Arthur D. Baldwin II)
C.O.1103(b)(140)
C.O.1155.07(m)(7)
R-100 dist.

Arthur Baldwin represented this conditional use permit application. Mr. Baldwin said that the range will be located at the golf practice lane. There'll be two towers, one high one and one low one. There will be eight shooter stations between the two towers. The clay pigeons will be launched from the towers. Conventional shells for the guns will be used. Two pros will be on duty. The range is in an area where children won't wander in.

Chuck Cox said when skeet shooting used to be there in the past, there weren't any homes in the surrounding area. Mr. Cox said that

some standards are needed for noise abatement, a way to measure noise. Mr. Baldwin said that there is no way to abate noise on guns. They did the best test they could do.

Mike Germano said that you have to have a skeet range location so it can be approved. Mr. Germano said that the sound is incorporated with the location. Greg Patt said that he wants to see a plan. Chairman Merhar said a drawing is needed showing houses, distance, shot direction and shooting arc to see what houses are impacted. More detail is needed and what is impacted within kilometers. It was suggested to ask other cities what was done.

Chairman Merhar said to do some sound tests, get drawings showing shot direction and distance of houses.

Chairman Merhar suggested a walk at 6:00 p.m. July 23, 2015, one hour prior the next Planning Commission meeting.

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

A motion was made by Greg Patt and seconded by Ken Kary to table this conditional use permit application.

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

Motion Carried: TABLED

There being no further business the regular meeting closed at 8:35 p.m.

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Gerald Merhar, Vice Chairman Betty A. Nardelli, Secretary