

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
JULY 23, 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. Devel. Mgr.; Darrel Keller; Chief
Zoning & Bldg. Inspec.; Betty Nardelli, Sec'y

**Chairman Gerald Merhar called the regular meeting to order at 7:12
p.m.**

MINUTES

July 9, 2015

A motion was made by Ken Kary and seconded by Bob Fiala to
approve the minutes of July 9, 2015 as written

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

Motion Carried: APPROVED

A motion was made by Chuck Cox and seconded by Ken Kary to
remove 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 REMOVE OLD BUSINESS FROM THE TABLE

OLD BUSINESS

KIRTLAND COUNTRY CLUB
(Arthur D. Baldwin II)

39438 Kirtland Rd.

CUP -

Seasonal skeet range

C.O.1103(b) (140)

C.O.1155.07(m) (7)

R-100 dist.

Frank Floyd, Kirtland Country Club President, represented this
conditional use permit application.

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

Chairman Merhar said the Commission met at the Club at 6:00 p.m. and viewed three locations and listened to skeet shooting at the three different locations. Chairman Merhar said that Chuck Cox wanted a sound study and we have one and he introduced Joan Sablar from HZW Environmental Consultants.

Joan Sablar represented this sound study. She was asked to test three sites. They did the initial one at the firing range where skeet shooting will occur. They also did a test 10 feet from there using a 12-gauge shot gun. The decibel level was 100.

They tested three locations:

Markel Rd. - A background level check was done and it was 50.6

Kirtland Tudor Development - They did a background check and fired shots and it was 50.6.

Sherwin Rd. - 50.6 at both levels. The shots were no different for the background than when shots fired.

The distance from Markel Rd. is 2,000 feet. Tudor Estates is closer.

The shot gun sizes that can be used are 12-gauge which is the highest gauge, 20-gauge and 28-gauge. Skeet shells will be used for all the shot guns. The size that was used for the tests was a 12-gauge.

Chuck Cox said that while they were at the Lewis's house on Sherwin Rd. he heard one bang outside of the house and he heard nothing inside the house.

The conditions agreed on are:

1. The season for skeet shooting is November 1 through March 31.
2. The skeet shooting days are Saturday - 10:00 a.m. until 4:00 p.m. Sunday - 12 noon until 4:00 p.m.
3. The location for skeet shooting is where the star is located on the printout from the HZW review.
4. The shotgun sizes to be allowed to use are: 12-gauge, 20-gauge, 28-gauge and possibly others. Nothing higher than 12-gauge is permitted.
5. Skeet shells shall be used.

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

A motion was made by Bob Fiala and seconded by Ken Kary to approve the development plan for Ribic's Properties of 38198 Willoughby Pkwy contingent on the City Engineer's review of a drainage plan.

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

Motion Carried: APPROVED

VISTA SPRINGS	P.P.#27B-37A-8	CUP -
DEVELOPMENT LLC	Mentor Ave.	Asstd lvg &
(Bill Brooks)		memory care fcilty
		D-B dist.

Mike Wildermuth, Architect, represented this conditional use permit application.

Janice Lipscomb, Economic Development Manger read the conditions required by our Ordinance which are: 3 acres, 32 beds per acre and comply with the Ohio Revised Code.

Mr. Wildermuth said that this facility has 3.4 acres, 85 units and 92 beds. Mr. Wildermuth said that they wouldn't be able to get a license if they didn't comply with the Ohio Revised Code. The hours of operation are 24 hours a day seven days a week.

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 with the conditions stated and required by the City's Ordinance.

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

Motion Carried: APPROVED

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

**VISTA SPRINGS
DEVELOPMENT LLC**
(Bill Brooks)

P.P.#27B-37A-8
Mentor Ave.

**Devel. Plan/
Elev.plan/
Landscape plan -
Asstd lvg &
memory care fcilty
D-B dist.**

Mike Wildermuth, Architect, represented this development plan, elevations plan and landscape plan for a 3-story assisted living facility. There are 46 parking spaces. Mr. Wildermuth said that this facility provides 15 beds for memory support.

This facility has studio apartments with a one bedroom and two bedrooms. The loft area has washers and dryers. Some apartments have a living room.

Mr. Wildermuth said that a typical unit has Pullman-style kitchens which are a sink, micro wave oven and economic refrigerator. The units do not have ranges or any other hearing appliance.

The common area has laundry facilities on each floor. There are no bathtubs. There is a spa tub available. There is a patio in the front and at the rear of the building. On the third floor is a dining area in the common area.

The building materials are, 4" real brick, stone all around the building from the bottom of the window to the ground, two colors of vinyl siding, white drivet and shingles.

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

A motion was made by Greg Patt and seconded by Bob Fiala to approve the development plan, elevations plan and landscape plan for P.P.#27B-37A-8 Mentor Ave.

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

Motion Carried: APPROVED

ADDENDUM

ADDITIONAL NEW BUSINESS

PLANNING COMMISSION

Text amend -
C.O. 1103.03(b) (68)
O.R.C. Section **5123.01 (q)**
C.O. 1155.07(q) (2)
O.R.C. Section **5123.01 (q)**

Mike Germano, Counselor, explained this text amendment. Mr. Germano said that when this text amendment was on a prior meeting's agenda it was misquoted. The numbers were transposed so has to be re-approved with the correct numbers.

A motion was made by Greg Patt and seconded by Ken Kary to approve the text amendment as corrected and submitted.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 8:30 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary