

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
JANUARY 23, 2014
REGULAR MEETING
MINUTES**

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

ABSENT: K. Kary

OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engr.;
Janice Lipscomb, Econ. Devel. Mgr.; Richard Smith, Chief
Zoning & Bldg. Inspec.; Betty Nardelli, Sec'y

Vice Chairman Gerald Merhar called the meeting to order at 7:10 p.m.

OLD BUSINESS

MINUTES

December 12, 2013

A motion was made by Greg Patt and seconded by Chuck Cox to approve the minutes of December 12, 2013 as written.

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

Motion Carried: APPROVED

NEW BUSINESS

GRACE WOODS
SATELLITE CMTY
(James Churski)

P.P.#27A-2-22
5645 Ridge Rd.

CUP -
Expans. Of exist. Cup/
Add'l 12 units
R-100 dist.

David Schell, Breckenridge Executive Director, represented this conditional use permit application for the expansion of an additional twelve units. Mr. Schell said that Breckenridge has a demand to expand public services', primarily the dining area and the community room space. To do this they have to add additional units to accommodate the cost of the net space. To be able to use the dining room and the other space more the plan is to connect the two buildings, Building #2 and building #3. The second floor of both buildings will be connected. The additional

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units will be added at the end of building #2 where the connector will be. The connector will be a hallway with no units. The dining area and social area will then be easier to access. The social area is the dining area. The library, beauty salon, fitness center and game room are all in the same center.

Being no more discussion Vice Chairman Merhar asked for a motion.

A motion was made by Greg Patt and seconded by Chuck Cox to approve the expansion of an existing conditional use permit for a connector and twelve additional units for Grace Woods of P.P.#27A-2-22 Ridge Rd.

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

Motion Carried: APPROVED

GRACE WOODS	P.P.#27A-2-22	Revised site/elev. plans
SATELLITE CMTY	5645 Ridge Rd.	Bdg #2 - 12 addt'l units
(James Churski)		23,830 T/sq. ft.
		32 T/units
		Overhead connector
		R-100 dist.

David Schell, Breckenridge Executive Director, represented this revised site and elevation plans for twelve additional units to building #2 and for an overhead connector connecting building #2 and building #3.

Being no more questions and discussion for this item Vice Chairman Merhar asked for a motion.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the revised site plan and elevation plan for an overhead connector and twelve additional units for Grace Woods of P.P.#27A-2-22 Ridge Rd.

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

Motion Carried: APPROVED

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JAY BYRAM
(Jay Byram)

3872 Erie St.

**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.**

Jay Byram represented this conditional use permit application for a winery and tavern at the Willoughby Coal and Garden Center. Mr. Byram said that he owns all four lots and he leases the railroad property. Mr. Byram said that the train car parked on the premises is included with the application. It will be used as a gift shop in response to Greg Patt's question. Mr. Byram said that he will still sell construction materials in response to Chuck Cox's question.

Mr. Byram said that he will pave the area that he owns. He will not pave the railroad property that he leases. Mr. Byram said that sixty cars can be parked there in response to Vice Chairman Merhar's question.

Mr. Byram said that he doesn't have a liquor license presently but he can acquire one in response to Chuck Cox's question. The license will be for wine and beer presently. He will sell liquor in the future. Mr. Byram said that his son will operate the winery and tavern.

Mr. Byram said that the new building which will be air conditioned will be used for the tavern. Mr. Byram said that the entire outside area is the patio. He will set up tables and chairs outside. He will not have a bar outside. Service will be inside the building. Mr. Byram said that he will not have a full menu. Food will be more like cheese and canapés. Mr. Byram said that he will not have live entertainment. He will have music outside. Mr. Byram said that he will return for approval on live entertainment. Vice Chairman Merhar said to call it conversational music to be able to hear conversations. Mr. Byram said that the doors will be open in the summertime in response to Greg Patt's question. Mr. Byram said that the doors do not face towards the residents across the street. The doors face toward down town Willoughby.

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Mr. Byram said that his hours of operation are 11:00 a.m. until 2:00 a.m. seven days a week. Vice Chairman Merhar said that more details are needed on the entertainment. Chuck Cox said that this sounds more like a discussion than getting approval for a conditional use permit. Vice Chairman Merhar suggested that Mr. Byram table his application. Mr. Byram said that he will get more detail on a plan for the next meeting.

Being no more questions and discussion for this item Vice Chairman Merhar asked for a motion.

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

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

Motion Carried: APPROVED TO TABLE

MELROSE FARMS (Chuck Szucs)	P.P.#27B-49A-13	PH III - Amended title pg.
	Melrose Farms Dr.	Accept. & Dedication
	Grand Galla Ct.	"<u>Loreto Venture Group III, LTD</u>"
		<u>"Dedicate to the City of</u>
		<u>Willoughby"</u>
		Mortgage Release -
		FirstMerit Bank, NA
		Mortgage Doc. No. <u>"2006R014977"</u>
		FirstMerit Bank, NA
		Mortgage Doc. No. <u>"2006R016518"</u>
		FirstMerit Bank, NA
		Mortgage Doc. No. <u>"2006R022788"</u>
	FirstMerit Bank, NA	
	Mortgage Doc. No. <u>"2006R002342"</u>	

There was no representative present this evening. Jim Sayles, City Engineer, explained the changes to the plat's title page required by the Law Department. The mortgage releases were added to the title page. They were not on the previous approved plat.

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The name of the group dedicating the streets in Melrose Farms Phase 3 to the city, granting easements, etc. was amended.

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

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the amended title page of the plat for Melrose Farms PH III.

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

Motion Carried: APPROVED

DISCUSSION

EDW. FIGLER	Western Pkwy	Rezoning -
	P.P.#27B-53B-58	3.0975 acres
	P.P.#27B-53B-1	5.9864 acres
		L-I to G-B

Ed Figler represented this discussion for rezoning two parcels from Limited Industrial to General Business. One 3.0975 acre parcel is located on the SW corner on Lost Nation Rd. and Western Parkway. The other 5.9864 acre parcel is located on the north side of Western Parkway extending up to Aquarius Parkway. Mr. Figler said he wants to rezone the property from Limited Industrial to General Business and to permit Limited Industrial as a conditional Use. Mr. Figler said that currently it is zoned Limited Industrial with General Business as a conditional Use. Mr. Figler said that further north of Aquarius Parkway near Tamarac it is zoned General Business.

Janice Lipscomb said that as long as we can do Limited Industrial to leave it Limited Industrial by Aquarius Parkway.

Planning Commission had no problem with the proposal to rezone and told the applicant to file for rezoning formally.

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No action was taken on this discussion.

PLANNING COMMISSION

**Election - 2014
Chairman
Vice Chairman**

A motion was made by Chuck Cox and seconded by Greg Patt to nominate Jerry Merhar as chairman for the year of 2014.

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

Motion Carried: APPROVED

A motion was made by Bob Fiala and seconded by Greg Patt to nominate Chuck Cox as vice chairman for the year of 2014.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 8:00 p.m.

Gerald Merhar, Chairman

Betty A. Nardelli, Secretary