

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MARCH 22, 2012
PUBLIC HEARING
MINUTES**

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

Chairman Robert Irvine called the public hearing to order at 7:05 p.m.

The legal notice was read into the record for the following:

| | | |
|-----------------|------------------|--|
| 1899 PUB | 38228 Glenn Ave. | CUP - |
| (Bob Oroverts) | | Expand. On exist CUP |
| (Sean Heinman) | | 2nd fl deck w/stairs |
| | | Sls/svc alcohol |
| | | C.O. 1141.03(c)(17) |
| | | D-B dist. |

The following spoke **FOR** the proposal.

No One

The following spoke **AGAINST** the proposal.

No One

| | | |
|-------------------------------|----------------|-----------------------|
| COYOTE BAR & GRILL | 37640 Vine St. | CUP - |
| (Marin Simicevic) | | Name chng from |
| | | G-Wiz Bar |
| | | R-B dist |

The following spoke **FOR** the proposal.

Marin Simicevic
37640 Vine St.
Willoughby, Ohio 44094

Mr. Simicevic said the new name for the bar is Rack M LLC.

Mike Germano, assistant law director, said the only request before this Commission this evening is the name change. Chairman Irvine said that no bar is permitted outside with this conditional use permit. Chairman Irvine said that the service of alcohol outside on

**Planning Commission
City of Willoughby
Public Hearing Minutes
March 22, 2012**

Page 2

the patio is different than having a bar outside for sales of alcohol. The applicant will have to reapply.

Mr. Simicevic said that the outside patio approved with the original permit wasn't constructed yet because he didn't have the funds. Chairman Irvine said that the conditions stated on the existing conditional use permit will hold for this new conditional use permit. Chairman Irvine said that Mr. Simicevic must state the conditions he wants to operate his establishment under.

The following spoke **AGAINST** the proposal.

Antonio Pietropaolo
5535 SOM Center Rd.
Willoughby, Ohio 44094

Mr. Pietropaolo said he doesn't live in this neighborhood but owns property there. His tenant that rents the house next door at 37642 Vine St. which is east of the bar has complained about noise, fights and loud music. Also beer bottles and trash are thrown on the property. Mr. Pietropaolo said that the driveway to this house is through the front parking lot using an easement along side the eastern front of the bar. Mr. Pietropaolo wants a fence installed to protect his property. He also wants no outside speakers on the patio or if there are speakers then to turn them off at midnight as specified in the original permit.

The following spoke **IN REBUTTAL FOR** the proposal.

Marin Simicevic
37640 Vine St.
Willoughby, Ohio 44094

Mr. Simicevic said it would be better to put a wall between the two properties rather than a fence. Mr. Simicevic said that the patio was approved for the original conditional use permit but wasn't constructed yet. The patio will be constructed in the spring. The patio will be in front of the building and project into the parking lot. It was to have posts all around the patio with garage doors that slide down and lock. There will be a bar outside. Chairman Irvine said to reapply and add the bar to the patio.

When Mr. Simicevic re-applies, the application will include an outside bar on the patio, outside sales and service of alcohol beverages for on premises consumption and a solid fence from the front of building running towards Vine St. near the neighbor's driveway.

**Planning Commission
City of Willoughby
Public Hearing Minutes
March 22, 2012
Page 2**

There being no further business the public hearing closed at 7:17 p.m.

A tape of this public hearing is available for review in the office of the Planning Commission Secretary.

Robert Irvine, Chairman

Betty A. Nardelli, Secretary