

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
AUGUST 14, 2014
REGULAR MEETING
MINUTES**

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

Vice Chairman Charles Cox called the regular meeting to order at 7:05 p.m.

MINUTES

July 10, 2014

A motion was made by Bob Fiala and seconded by Greg Patt to approve the minutes of July 10, 2014 as written.

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

Motion Carried: APPROVED

MINUTES

July 24, 2014

A motion was made by Greg Patt and seconded by Ken Kary to approve the minutes of July 24, 2014 as written.

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

Motion Carried: APPROVED

OLD BUSINESS

NONE

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NEW BUSINESS

RAED ALBANNA 38802 Mentor Ave.

CUP -
New/used tires replace.
C.O. 1141.03(d)(3)
G-B dist

Raed Albanna represented this conditional use permit application. Mr. Albanna said that this operation is to sell new and used replacement tires. There will be no car repairs. Mr. Albanna said that everything will be done inside the building in response to Greg Patt's question. There will be no outside storage. Mr. Albanna said that there is no lift inside to Greg Patt's question. Mr. Albanna said that the building owner said that he can do anything he needs to do with the building to operate his business. Mr. Albanna said that he also has a tire store in Lorain. If he does well at the Willoughby store he will close the Lorain store. Mr. Albanna said the name of his store is Prince Tires.

1. Hours of operation are:

9:00 a.m. until 8:00 p.m. Mondays thru Saturdays.

9:00 a.m. until 5:00 p.m. Sundays.

2. No other mechanical work is permitted.

3. No outside operations are allowed other than a tire display during operating hours.

4. Overnight parking of cars is not permitted.

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

A motion was made by Greg Patt and seconded by Ken Kary to approve the conditional use permit based on the conditions stated this evening which are: the hours of operation and no outside operations other than a display during hours of operation.

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

Motion Carried: APPROVED

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MILES KING 3860 Ben Hur Ave.

**SUP -
Internet/public auctions
C.O.1109.10
G-I dist.**

Miles King represented this similar use permit application. Mr. King said that his auctions are high end and consist of toys and antiques. He won't sell cars. Most of the auctions are 60% internet and 40% floor. Mr. King said the parking lot for this facility holds 208 cars. The unit's area is 7,700 sq. ft. Mr. King said that he prints his catalogs three months in advance in response to Greg Patt's question. Mr. King said the name of his business is Miles Stone Auction.

The conditions agreed on are:

Hours of operation:

8:00 a.m. until 9:00 p.m. 7 days a week.

Car sales are not permitted.

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

A motion was made by Bob Fiala and seconded by Ken Kary to approve the similar use permit based on the hours of operation of 8:00 a.m. until 9:00 p.m. 7 days a week. No car sales. All operations are inside the building.

ROLL CALL: Yeas: B. Fiala; K. Kary; G. Patt; C. Cox

Nays: None

Absent: G. Merhar

Motion Carried: APPROVED

BEN HUR PROPERTIES 3950 Ben Hur Ave.
(Fritz Machmer- P.P.#27B-40-23
Wessels)

**Lot split -
create 2 lots**
Parcel A = 10.0797 A.
Parcel B = 14.8370 A.
G-I dist.

Fritz Machmer-Wessels represented this lot split to create two lots. A revised legal description and plat were submitted. Parcel B is changed to residual parcel on the plat. A legal description is

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not required for the residual parcel. Mr. Machmer-Wessels said the lot split is to finance the new building and dock. Mr. Machmer-Wessels said the address of this property is 3911 Ben Hur and not 3950 Ben Hur.

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

A motion was made by Ken Kary and seconded by Bob Fiala to approve the lot split to create two lots for 3911 Ben Hur based on the City Engineers final approval.

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

Motion Carried: APPROVED

BEN HUR PROPERTIES	3950 Ben Hur Ave.	Site/elev. plans
(Fritz Machmer-	P.P.#27B-40-23	42,547 sq. ft.
Wessels)		New steel bldg./
		Truck dock
		G-I dist

Fritz Machmer-Wessels represented this site and elevations plans for a new 42,547 sq. ft. steel building and a new dock.

Vice Chairman Cox asked for a motion.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the site and elevations plans as submitted.

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

Motion Carried: APPROVED

PLANNING COMMISSION

**Text Amendment -
Auction - public & internet
C.O. 1103.03 - defin.- "auction"
C.O. 1145.03(b) - use
Add (6) "Auction"
as "C" in L-I dist.
C.O. 1155.06(4) - Area/width**

PLANNING COMMISSION CONTIN:

Add "Auction" as (a) (a)
Add C.O. 1155.07(f)
C.O. 1155.07(f) -
Add "Auction"...
add 1. Hours of operation...
add 2. No outside auctions...
add 3. No outside storage...

Auctions are not permitted in any zoning district and two auction uses have been granted by similar use permits. One was granted in the Limited Industrial district and one was granted in the Commercial Manufacturing district. To deter furthering the precedence a text amendment is suggested per C.O. 1109.10.

After discussion the following **amendments** to the draft were suggested:

Auctions permitted by Conditional use permit in all three industrial districts. Define "Public" auction.

This text amendment after revised for corrections will be on the next meeting's agenda.

No action was taken on this discussion.

There being no further business the regular meeting closed at 8:00 p.m.

Charles Cox, Vice Chairman

Betty A. Nardelli, Secretary