

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
JUNE 12, 2014  
PUBLIC HEARING  
MINUTES**

**PRESENT:** B. Fiala; C. Cox; Ken Kary; G. Patt; G. Merhar, Chairman

**ABSENT:** No one

**OTHERS:** Mike Germano, Ass't. Law Director; Jim Sayles, City Engr.;  
Darryl Keller, Chief Bdg. & Zoning Inspector; Betty A.  
Nardelli, Secretary

Chairman Gerald Merhar called the public hearing to order at 7:02 p.m.

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

<b>LAKE HEALTH INC.</b> (Richard Farkas)	36000 Euclid Ave.	<b>CUP - expansion</b> to exist cup - <b>add bdg</b> to house <b>boiler plant sys.</b> & <b>connect to</b> <b>exist. med. fcilty</b> via tunnel C.O.1135.03(c) (5) RMF-LR dist.
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The following spoke **FOR** the proposal.

**Don of Lake Health Inc.**  
36000 Euclid Ave.  
Willoughby, Ohio 44094

Don said that the reason for the expansion is to remove the boilers and install water chillers in the new structure and to put variable drives in the cooling tower. This will alleviate the noise from the residents. Don showed where the new building will go on the plans. Kilarney Rd. is south of this building.

The following spoke **AGAINST** the proposal.

**Jane Gray**  
35725 Kilarney Rd.  
Willoughby, Ohio 44094

Ms. Gray's concern is the helicopters flying over her property, where the water goes when the cooling towers are drained,

**Planning Commission**  
**City of Willoughby**  
**Public Hearing Minutes**  
**June 12, 2014**  
**Page 2**

if additional light poles will be installed and if they will illuminate Kilarney Road's rear yards, if this expansion will interfere with the sewers, if parking spaces will be lost, and who to call if there's a problem.

**Melissa Stein Baranauskas**

35717 Kilarney Rd.  
Willoughby, Ohio 44094

Mrs. Baranauskas wanted to know the hours of operation of the construction of the new building.

**Jeff Ovsek**

35603 Kilarney Rd.  
Willoughby, Ohio 44094

Mr. Ovsek was concerned about the helicopters because they don't follow the flight pattern. The helicopters fly across his property shaking his house when they do fly by. Mr. Ovsek said that the wood fence that the hospital installed on the property of the last seven houses on Kilarney Rd. is falling down and kids can get hurt climbing over it to get to the City park. Mr. Ovsek said he is concerned about the size of the new building and the lights.

**Richard Billson**

36011 Kilarney Rd.  
Willoughby, Ohio 44094

Mr. Billson said that the wood fence that the hospital installed was approved for a 6' height and it grew to 8' tall. Mr. Billson said he wants to know in decibels how much the noise will be lowered with the new chillers. Mr. Billson said that one of the walls is a blow out wall and he wanted to know which wall and which direction it will blow out. Mr. Billson also complained about the smell that emanates from the hospital at night. Mr. Billson said that between the noise and the smell he can't get to sleep at night.

**Ken Kreger**

35823 Kilarney Rd.  
Willoughby, Ohio 4409

Mr. Kreger said he has lived at this address behind the power plant

**Planning Commission  
City of Willoughby  
Public Hearing Minutes  
June 12, 2014  
Page 3**

for 39 years. Mr. Kreger said that he hopes action is taken to cut down the noise and the smell. Mr. Kreger said that he can't keep his windows open because it smells like an incinerator.

The following spoke in **REBUTTAL FOR** the proposal.

**Rick Farkas**

Marshaus & Farkas Healthcare Architecture  
1220 W. 6<sup>th</sup> St.  
Cleveland, Ohio 44113

Mr. Farkas said that the smell and other complaints aren't for this project. Mr. Farkas said that the building is single story. There are no special boilers and no operators. They are replacing old equipment with new equipment for future expansion. The chiller is high frequency and should be less noise. The building which they are trying to keep away from the neighbors is located at the south end of the hospital. They are relocating the existing light poles. He doesn't know if the light beams are contained on the hospital property. Mr. Farkas said that the hospital doesn't have incinerators. They have their thrash picked up.

**Amy** of Lake Health

Tri Point  
Auburn Rd.

Concord, Ohio 44077

Amy said that the hours of construction for the addition is 7:00 a.m. until 3:30 p.m. There will be some Saturday work. There will be some site work to excavate for the tunnel.

The following spoke **in REBUTTAL AGAINST** the proposal.

**Richard Billson**

36011 Kilarney Rd.  
Willoughby, Ohio 44094

Mr. Billson was concerned about the location of the garbage disposals during construction and about the green area.

**Jeff Ovsek**

35603 Kilarney Rd.  
Willoughby, Ohio 44094

**Planning Commission  
City of Willoughby  
Public Hearing Minutes  
June 12, 2014  
Page 4**

Mr. Ovsek said that he can't believe that the hospital will re-use the old lights and move them back towards the Kilarney Rd. residents rather than install new ones. Mr. Ovsek wants the hospital to submit a photo study for the lights and to do a noise study.

**Jane Gray**

35725 Kilarney Rd.  
Willoughby, Ohio 44094

Ms. Gray was concerned about the digging of the tunnel.

**Ken Kreger**

35823 Kilarney Rd.  
Willoughby, Ohio 44094

Mr. Kreger wanted to know if the new building will dispense the sound coming towards his property.

**Judith Stefanick**

35923 Kilarney Rd.  
Willoughby, Ohio 44094

Ms. Stefanick said that there is a grassy area between the fence and the parking lot which is a buffer area. She wanted to know if that area will be lost for parking. She also wanted to know if the parking will be increased and if the trees will be removed.

The following spoke in **REBUTTAL FOR** the proposal.

**Rick Farkas**

Marshaus & Farkas Healthcare Architecture  
1220 W. 6<sup>th</sup> St.  
Cleveland, Ohio 44113

Mr. Farkas said that they will be digging into clay and they will hit shale. The digging won't affect the neighbor's foundations and basements. There will be no blasting. The sewers are being re-routed on site. Mr. Farkas said that some green space will be lost. Mr. Farkas said that they are displacing 25 parking spaces and replacing 20 parking spaces.

**Planning Commission  
City of Willoughby  
Public Hearing Minutes  
June 12, 2014  
Page 5**

The following spoke in **REBUTTAL AGAINST** the proposal.

**Jane Gray**

35725 Kilarney Rd.  
Willoughby, Ohio 44094

Ms. Gray wanted to know if they will build on top of this one-story addition. The answer was no.

**Jeff Ovsek**

35603 Kilarney Rd.  
Willoughby, Ohio 44094

Mr. Ovsek said that the main sewer runs across where they plan on cutting for the curb by the fence. Mr. Ovsek said that there used to be a creek in that area. Mr. Ovsek's concern is that if they cut for the new curbs there which is behind his rear yard, the Kilarney Rd. rear yards will be flooded.

There being no further business or rebuttals the public hearing closed at 8:00 p.m.

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

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Gerald Merhar, Chairman

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Betty A. Nardelli, Secretary