

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
SEPTEMBER 26, 2013
REGULAR MEETING
MINUTES**

PRESENT: R. Fiala, K. Kary; C. Cox, Acting Chairman

ABSENT: G. Merhar

OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engr.;
Janice Lipscomb, Econ. Devel. Mgr.; Richard Smith, Chief
Zoning & Bldg. Inspec.; Betty Nardelli, Sec'y

Acting Chairman Charles Cox called the regular meeting to order at 7:10 p.m.

OLD BUSINESS

MINUTES

August 22, 2013

A motion was made by Ken Kary and seconded by Bob Fiala to approve the minutes of August 22, 2013 as written.

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

Motion Carried: APPROVED

NEW BUSINESS

MS AUTOMOTIVE 3465 Lost Nation Rd.
(Michael Simonetta) Unit #18

CUP -
Auto repairs
C.O. 1145.03(c) (2)
L-I dist.

Michael Simonetta represented this conditional use permit application to allow auto and truck repair in this facility located in a Limited Industrial zoned district. Mr. Simonetta said he could have a vehicle dropped off after closing hours in response to Ken Kary's question. They will park in front of unit #18. He has a drop off box for keys. Mr. Simonetta said he will not have outdoor storage. His dumpster is located inside of the building. He recycles the used oil.

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The conditions agreed upon are:

1. The hours of operation are 8:00 a.m. until 8:00 p.m. Mondays thru Fridays. 8:00 a.m. until 6:00 p.m. Saturdays. They will be closed on Sundays.
2. Nothing is permitted to be stored outside.
3. The dumpster shall be located inside the facility.
4. Overnight parking is not permitted except for emergency drop offs and shall be permitted no more than 24 hours.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the conditional use permit with the conditions stated this evening.

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

Motion Carried: APPROVED

ADVENTURE JEEP 36845 Euclid Ave.
CHRYSLER DODGE
(Mark Savransky)
(Jos. Myers)

CUP -
Expansion of
exist. Service
Center of car sls agency
C.O.1141.03(d)(4)
G-B dist.

Joseph Meyers, Architect, represented this conditional use permit application to allow the expansion of the existing conditional use permit. Mr. Meyers said that since Adventure Jeep picked up the Dodge franchise they now service trucks and have increased their service department. They will have additional bays to handle trucks. The addition will be added off of the side of the existing building near the car wash. The ground is level there in response to Acting Chairman Cox's question. A customer can pull straight into the service department.

No conditions were imposed on this application as it is an expansion of the existing conditional use permit.

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A motion was made by Ken Kary and seconded by Bob Fiala to approve the conditional use permit for the expansion of the service area.

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

Motion Carried: APPROVED

ADVENTURE JEEP	36845 Euclid Ave.	Site/elev plans
CHRYSLER DODGE		SVC Center addt'n
(Mark Savransky)		5,100 sq. ft
(Jos. Myers)		(G-B dist.

Joseph Meyers, Architect, represented this site plan and elevation plan for the service department addition. Mr. Meyers said that this is the second phase of the previous addition expansion. The materials are vinyl siding and stucco to match the front of the show room building. The roof is pitched. Mr. Meyers said that the addition can't be seen from the road. Only the show room can be seen from the road.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the site plan and elevation plan.

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

Motion Carried: APPROVED

A.D. MORTON	4495 Hamann Pkwy	Site/elev. Plans
(Jos. Myers)		Addt'n 7,500 sq. ft.
		L-I dist.

Joseph Meyers, Architect, represented this site plan and elevation plan for an addition to the rear of the existing building to gain more room to store parts that they work on. Mr. Meyers said that A.D. Morton owns a double lot. They would be able to use the second lot to build another building. Variances were granted at the September 11, 2013 BZA meeting for expanding on a nonconforming building,

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building side yard setback and landscaping. Mr. Meyers said that there is a 50' wide vacated R-O-W road at the building's side yard that is owned by the City. The building is 50' from the adjoining neighbor because of this abandoned R-O-W. The vacated strip is now covered with trees. Mr. Meyers said that a creek runs through the rear of the property. That is where they will have their retention. Mr. Meyers said that they haven't submitted the storm water management yet in response to Bob Fiala's question.

Mr. Meyers said that the addition's materials and color will match the existing building.

A motion was made by Ken Kary and seconded by Bob Fiala to approve the site plan and elevation plan for the addition.

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

Motion Carried: APPROVED

PAULO PRODUCTS	4428 Hamann Pkwy	Site/elev. Plans
(Ray DelaMotte)		965 sq. ft.
		Add'n - connect.
		2 bldgs
		L-I dist.

Ray DelaMotte, Engineer, represented this site plan and elevations plan for a small 965 sq. ft. addition that will connect two buildings located on the same property. Mr. DelaMotte said that Paulo purchased the property next door. The proposed connection will connect the existing building with the purchased building next door. The two lots were consolidated and the deeds were filed last June. Mr. DelaMotte said that there is not any sanitary hookup in the addition. There will be a fire wall between the two buildings. Mr. DelaMotte said that the materials are painted concrete block.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the site plan and elevation plan with plan number of Gool on the site plan and with the plan number A101 on the elevation plan.

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

Motion Carried: APPROVED

J.T.'S DINER (Anthony Cerny)	38720 Lakeshore Blvd.	Site/elev/land. plans New Restaurant w/patio & strg shed R-B dist.
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Anthony Cerny, Architect from Architectural Design Studio, represented this proposal for a new restaurant without the service of alcohol proposed for a vacant lot on Lakeshore Blvd. The party room seats 85 people and the restaurant seats 70 people. Mr. Cerny said this is a private owner who operates a small diner presently which he will close to operate J.T.'S Diner. The land is flat and the cemetery wraps around the south and west side of the parcel. The other side of the parcel is commercial and residential. Mr. Cerny said that they are doing site engineering now and next they will work on storm detention.

Mr. Cerny said that there are light poles along the west side near the cemetery. There are no lights along the side near the residential area. Mr. Cerny said that there are no lights on the building in response to Mr. Smith's question. Mr. Cerny said that the lights are low lit fixtures and will illuminate up inside of the housing. The lights will cast an even glow around the parking lot. Mr. Cerny said that the light poles are 12' to 16' tall. Mr. Cerny said that there will be no parking where headlights will shine on the residents in response to Bob Fiala's question.

Mr. Cerny said that the materials consist of cultured stone, stucco and neutral tones. The roof will be shingles to be consistent with the residential area. Mr. Cerny said that they haven't picked finished selections yet. Mr. Fiala said that he wants to see samples of the materials to be used for the building. They will approve the site plan and landscape plan this evening but not the elevations plan.

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Mr. Fiala said that these are substantial changes. It looks like a shell in front of the building. Mr. Fiala told Mr. Simicevic that he could use masonry on ground level to make the columns look nice. Mr. Fiala said that he doesn't want to talk about it, he wants to see drawings and not pictures on an I-Pad shown here this evening. Acting Chairman Cox asked for a motion to table this revised plan.

A motion was made by Bob Fiala and seconded by Ken Kary to table this revised elevation plan.

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

Motion Carried: TABLED

DAVID LOUCKA 38258 Union St. Lot split / consol.
0.0067 A. from 27A-26D-39
Consol. W/P.P.27A-26D-38
Total = 0.1661 Acres
Residu. = 0.3168 acres
 RMF-LR Dist.

David Loucka represented this lot split and consolidation. Mr. Loucka said that his fence and garage are encroaching on his neighbor's property. He wants to install new fencing therefore he needs to know where the correct property lines are. Mr. Loucka said that his neighbor is aware of this and agreed to the lot split. All he is doing is adjusting the lot lines. The lot split is a 0.0067 acre piece of land split from Mr. Loucka's neighbor's lot and it will be consolidated with David Loucka's 0.1594 acre lot giving him 0.161 acres. Ronald Ebbert, the neighbor, will be left with 0.3168 acres.

No one had a problem with the lot split and consolidation.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the lot split and consolidation contingent on the City Engineer's approval of metes and bounds.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 8:20 p.m.

Charles Cox, Acting Chairman

Betty A. Nardelli, Secretary