

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
FEBRUARY 9, 2012
MINUTES**

PRESENT: B. Fiala; Ken Kary; C. Cox, Acting Chairman
ABSENT: G. Merhar; B. Irvine, Chairman
OTHERS: Mike Germano, Ass't. Law Director; Jim Sayles, City Engr.;
J. Lipscomb, Econ. Devel. Mgr.; Richard Smith, Chief Bldg.
& Zoning Inspector; Don Lewis, Shade Tree Chairman; Betty
A. Nardelli, Secretary

Acting Chairman Chuck Cox called the regular meeting to order at 7:05 p.m.

MINUTES

January 12, 2012

The minutes of January 12, 2012 were approved as written.

OLD BUSINESS

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

There was no representative present this evening.

A letter of February 8, 2012 from B.R. Knez Construction Inc. was received requesting a 60 day extension of the time limit for rezoning this property.

A motion was made by Bob Fiala and seconded by Ken Kary to accept the 60 day extension and to table this rezoning application.

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

Motion **CARRIED** **TABLED**

NEW BUSINESS

MECO
U-Haul
(Scott McDonald)

37200 Vine St.

SUP
U-haul fclt'y
Trucks, trlrs, &
Car haul leasing
C.O. 1109.10
C-M dist.

Scott McDonald represented this similar use permit application. Mr. Scott said that the U-Haul business goes along with what they currently do which is storage. Mr. McDonald said that they own the building. Richard Smith said this use is similar to what they currently do which is outside storage.

The conditions agreed to are:

- Hours of operation - 7::30 a.m. until 5:00 p.m. Monday thru Saturday.
- Number of vehicles stored - 3 to 5. One parked out front and the rest stored in the rear of the building.
- Minor repairs permitted only which will be done inside the building.

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

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

Motion **CARRIED** **APPROVED**

ALICE HENRY, ATTN

38285 Pelton Rd.

CUP
Prof./bus. Office
C.O. 1145.03(a)(3)
L-I dist.

Alice Henry represented this conditional use permit application. Ms. Henry said her hours of operation are as many as her clients permit. She is retired so she said 20 hours a week are plenty for her but the building which her family owns operates 6:00 a.m. until 11:00 p.m. Monday thru Friday.

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

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

Motion **CARRIED** **APPROVED**

FINE ARTS ASSOC. 38588 Mentor Ave. **CUP**
(Mike Wellman, TDA) Classroom addtn
C.O. 1131.03(c)(2)
R-100 / CO dist.

Mike Wellman, architect of ThenDesign represented this conditional use permit application. Because one member will abstain that leaves two voting members therefore this application will be tabled.

A motion was made by Ken Kary and seconded by Bob Fiala to table this conditional use permit application until the next available meeting.

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

Motion **CARRIED** **TABLED**

FINE ARTS ASSOC. 38588 Mentor Ave. **Site/elev. plans**
(Mike Wellman, TDA) Addtn - 1,000 s.f.
R-100 / CO dist.

Mike Wellman, architect of ThenDesign represented this proposal which will be tabled because of the lack of a voting quorum.

A motion was made by Ken Kary and seconded by Bob Fiala to table this site plan and elevations plan until the next available meeting.

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

Motion **CARRIED** **TABLED**

RENOVA GROUNDWORKS 1796 Jos. Lloyd Pkwy **CUP**
(C.J. Goryance) C.O. 1145.03(c)(2)
Construc. Trade
/contractor fcilty
L-I dist.

There was no representative present this evening.

A motion was made by Bob Fiala and seconded by Ken Kary to table this conditional use permit application.

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

Motion **CARRIED** **TABLED**

ROBERT HILL	3999 Kirtland Rd.	Lot split
	27A-32A-25	"A" = 1.3092 A.
	27A-32A-26	"A1" = 0.0124 A.
	27A-32A-24	"B1" = 0.0065 A.
		"B" = 0.3316 A.
		Re-adjust lot lines
		R-60 dist.

Robert Hill represented this lot split to re-adjust the lot lines. Mr. Hill said he sold this property and moved to Concord, Ohio. The neighbor's house encroaches on his property so he wants to clear the lot lines up before the property is filed. Mr. Hill is giving his neighbor a piece of property so the encroachment goes away. The lot split will be consolidated with his neighbor's property.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the lot split as submitted.

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

Motion **CARRIED** **APPROVED**

RICHARD PARKER	P.P.27A-32G-65	Lot split/consol.
4206 Kirtland Rd.	P.P.27A-32G-66	S/L 1 - 0.0829 A.
	P.P.#27A-32B-1	S/L 2 - 0.4841 A.
	Kirtland Rd.	Forkins - 0.3566 A.
		Re-aprvl of
		11/12/09 aprv'l
		R-60 Dist.

Richard Parker represented this lot split that was approved November 12, 2009 but was never filed. Mr. Parker said that 2009 was not a good time to do a lot split. Meanwhile the time limit to file the lot split expired.

The proposal is to split 30 feet from a vacant lot and consolidate it with the 60 foot Forkin lot giving a 90 foot lot. The remaining 40 feet of the vacant lot will be consolidated with the Parker 60 foot lot giving a 100 foot lot.

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A motion was made by Bob Fiala and seconded by Ken Kary to approve the lot split and consolidation consistent with the prior approval of November 12, 2009.

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

Motion **CARRIED APPROVED**

ARBOR RIDGE SUBDIV. (Frank Chorba)	P.P.#27B-53D-4 Tamarac Blvd.	Revised Title page of Sub-Div. plats - Chng Dominion East Ohio Gas Co. to Orwell Natural Gas Co. on Phase 1A, 1B & 2 plats RMF-LR dist.
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Mario DiPavoda represented this revised title page. Mr. DiPavoda said that the title page changed so it needs to be approved. The change is that Orwell Natural Gas Company is replacing Dominion East Ohio Gas. Jim Sayles, City Engineer, said the change is on all three plats, Phase 1A, 1B and 2.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the name change on the plat from Dominion East Ohio Gas to Orwell Natural Gas Company.

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

Motion **CARRIED APPROVED**

TEXTURE STUDIO HAIR SALON (Tony Grandini)	38047 2 nd St. 38103	Site/Elev. plans New bldg - 2-stories 2,088 s.f. Retail/resid. D-B dist.
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Tony Grandini represented this site plan and elevations plan for a 2-story brick building for retail on the first floor and residential on the second floor.

Bob Fiala commented about the lower section of the building consisting of split face block. Mr. Fiala said there are other materials available. Mr. Fiala requested material samples. Mr. Grandini said he is going to submit a materials board at a later date.

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Mr. Grandini said the Design Review Board wants a 5 foot wide landscape bed in front of the building so the building will be moved back 5 feet. Mr. Grandini said that a chain link fence will be removed and not replaced. The Design Review Board wanted 24 arborvitaes planted in place of the chain link fence but Mr. Grandini said that there isn't enough room for the plants.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the site plan and elevations plan subject to a materials board being submitted whenever it is available.

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

Motion **CARRIED** **APPROVED**

FOE #230
(Mike Citraro)

37299 Euclid Ave.

O/D patio
W/landscaping
25'8" X 65'4"
G-B dist.

Mike Citraro represented this proposal for an out-door patio for the front of the Eagles building. The patio consists of a 4 foot high brick wall with a 2 foot high iron fence. There will be a gate on the west side of the wall. Entrance to the patio will be from inside the building. There will be a table and a T.V. on the patio. There will be no entertainment on the patio.

The conditions stated are:

- The outside speaker will be turned off at 11:00 p.m.
- The T.V. is to face towards the building.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the site plan and elevations plan with the conditions stated this evening

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

Motion **CARRIED** **APPROVED**

DISCUSSION

RICHARD SMITH

Administration

Sign Ord. amend.-

C.O. 1163.02(b)(5)
C.O. 1163.04(f)(6) & (7)
C.O. 1163.07
C.O. 1163.09

Richard Smith represented this sign ordinance amendment. Mr. Smith said that they have an issue with electronic message boards and traveling messages. The current ordinance requires an applicant to go before the Board of Zoning appeals for their electronic message board so the language in the ordinance to accommodate electronic message boards needs to be altered. The other issue is real estate signs which are temporary signs. Mr. Smith said that a standard needs to be established to regulate real estate signs. The area for real estate signs will be downsized from 40 sq. ft. to 12 sq. ft. and will not be illuminated. Mr. Smith said there also is an issue with balloons and lawn signs. Structure, business advertising lawn signs, flags, mobile marquee signs were added to the list of prohibited devices.

Mr. Smith said that he is looking for comments, approval or to go forward.

A motion was made by Bob Fiala and seconded by Ken Kary to recommend this text amendment to Council for approval.

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

Motion **CARRIED** **APPROVED**

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

Chuck Cox, Acting Chairman

Betty A. Nardelli, Secretary