

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
REGULAR MEETING  
FEBRUARY 23, 2012  
MINUTES**

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

Chairman Robert Irvine called the regular meeting to order at 6:55 p.m.

**REGULAR MEETING - 7:00 PM**

**MINUTES**

**February 9, 2012**

The minutes of February 9, 2012 were approved as written.

**OLD BUSINESS**

A motion was made by Bob Fiala and seconded by Ken Kary to remove all tabled items from the table for discussion.

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

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

There was no representative present this evening. An e-mail was received by the secretary requesting that this application be tabled.

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

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

Motion CARRIED

**TABLED**

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**FINE ARTS ASSOC.**  
(Mike Wellman, TDA)

38588 Mentor Ave.

**CUP**  
Classroom addtn  
C.O. 1131.03(c)(2)  
R-100 / CO dist.

There was no representative present this evening. Because three voting members need to be present to vote and there are two voting members present this evening this conditional use permit application will be tabled.

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

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

Motion **CARRIED**           **TABLED**

**FINE ARTS ASSOC.**  
(Mike Wellman, TDA)

38588 Mentor Ave.

**Site/elev. plans**  
Addtn - 1,000 s.f.  
R-100 / CO dist.

There was no representative present this evening. Because three voting members need to be present to vote and there are two voting members present this evening this site and elevations plan will be tabled.

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

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

Motion **CARRIED**           **TABLED**

**RENOVA GROUNDWORKS**  
(C.J. Goryance)

1796 Jos. Lloyd Pkwy

**CUP**  
C.O. 1145.03(c)(2)  
Construc. Trade  
/contractor fcly  
L-I dist.

C.J. Goryance represented this conditional use permit application. Mr. Goryance said that he leases the end unit of five available units in this building. He has heavy duty racks attached to the outside rear wall to store material and equipment. He has a large trailer parked outside behind the building in the evenings that is mostly gone during the day. He also has two small trailers parked back there most of the time.

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They are not parked in a fenced in area. He has been parking trailers there the six years he has leased this unit. He also stores stock piles of asphalt, mulch and top soil. He allows the Eastlake neighbors located in a subdivision behind the building to park their cars in the rear. He also allows the Eastlake neighbors to help themselves to the stockpile material.

Mike Germano, Assistant Law Director, said that the storage of materials can't be permitted unless the materials are prevented from spreading. Also a minimum of a 10 foot high fence is required to store all materials, goods, equipment and overnight storage of vehicles. Mr. Goryance said he can get rid of the materials but the fence is the issue because he is not the owner of the property. Mike Germano said that the Commission can't grant something for someone else's property by requiring a fence without the property owner's consent.

Chairman Irvine said to table this application and give the Chief Building and Zoning inspector a chance to research the property and the issue of the fence. Chairman Irvine advised Mr. Goryance to talk to the landlord about the fence requirement.

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

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

Motion **CARRIED**               **TABLED**

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

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Robert Irvine, Chairman

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Betty A. Nardelli, Secretary

