

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
REGULAR MEETING  
NOVEMBER 12, 2015  
REGULAR MEETING  
MINUTES**

**PRESENT:** R. Fiala; K. Kary; G. Merhar, Chairman; G. Patt,  
Vice Chairman

**ABSENT:** C. Cox

**OTHERS:** Michael Germano, Asst. Law Director; Darrel Keller; Chief  
Zoning & Bldg. Inspec.; Betty Nardelli, Sec'y

**Vice Chairman Greg Patt called the regular meeting to order at 7:05 p.m.**

**MINUTES**

**October 22, 2015**

A motion was made by Gerald Merhar and seconded by Ken Kary to approve the minutes of October 22, 2015 as written.

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

**Motion Carried:        APPROVED**

**NEW BUSINESS**

**WILLOUGHBY WINERY        3872 Erie St.  
& TAVERN**  
(Jay Byram)

**CUP -  
Extend time limit of  
2/27/14 aprv'l  
For 1 year  
Winery/tavern  
D-B**

Jay Byram represented this request to extend the time limit for one year of the 2/27/14 conditional use approval.

Mr. Byram said that he is changing the name of the business to "Spirits in Willoughby". Mr. Byram said that he is ready to pull his permits and start his business.

The secretary read into the record the conditions of the existing conditional use permit that will extend into the extension.

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Mr. Byram said that he will have outside music using speakers at a conversational level. Mr. Byram said that he will have no outside bar or menu for it.

A motion was made by Gerald Merhar and seconded by Robert Fiala to approve the extension of a conditional use permit approved 2/27/14 for one year.

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

**Motion Carried:        APPROVED**

**EVAN TWAMBLY**           38134 Western Pkwy  
                                  Unit 2

**CUP -  
Personal training  
to gen'l public  
For 8 people  
C.O.1145.03(e) (5)  
L-I dist.**

There was no representative present this evening.

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

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

**Motion Carried:        TABLED**

**WILLOUGHBY-EASTLAKE**    34343 Euclid Ave.  
**CAREER ACADEMY**  
(Steven Bell, TDA)

**CUP -  
Vocational, trade or  
tech. school  
C.O.1141.03(f) (8)  
MS-B dist.**

Steve Nedlick, Director of Operations, represented this conditional use permit application to allow a vocational, trade and tech school for the existing building and a new building. The old building will house the auto repair and collision technology, cosmetology, business technology and hospitality. The remaining space will be office space. The new building which will have 30 welding bays and

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four class rooms which will house building programs for middle school age for electrical, carpenter and mechanical technology. There will not be any outside speakers. They will have a central intercom inside the building.

The hours of operation are:

6:00 a.m. until 10:00 p.m. 7 days a week.

A total students of 350 to 400.

No more than 3 to 4 cars is allowed to remain out-side for more than 1 day.

A motion was made by Gerald Merhar and seconded by Robert Fiala to approve the conditional use permit with the conditions stated this evening.

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

**Motion Carried:        APPROVED**

**WILLOUGHBY-EASTLAKE**        34343 Euclid Ave.  
**CAREER ACADEMY**  
(Steven Bell, TDA)

**Devel./elev./  
landscape plans  
new 10,850 sq. ft. bdg/  
Re-do bdg 24,200 sq. ft.  
exist bdg  
MS-B dist.**

Steven Bell of TDA represented this development plan, elevations plan and landscape plan.

An elevator will be added on the outside of the existing building which can be accessed from in-side. A window will be added on the east elevation. The front door will be shifted left. Another bay will be added. A sign will be installed on the east elevation.

The new 60' X 200' pre-engineered metal building will have a low pitched roof. Neutral colors will match the existing building.

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A new retention basin to collect storm water will be added at the north end. There will be no increase in hard surface. Sidewalks will be added.

A motion was made by Gerald Merhar and seconded by Ken Kary to approve the development plan, elevations plan and landscape plan as submitted.

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

**Motion Carried:        APPROVED**

**DISCUSSION**

<b>ERIC RIVCHUN</b>	38809 Mentor Ave.	<b>Rezone -</b>
<b>PERRINO BUILDERS</b>	(former Nissan dealer)	<b>C-M to G-B</b>
		Retail Furniture
		C-M Dist.

Irwin Frank, Attorney, Eric Richun of Reisenfeld & Co., and Pat Perrino, Perrino Builders, represented this discussion to rezone the former Nissan dealer property from Commercial Manufacturing to General Business and use it for retail. Mr. Frank said that this property contains 10 acres of land with an existing 30,000 sq. ft. vacant building. Mr. Frank said that besides purchasing the property they will reconstruct the existing vacant building.

Mr. Frank said that he heard a rumor that the City wants to rezone this area to General Business. This entire side of the street up to the Mentor Corporation line is zoned Commercial Manufacturing. It will match the General Business classification across the street if this side of the street is rezoned to General Business.

Mr. Perrino said that he currently has a retail furniture store in Mayfield Hts. and his lease expires September 16, 2016 so he has to have a building to move into. Mr. Perrino said he maintains a show room and he designs furniture on-site for hi-end furniture. He wants to set up an office for his retail business and space for a general contractor's office.

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Mr. Perrino remodels and builds homes. He added furniture and design to his business five years ago. His wife does the decorating part of the business. Mr. Perrino and his son do the building end of the business. Mr. Perrino does custom building and furniture. Decorators will be located on-site. He wants to expand and re-locate to Willoughby. He will hire 40 employees and use 18,000 sq. ft. of the building. The remaining area of the building will remain warehouse. It will be strictly an office and a set up with retail and sub contracting. They don't own construction trucks or heavy equipment. Mr. Perrino said he has 11,000 sq. ft. in Mayfield Hts. and Highland Hts. where he has a design center for custom furniture design for residential use and office there.

Mr. Richun who is interested in retail is interested in the Audi/Porsche vacant building on the adjoining property. He says all this property that fronts on Mentor Ave. will be good for retail use.

There was discussion about the rest of the street and if the owners would go along with rezoning their properties to General Business so the entire street on the Nissan side could be rezoned or remain Commercial Manufacturing. Mr. Merhar said to verify that the other properties are in agreement for the rezoning. Mr. Merhar said that he doesn't see anything wrong with the rezoning if they get the rest of the property owners to go along with it.

Gerald Merhar said that the entire street up to the Mentor Corporation line should be rezoned General Business otherwise it will be spot zoning.

Michael Germano said the next step is to file a rezoning application formally.

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