

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
APRIL 10, 2014
REGULAR MEETING
MINUTES**

PRESENT: R. Fiala; C. Cox; G. Patt; G. Merhar, Chairman
ABSENT: K. Kary
OTHERS: Mike Germano, Asst. Law Director; J. Lipscomb, Econ.
Development Mgr.; J. Sayles, City Engr.; Darryl Keller,
Chief Bldg. & Zoning Inspector; Jerry Ranally, Ward 5
Councilman; Betty Nardelli, Sec'y

Chairman Gerald Merhar called the regular meeting to order at 7:21 p.m.

REGULAR MEETING

OLD BUSINESS

MINUTES

March 27 2014

A motion was made by Greg Patt and seconded by Chuck Cox to approve the minutes of March 27, 2014 with the corrections stated this evening.

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

Motion Carried: APPROVED

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

A letter of April 7, 2014 was submitted by Ed Figler requesting a meeting when all the Board members are present to vote on the application.

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A motion was made by Greg Patt and seconded by Bob Fiala to table this rezoning application pending until a full Board is present to vote on it.

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

Motion Carried: TABLED

NEW BUSINESS

FRANK & TONY'S **38107 2nd St.** **CUP - expansion**
extend grnd FL patio &
fencing outward /
Add **landscaping**
D-B dist

Angelo Gallo represented this conditional use permit application to amend the existing conditional use permit to allow a ground floor patio expansion. The existing patio and gate will be extended outward by adding more fencing, concrete curbs and a concrete floor replacing the asphalt. The existing fencing and the gate will be relocated. Arborvitaes will be planted to screen the patio. Mr. Gallo said that when the guard house is installed on the corner of the patio it will take up two parking spaces. Mr. Gallo said that the 300 sq. ft. patio's total area will be 700 sq. ft. after the expansion.

Mr. Gallo said that the fence is about 5' tall. The existing roof will not extend over the expansion. Mr. Gallo said that there will be no music and no outside speakers.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the conditional use permit application for the expansion and the extension of a patio per the plan with the conditions that the hours of operation match Frank & Tony's inside hours and that there will be no additional music or speakers.

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

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Motion Carried: APPROVED

FUSCO AUCTIONS	4740 Beidler Rd.	SUP - Auctions
(Paul Fusco)		public & internet -
		24 to 30 auctions
		per yr.
		L-I dist.

Paul Fusco represented this similar use permit application. Mr. Fusco said that they are open to the public 10:00 a.m. until 5:00 p.m. on Thursdays, Fridays and Saturdays.

Auctions are 5:00 p.m. until 10:00 p.m. Friday and Saturday evenings. Also they will be open on Saturdays 10:00 a.m. until 3:00 p.m. and on Sundays 12:00 noon until 3:00 p.m.

The office hours are 10:00 a.m. until 5:00 p.m. Monday thru Friday.

Mr. Fusco said that there are a lot of parking spaces but they will only need 75 spaces.

Mr. Fusco said that of the 12,000 sq. ft. available he will use 1/3 of that for the auction area. The rest will be warehouse space.

Mr. Fusco said that there will be no auctions outside. They will be inside the building. There also will be no storage outside the building.

Being no more discussion Chairman Merhar asked for a motion.

A motion was made by Chuck Cox and seconded by Greg Patt to approve the similar use permit application for 4740 Beidler Rd. with the conditions stated this evening.

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

Motion Carried: APPROVED

WILLO DEVELOPMENT CO.	38107 2 nd St.	Devel. Plan -
(Jim Danford)	27A-29C-39	Guard house /
	AKA 4098 Erie St.	iron fencing /
		D-B dist.

Jim Danford, owner of the property, represented this development

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plan for a 5' X 8' guard house and iron fencing. The guard house consists of brick that matches the color of the side of Frank & Tony's building. There is a sliding window on the front of the guard house and a door on the south side. The roof is a copper color which is the same color as the patio roof. The foundation is concrete. Mr. Danford said that the east elevation faces Frank & Tony's building. Mr. Danford said that there will be no electricity in the guard house.

Chairman Merhar asked for a motion.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the guard house and iron fence.

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

Motion Carried: APPROVED

SCHEDULE WORK SESSION

**ENERGY WEST RESOURCES (2) P.P.#27B-44-21 Between Plan. Comm
 P.P.#27B-44-23 & Council - Rezoning
 Bld. compressed natural
 gas fuel station
 R-100 / MS-B**

Jeff Heidnik represented this discussion. Mr. Heidnik said that his company, Energy West Resources, would like to build a compressed natural gas fuel station on Lost Nation Rd. but the property needs to be rezoned to the appropriate zoning district. Two of the parcels are zoned R-100 and one parcel is zoned Motor Service Business. Also the three parcels need to be combined.

Mr. Heidnik said that these fuel stations look similar to a gasoline fuel station and are very expensive to build.

Mr. Heidnik said that an automobile has to be set up to burn natural gas. Mr. Heidnik said that Volkswagen has a full fuel car that runs on both gasoline and natural gas.

Mr. Heidnik said that the gas is compressed from the tap line on the street, put into a tube for storage under "hi-pressure" to a

