



**Planning Commission  
City of Willoughby  
Regular Meeting minutes  
June 12, 2014  
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**NEW BUSINESS**

**LAKE WEST HOSPITAL**  
(Richard Farkas)

36000 Euclid Ave.

**CUP - expansion  
to exist. Cup/  
add bdg to house  
boiler plant sys.  
& connect to  
exist. south bldg.  
RMF-LR dist.**

Rick Farkas represented this conditional use permit application for the expansion of the existing conditional use permit by adding a building to house the boiler plant system and a tunnel connecting the new building to the maintenance building. New chillers will be added that are more energy efficient and will allow for future expansion.

Mr. Farkas said that the dumpsters that are currently near the loading docks will not be re-located near the Kilarney Rd. resident's fence. The dumpsters will remain near the construction site where they will be picked up by the trash hauler.

Mr. Farkas said that they will address the parking lot lights in response to Ken Kary's question. Bob Fiala suggested using wall mounted rapid cutoff illumination that will save the hospital money. The building is 24' tall and the wall lights can be adjusted to the same height as the light poles. You can stick these lights on the building which will be 30' away from the residents. Mr. Farkas said that is something that can be considered. Mr. Farkas said that he can't make that decision and he will relay the information back to the hospital. Chairman Merhar told Mr. Farkas that he would like him to address the lights issue.

Amy, Lake Health representative, said that the lights won't change if they are mounted on the wall. Amy said that she is sure that the light poles can be adjusted. Greg Patt told Amy that Planning Commission is asking Lake Health to change the lights.

Mr. Farkas said that 25 parking spaces will be removed and 20 parking spaces will be added.





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Patt's question. Currently they have the funding to do the parking lot and the foundation. Mr. Pietrantone said that the main thing is the parking because Fine Arts has no parking. They use 146 parking spaces on the near-by Andrews School's parking lot.

Chairman Merhar said that Fine Arts now owns their own property and they want their own parking lot. Previously when Andrews School owned the Fine Arts property the parking was shared by Andrews School and Fine Arts and the parking was sufficient.

There is enough parking now but when the building is built a variance will be needed. Chairman Merhar said that the parking is split according to the use of the building. Portions of the building are not used at the same time as the class rooms. Mr. Pietrantone said that they have a written agreement with Andrews School to use their parking lot for overflow parking in response to Chairman Merhar's question.

Mr. Pietrantone said that there will be greenery around the building and in the parking lot.

Being no more discussion Chairman Merhar asked for a motion.

A motion was made by Chuck Cox and seconded by Ken Kary to approve the site plan for the parking lot and the foundation for a future addition.

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

**Motion Carried:       APPROVED**

**DISCUSSION**

<b>KRK CAR WASH</b> (Ryan Krake)	5000 SOM Center Rd.	Exist car wash - <b>prelim. Modif.</b> To Bdg. & equip. G-B dist.
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Ryan Krake represented this discussion for preliminary modification to the existing car wash building and equipment. Currently there are twelve bays. Mr. Krake said that two bays by the roadside and

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one bay in back of the car wash will be removed. A small office will replace the roadside bays. Three bays will be used for storage. The left end of the building's walls and the wall on the other end will be removed.

Mr. Krake said he wants to install a conveyor like tunnel car wash on the side of the property near the Speedway gas station. This type of car wash gives the same amount of wash in a shorter amount of time. The tunnel allows to turn out a car every 40 seconds.

Mr. Krake said that he will have attendants on-site to operate the facility. The facility will never operate without an attendant. Mr. Krake said he will hire three more people to operate it.

Mr. Krake said they will use some of the space for storage and repair maintenance for the car wash. They do repair for Giant Eagles Get Go carwashes and for some dealers. They don't do these repairs at the car wash. They go to the customer's site. Chairman Merhar said they can do their own replacement of equipment, but to bring other people's equipment on-site to repair is a problem.

Darryl Keller said that the equipment repair on site is an accessory use. Darryl said he doesn't see anything about storage in the code except for their own use.

Planning Commission had no problem with the presentation. No action was taken on this discussion and the applicant can submit plans formally.

**LAKE COUNTY CREMATORY**

(Sherie Garapic)  
(Matthew Baran)

**In L-I dist.**  
possibly by Text chng

Sherie Garapic and Matthew Baran represented this discussion for a text amendment to allow a crematory facility in Willoughby without a funeral home. Mr. Baran said that currently Brunner's Funeral Home has a crematory. There also is one on Chardon Rd. Ms. Garapic said that in Cleveland crematories are in the Flats and on E. 55<sup>th</sup> St. The newer ones are in the limited industrial areas.

Ms. Garapic said that she is a licensed funeral director and embalmer and certified to do cremations. She goes to the funeral home and prepares the deceased. She also has worked at the

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Tri-County Crematory which no longer operates.

Mr. Baran who has owned Atlantis Auto-livery Inc. for ten years transfers the deceased from the place of death and delivers the deceased to the funeral home that called him. He also worked at the Great Lakes Crematory and is currently employed at the Cuyahoga County Coroner's Office.

Chairman Merhar said that our ordinance excludes crematories from the funeral home. Mr. Baran said the crematory will not be housed in a funeral home or will they deal with the public. Chairman Merhar said that a crematory will have to be by conditional use in one of our existing zoning districts. Mr. Baran said that he was thinking of Hamann Parkway behind the movie Theater which is Limited Industry.

Currently funeral homes which excludes crematories are allowed in General Business, Downtown Business and Office Business districts which are near the residential areas. Darryl Keller said crematories are excluded from the definition section of the code.

Ms. Garapic said that she wants to go forward in response to Chairman Merhar's question. Mr. Baran said that he is in the process of incorporating a crematory facility.

Chairman Merhar said that the next step is to have the Law Department draw up a draft. Mike Germano told the applicants to bring notes to the meeting and to send them to the Law Director stating what they want.

No action was taken on this discussion.

Being no more business the meeting was adjourned at 9:00 p.m.

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Gerald Merhar, Vice Chairman

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Betty A. Nardelli, Secretary