

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JANUARY 12, 2012
REGULAR MEETING
MINUTES**

PRESENT: B. Fiala; G. Merhar; C. Cox; B. Irvine, Chairman
ABSENT: Ken Kary
OTHERS: Mike Germano, Ass't. Law Director; Jim Sayles, City Engr.;
J. Lipscomb, Econ. Devel. Mgr.; Betty A. Nardelli,
Secretary

Chairman Robert Irvine called the regular meeting to order at 7:05 p.m.

MINUTES

December 8, 2011

The minutes of December 8, 2011 were approved as written.

OLD BUSINESS

A motion was made by Jerry Merhar and seconded by Chuck Cox to remove all tabled items from the table for discussion.

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

Motion **CARRIED** **APPROVED TO UNTABLE ALL TABLED ITEMS**

WESTWOOD MEADOWS (Dave Novak) (Bo Knez)	P.P.27B-52-1 Hodgson Rd.	Rezone 19.5733 acres G-B to RMF-LR S/F using R-50 reg. G-B
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There was no representative present this evening. The applicant requested by a letter of November 22, 2011 to extend the time limit on this application another 60 days which will expire February 9, 2012.

A motion was made by Jerry Merhar and seconded by Chuck Cox to table this rezoning application.

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

Motion **CARRIED** **TABLED**

NEW BUSINESS

HOPE CHURCH

3961 Kirtland Rd.
(Tobias Petersheim)

Lot split/Consol. -
Parcel A - .2302 A.
Parcel B - 3.6341 A.

Bill Schade of Schade Surveying Company represented this lot split application to split .2302 acres from the rear of P.P.#27A-32D-10 and consolidating the split parcel with P.P.#27A-32D-20 creating a 3.6341 acre parcel for Hope Church.

Jim Sayles, City Engineer, stated that the metes and bounds were approved and the remaining parcel after the split with the house located on it is 60 feet wide at the building line which is a legal lot.

A motion was made by Jerry Merhar and seconded by Chuck Cox to approve this lot split and consolidation for Parcel "A" and parcel "B" as submitted contingent that the lot split is consolidated with P.P.#27A-32D-20.

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

Motion **CARRIED** **APPROVED**

Bob Fiala arrived at 7:10 p.m.

NEW BUSINESS

MANOR CARE

37603 Euclid Ave.
(Dale Markowitz)

CUP -
Extend time limit of
2/24/11 aprv'l
RMF-LR dist.

Dale Markowitz, Attorney for Manor Care, represented this proposal.

Mr. Markowitz introduced Mike Kaselnik of Manor Care.

Mr. Markowitz said that he wants to extend the February 24, 2011 approval another year because construction wont start in time to meet the one year deadline. They had to hold off on the construction because most of the work involved removing the roof which they didn't want to remove in the winter time. They were supposed to start construction in the fall of 2011 but the drawings

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took longer than anticipated. The building plans were approved but the storm water needs to be signed off on. Mr. Markowitz said they plan to start construction in the late spring.

A motion was made by Jerry Merhar and seconded by Chuck Cox to approve the extension of the time limit of the February 24, 2011 approval one more year extending the time limit to February 24, 2013 for the conditional use permit.

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

Motion **CARRIED** **APPROVED**

MANOR CARE

37603 Euclid Ave.
(Dale Markowitz)

Site/Elev/landscape
plans for addt'n -
Extend time limit of
2/24/11 aprv'l
RMF-LR dist.

A motion was made by Chuck Cox and seconded by Bob Fiala to approve the extension of the time limit of the February 24, 2011 approval one more year extending the time limit to February 24, 2013 for the site plan, elevations plan and landscape plan.

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

Motion **CARRIED** **APPROVED**

DISCUSSION

WESTWOOD MEADOWS
(Dave Novak)
(Bo Knez)

P.P.27B-52-1
Hodgson Rd.

Prelim. plan
32.3305 acres
167 S/F lots
S/F using R-50 reg.
RMF-LR

There was no representative present this evening.

No action was taken on this discussion.

JOHN DILILLO Willoughby Pkwy/
(Irish American Club) Western Pkwy/
 Lost Nation Rd.

Text Amend or
Rezoning to allow
Social Club in
L-I dist.

There was no representative present this evening.

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Janice Lipscomb, Economic Development Manager, stated that Administration is against rezoning this parcel. Ms. Lipscomb said that they are getting inquiries regarding this property for industrial use which will create jobs.

No action was taken on this discussion.

PLANNING COMMISSION

**Election - 2012
Chairman
Vice Chairman**

A motion was made by Bob Fiala and seconded by Chuck Cox nominating Bob Irvine for Chairman for the year of 2012. Mr. Irvine accepted the nomination.

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

Motion **CARRIED** **APPROVED**

A motion was made by Bob Irvine and seconded by Bob Fiala nominating Jerry Merhar for Vice Chairman for the year of 2012. Mr. Merhar accepted the nomination.

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

Motion **CARRIED** **APPROVED**

There being no further business the regular meeting closed at 7:20 p.m.

Robert Irvine, Chairman

Betty A. Nardelli, Secretary