

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
JULY 24, 2014
REGULAR MEETING
MINUTES**

PRESENT: R. Fiala; K. Kary; G. Patt; G. Merhar, Chairman
ABSENT: C. Cox;
OTHERS: Mike Germano, Asst. Law Director; Darrel Keller; Chief
Bldg. & Zoning Inspector; Betty Nardelli, Sec'y

Chairman Gerald Merhar called the regular meeting to order at 7:05 p.m.

MINUTES

July 10, 2014

There was not a voting quorum present to vote on the July 10, 2014 minutes and they will be on the next meeting's agenda.

OLD 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 Gerapic and Matthew Baran represented this text amendment. A Revised draft was submitted changing "the crematory shall not be operated within 300' of a residential district" to "the crematory facility shall not be operated within 300' of any dwelling located in a residential district". Pictures of existing crematories were submitted by Darryl Keller showing the location, zoning district

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and distance from adjoining properties. There are three crematories in Lake County and one in Geauga County. One facility is in the industrial area and the rest are in a commercial area. All the facilities are located less than 200' away from the adjoining neighbor's building.

Chairman Merhar thinks 300' is over doing it. He said he has no problem with the 200' distance and the building to building location.

Greg Patt said the only thing clarified in the draft was the distance which was changed to "from building to building". Greg Patt was concerned about smoke and fumes coming from the crematory. Sherie said that the stack is heated and it vaporizes the smoke and fumes. Chairman Merhar said that it is similar to a catalytic converter.

Sherie said there usually aren't people at the crematory. The family usually goes to the funeral home and not to the crematory. Chairman Merhar doubted if there would be three cars at the crematory.

Ken Kary said that he is comfortable with the 200' distance and eliminating the one acre requirement. Bob Fiala is in favor of amending the 300' distance to 200'. Chairman Merhar said that if we set the distance to 200' he doesn't see why we need a one acre site size.

Darryl Keller said that the ordinance doesn't have parking established for crematories in response to Chairman Merhar's question. Under the notes for the schedule of regulations it states to comply with the district requirements regulations. So if a new structure is built for a crematory the applicant would have to comply with the Limited Industrial regulations like everyone else.

There was discussion on the one acre requirement which is: There won't be many cars at a crematory, a funeral home already requires one acre, the site will be for a crematory use only, if the use becomes a funeral home it would then have to meet the one acre requirement and if the site is less than one acre a variance is required for one acre.

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Bob Fiala said that the elimination of the site size requirement does not eliminate the requirement of underline zoning. You have underline zoning site size to take care of the size of parking.

Being no more discussion Chairman Merhar asked for a motion.

A motion was made by Bob Fiala and seconded by Ken Kary to approve and pass onto Council the legislation for crematories with the following versions: (1) the reduction of 300' setback from residential to 200' (2) eliminate site size requirement in underline zoning to establish the site size and parking requirement.

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

Motion Carried: APPROVED

TORNADO STRENGTH & CONDITIONING LLC (Wojtek Wencel)	36540 Biltmore PL	CUP _ crossfit gym C.O. 1145.03(e) (5) L-I dist.
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Wojtek Wencel represented this application. The conditions agreed on were:

The hours of operation: 5:30 a.m. until 9:00 p.m. seven days a week.

Music is not an issue because Mr. Wencel said the nearest building is 100' away from this building. Mr. Wencel said that there are no windows in this building.

Being no more discussion Chairman Merhar asked for a motion.

A motion was made by Ken Kary and seconded by Greg Patt to approve this conditional use application to allow a crossfit gym in this building based on the hours of operation of 5:30 a.m. until 9:00 p.m. seven days a week.

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

Motion Carried: APPROVED

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There being no further business the regular meeting closed at 7:30 p.m.

Gerald Merhar, Chairman

Betty A. Nardelli, Secretary