

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
REGULAR MEETING  
MARCH 8, 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; Greg Patt, Board of Zoning Appeals member; Betty A. Nardelli, Secretary

**Acting Chairman Chuck Cox called the regular meeting to order at 7:03 p.m.**

**MINUTES**

**February 23, 2012**

A motion was made by Ken Kary and seconded by Bob Fiala to approve the minutes of February 23, 2012 as written.

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

Motion **CARRIED**               **APPROVED**

**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; C. Cox  
                  Nays:        None  
                  Absent:     G. Merhar; B. Irvine

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

<b>WESTWOOD MEADOWS</b>	P.P.27B-52-1	<b>Rezone</b>
(Dave Novak)	Hodgson Rd.	19.5733 acres
(Bo Knez)		<b>G-B to RMF-LR</b>
		S/F using R-50 reg.
		G-B

There was no representative present this evening.

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

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

Motion **CARRIED**               **TABLED**

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

There was no representative present this evening. Due to the lack of three voting members this evening this 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; 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.

There was no representative present this evening. Due to the lack of three voting members this evening this proposal will be tabled.

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

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.

C.J. Goryance represented this conditional use permit application. Mr. Goryance said that he has been at this location a long time and the parking lot has always been like it is presently. Mr. Goryance said that the Eastlake residents located in back of this property have been using the parking lot here to park their cars. If it is fenced in then they will no longer be able to park there.

Mr. Goryance said that he asked the owner about installing a fence and he said no. Mr. Goryance said that he can't afford the fence and will have to find another rental unit.



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**TEXTURE STUDIO BLDG.**  
38103 2<sup>nd</sup> St.

**New Bldg -**  
Bldg. materials  
Brick/roof samples

There was no representative this evening. A sample board of bricks and shingles was submitted.

A motion was made by Ken Kary and seconded by Bob Fiala to approve the building materials using the Certainteed Landmark shingles using "Heather Blend" for the color and glengary mason brick using "sable brown" as the color for the main building and "buff stone" for the wainscot portion of the building.

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 7:25 p.m.

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Chuck Cox, Acting Chairman

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Betty A. Nardelli, Secretary