

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
REGULAR MEETING  
APRIL 26, 2012  
MINUTES**

**PRESENT:** B. Fiala; G. Merhar; Ken Kary; B. Irvine, Chairman  
**ABSENT:** C. Cox;  
**OTHERS:** Mike Germano, Ass't. Law Director; Richard Smith, Chief  
Bldg. & Zoning Inspector; Betty A. Nardelli, Secretary

**Chairman Robert Irvine called the regular meeting to order at 7:00 p.m.**

**MINUTES**

**April 12, 2012**

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

**OLD BUSINESS**

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

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

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

<b>WESTWOOD MEADOWS</b> (Dave Novak) (Bo Knez)	P.P.27B-52-1 Hodgson Rd.	<b>Rezone</b> 19.5733 acres <b>G-B to RMF-LR</b> S/F using R-50 reg. G-B
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There was no representative present this evening.

A motion was made by Jerry Merhar and seconded by Ken Kary to table this rezoning application.

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

Motion **CARRIED** **TABLED**

<b>RENOVA GROUNDWORKS</b> (C.J. Goryance)	1796 Jos. Lloyd Pkwy	<b>CUP</b> C.O. 1145.03(c) (2) Construc. Trade /contractor fcilty L-I dist.
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There was no representative present this evening.

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

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

Motion **CARRIED** **TABLED**

**1899 PUB**  
(Bob Orovets)  
(Sean Heinman)

38228 Glenn Ave.

**CUP -**  
**Expand. On exist CUP**  
**2<sup>nd</sup> fl deck w/stairs**  
Sls/svc alcohol  
C.O. 1141.03(c)(17)  
D-B dist.

Sean Heineman and Jeremy Van Horn represented this expansion of an existing conditional use permit. The proposal is an outdoor second floor deck/roof for the rear of the 1899 Pub building. The deck will serve as a roof for the existing patio on the ground level. There will be a 4 foot high guard rail around the deck. Mr. Heineman said that there will not be a bar on the deck. There is a bar inside the 1899 Pub building on the second floor. The deck will mostly be used for weekends and for parties. Mr. Heineman said that the deck will mostly be a lounge rather than table and chairs. Mr. Heineman said he didn't know what kind of lights the deck will have. Mr. Merhar said the lights should be directed downward. Chairman Irvine said they should be rapid cutoff shield luminary.

Mr. Heineman said the deck will have the same hours of operation as the existing permit. Mr. Heineman said there were speakers on the existing patio and he will not add additional speakers on the deck. He will not have outside entertainment.

The conditions agreed upon are:

1. Additional speakers are not permitted.
2. Rapid cutoff shield luminary lights.

A motion was made by Jerry Merhar and seconded by Ken Kary to approve this conditional use permit application with the two stated conditions and with the existing conditions to remain.

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

Motion **CARRIED** **APPROVED**

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**1899 TAVERN**

38228 Glenn Ave.

**Site/elev. plans**

2<sup>nd</sup> Floor deck w/stairs  
Above exist. patio/  
Sls/svc/alcohol  
C.O. 1141.03(c) (17)  
D-B dist.

Sean Heineman and Jeremy Van Horn represented this site plan and elevations plan for a wood second floor deck. A masonry wall on the first floor will support the deck. There also will be a fireplace.

A motion was made by Jerry Merhar and seconded by Ken Kary to approve the site plan and elevations plan as submitted.

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

Motion **CARRIED**                    **APPROVED**

**VICTORY AUTO  
EXPRESS, INC.**

(Victor Gorchakov)

4772 E. 355<sup>TH</sup> St.

**CUP - office  
Whole Sale Vehicles  
On-line**

C.O. 1145.03(30)  
L-I dist.

Victor and Olga Gorchakov represented this conditional use permit application.

Rich Smith said that Mr. & Mrs. Gorchakov are leasing the warehouse to store vehicles and to have an office. There will be no retail sales of vehicles from this property. Customers do not pick up their vehicles from this site. The vehicles are shipped out. Mrs. Gorchakov said that they will not store cars outside in response to Chairman Irvine's question.

Chairman Irvine was concerned about the wall sign which reads as "Victory Express Auto". The sign could imply auto sales from this site. The sign will be changed to read "Victory Express".

The conditions agreed upon are:

1. Retail sales of any type are not permitted on this site.
2. Hours of operation are:  
10:00 a.m. until 6:00 p.m. Monday thru Saturday.
3. The sign shall read as: "Victory Express".

A motion was made by Jerry Merhar and seconded by Bob Fiala to approve the conditional use permit with the conditions so stated.

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

Motion **CARRIED** **APPROVED**

**THE BOULEVARD** 38464 Lakeshore Blvd. **CUP - chg of  
(Eric Brandon) owner - Alcohol  
SLS/SVC/consump.  
C.O. 1141.03(c)(17)  
R-B dist.**

There was no reprehensive present this evening.

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

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

Motion **CARRIED** **TABLED**

**EAGLE WELDING** 1766 Jos. Lloyd Pkwy **Site/elev. plans  
(Jos. Myers) Addt'n 12,667 sq. ft.  
L-I dist.**

Joseph Myers, Architect, represented this proposal. Variances were granted at the April 25, 2012 Board of Zoning Appeals for a 5' building side yard setback of the required 7.5' and for a 0' side yard setback for a parking area of the required 5'. Mr. Myers said the addition will expand straight back from the existing building and line up with the existing setback. The materials will match the existing materials.

A motion was made by Jerry Merhar and seconded by Ken Kary to approve the site plan and elevations plan as submitted.

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

Motion **CARRIED** **APPROVED**

There being no further business the regular meeting closed at 7:35 4p.m.

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Robert Irvine, Chairman

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Betty A. Nardelli, Secretary

