

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

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

ABSENT: K. Kary; G. Merhar, Chairman

OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engr.;
Darrel Keller; Chief Zoning & Bldg. Inspec.; Betty
Nardelli, Sec'y

Vice Chairman Chuck Cox called the regular meeting to order at 7:00 p.m.

OLD BUSINESS

MINUTES

June 12, 2014

A motion was made by Bob Fiala and seconded by Greg Patt to approve the minutes of June 12, 2014 as written.

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

Motion Carried: APPROVED

DJS KLUB LLC 4099 Erie St.
(Sean Heineman, owner
(Joe Hanna, Arch.)

CUP -
SLS/SVC **alcohol**
on premise consump.
C.O. 1141.03(c)(17)
D-B dist.

John Adams, operations manager, represented this application. The hours of operation are 10:00 a.m. until 3:00 a.m. seven days a week. Mr. Adams said that they have a beer license which means they can serve beer until 1:00 a.m. They are staying open until 3:00 a.m. to serve food. Mr. Adams said they are first on the list for a D5 license. Mr. Adams said they will have ambiance music inside the building at a conversational level. Mr. Adams said they will have three tables outside for seating twelve people in response to Bob Fiala's question. Mr. Fiala said that Mr. Adams will have to return

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to Planning Commission for outside dining approval which is a separate approval from this evening's application. Mr. Adams said that they are allocated eight parking spaces in the parking lot behind the building in response to Vice Chairman Cox's question. They also rent parking spaces from the Willoughby Brewery and Verraco's (former Gavi's) restaurant. Mr. Adams said that they also use valet service.

Mr. Adams said that they are changing the name of the restaurant from CB CS & DTW to Tacolicious which will also be on their sign. DJS Klub LLC is the name of the corporation which will be on the conditional use permit. Mr. Adams will have to return to the Design Review Board for re-approval of their sign which was approved for CB CS & DTW.

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

A motion was made by Greg Patt and seconded by Bob Fiala to approve the conditional use permit for DJS Klub LLC of 4099 Erie St. as submitted with the hours and conditions stated this evening noting that the applicant has to return for outside dining approval.

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

Motion Carried: APPROVED

LAKE HEALTH INC.	36000 Euclid Ave.	CUP - expansion
(Richard Farkas, Arch.)		to exist cup/ Bdg addt'n to house boiler plant sys. & connect to exist. Med. Fclty via tunnel C.O.1135.03(c) (5) RMF-LR dist.

Rick Farkaus, architect, represented this conditional use permit application for an addition of a building to house an additional

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boiler and connect it to the existing facility. Mr. Farkaus said he had an on-site walk June 26, 2014 with Lake Health representatives and two Planning Commission members. He was requested to do a decibel lineal sound survey and compare it to the Tri-Point facility because the proposed boiler is the same as Tri-Point's. The decibel reading is at 100 degrees away from the existing cooling towers at Lake West which is about 80 decibels. The same distant and reading at Tri-Point was 70 degrees. The air chillers weren't running at Lake West. It's water to water.

Mr. Farkaus said that there are three entities there. Laurelwood, Physicians Group in the medical building and the hospital. The air cooler chiller associated with the medical office building is not going to affect this project. Mr. Farkaus said that they have provisions in the project to change over to the hospital water cooler system but it is not a definite thing.

Mr. Farkaus said that the air cool chiller that makes noise will stay. They are getting rid of one air cool chiller associated with the hospital. They are all going to be water cool chillers. There will be one air cool chiller associated with the hospital for 70 degree hot days in January when the water system is shut down. They have three air coolers that will be housed inside. The chillers will be inside the cooling towers outside.

Vice Chairman Cox said that at the 6/26/14 walk he had asked to measure the current light level at West End so the light is not aimed at the Kilarney Rd. residents. Mr. Farkaus said that they have the existing light level measurement. **The foot candle at the Kilarney Rd. property line is at .1.**

Mr. Farkaus said that rather than add more parking spaces they are keeping the green space near the Kilarney Rd. resident's fence. Darryl Keller said that parking exceeds what is needed. Bob Fiala said that unless a real need is needed for parking he would rather keep the green space.

Darryl Keller said that he and the property maintenance inspector inspected the fences and parts of the fences need repair. Letters will be sent out regarding that.

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

A motion was made by Bob Fiala and seconded by Greg Patt to approve the expansion for Lake West at 36000 Euclid Ave. based on the information provided this evening which includes the light level readings which will not be exceeded as part of construction, the current grass area will remain and the fencing will be repaired. The decibel level will be no more or reduced which is similar to Tri-Point.

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

Motion Carried: APPROVED

LAKE HEALTH INC.	36000 Euclid Ave.	Site/elev. plan
(Richard Farkas, Arch.)		3,445 sq. ft. addt'n
		to house boiler plant
		sys. & connect to
		exist. Med. Fclty
		via tunnel
		RMF-LR dist.

Rick Farkaus, architect, represented this site plan and elevations plan. Mr. Farkaus said that the color of the proposed brick for the addition is changed. Instead of dark burgundy the brick will match the existing beige gray brick and brick size.

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

A motion was made by Bob Fiala and seconded by Greg Patt to approve the site plan and elevations plan for the boiler plant for Lake West at 36000 Euclid Ave.

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

Motion Carried: APPROVED

NEW BUSINESS

**PLANNING COMMISSION/
LAKE COUNTY CREMATORY**
(Sherie Garapic)
(Mathew Baran)

Text amend - crematory fcilty
C.O. 1103.03 - defin.
add # (33) "Crematory Facility"

C.O. 1145.03(e) - P/uses
add # (10) "Crematories" as a "C"
in all 3 indust. Dist.

C.O. 1155.06 - regs. for CUP
add # (11) "Crematory Facility"

C.O.1155.07 - suppl. Regs
Add (n) "Crematories"
add (1) thru (6) - defin.
add A thru G - regulations

Sherie Garapic and Matthew Baran represented this draft amendment to include "crematory facility" as a conditional use in the industrial area. The only part of the draft that was questionable was **C.O. 1155.07(n)A - "The Crematory shall be operated within 300' of a residential district"**. Sherri wants clarification of the 300'. She wants to know if the 300' distance is building to building or building to property line. Greg Patt wants the distance to be further than 300'. Mike Germano said the distance should be from the building because that is where the crematory is operated from.

Sherrie said she can't get a license until they have a building. She can't get a building until approved by Planning Commission. Greg Patt said to apply for occupancy. They will then have an address but they can't occupy the building until they are approved and licensed.

Vice Chairman Cox requested addresses of existing crematories so they can be checked for any issues. Mr. Baran gave a list to Darryl Keller.

Vice Chairman Cox said that the draft is well written but only **C.O. 1155.07 (n)A** needs to be clarified. Vice Chairman Cox told the applicants to return in two weeks. If it is approved then the draft will go on Council's agenda and they will have the public hearing.

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A motion was made by Greg Patt and seconded by Bob Fiala to table this draft amendment.

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

Motion Carried: TABLED

There being no further business the regular meeting closed at 7:45 p.m.

Charles Cox, Vice Chairman

Betty A. Nardelli, Secretary