

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JANUARY 23, 2014
PUBLIC HEARING
MINUTES**

PRESENT: B. Fiala; C. Cox; G. Patt; G. Merhar, Vice Chairman

ABSENT: Ken Kary

OTHERS: Mike Germano, Ass't. Law Director; Jim Sayles, City Engr.;
Janice Lipscomb, Econ. Devel. Mgr.; Richard Smith, Chief
Building and Zoning Inspector; Betty A. Nardelli,
Secretary

Vice Chairman Gerald Merhar called the public hearing to order at 7:00.

The legal notice was read into the record for the following:

GRACE WOODS	P.P.#27A-2-22	CUP -
SATELLITE CMTY (James Churski)	5645 Ridge Rd.	Expans. Of exist. Cup/ Addt'l 12 units
		R-100 dist.\

The following spoke **FOR** the proposal.

David Schell, Executive Dir.

Breckenridge Village
36855 Ridge Rd.
Willoughby, Ohio 44094

Mr. Schell said that seven years ago Grace Woods was approved for 113 units and the first phase is 99% filled. Two buildings are completed. The total units with the twelve additional units is 125 units. Mr. Schell said that the dining room is 96% used. It will be used more when the connector is added. Mr. Schell said that the new units will be at the end of building #2 and near the connector.

The following spoke **AGAINST** the proposal.

No One

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JAY BYRAM 3872 Erie St.
(Jay Byram)

**CUP -
sls/SVC alcoholic bev.
for On-premise consump.
For winery & tavern
C.O.1141.03(c) (17)
C.O.1109.05(d), (e) & (f)
D-B dist.**

The following spoke **FOR** the proposal.

Jay Byram
4509 Center St.
Willoughby, Ohio 44094

Mr. Byram said that he built a building for the garden center at Willoughby Garden Center and he added an addition on it this past year. It didn't work out as a garden center and he has an empty piece of property there with a train car. Mr. Byram said that he received a suggestion to have a winery which will be ideal for this location.

The following spoke **AGAINST** the proposal.

No One

There being no further business the public hearing closed at 7:10 p.m.

A tape of this public hearing is available for review in the office of the Planning Commission Secretary.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary