

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
MAY 10, 2012
MINUTES**

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

Vice Chairman Gerald Merhar called the regular meeting to order at 7:06 p.m.

REGULAR MEETING

MINUTES

April 26, 2012

A motion was made by Ken Kary and seconded by Bob Fiala to approve the minutes of April 26, 2012 as written.

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

Motion **CARRIED** **APPROVED**

OLD BUSINESS

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

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

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

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

A motion was made by Bob Fiala and seconded by Chuck Cox to table this rezoning application.

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

Motion **CARRIED** **TABLED**

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

There was no representative present this evening. Mr. Goryance has filed an appeal for the 10 foot high fence required for outdoor storage.

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

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

Motion **CARRIED** **TABLED**

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 representative present this evening. The applicant told the Secretary that he will attend the next meeting.

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

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

Motion **CARRIED** **TABLED**

NEW BUSINESS

NEUNDORFER 4630 Hamann Pkwy **CUP -**
(Michael Neundorfer) C.O. 1145.03(b)(1)
Sls/SVC Rec veh.
L-I dist.

Jean Ockuly, Vice President of Neundorfer, represented this conditional use permit application. Ms. Ockuly said that Neundorfer owns two buildings. The building to be used for building the

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recreation vehicle is building #4630. They will use the rear section of this building for the RV business. This is a new business. Ms. Ockuly said the maximum vehicles built will be four at a time inside the building. Nothing will be done outside. These vehicles will be hi-end small motor homes with extended cabs. They are not the kind to live in. They will work with the new owner customizing the way he wants the vehicle built. When finished the vehicle will be delivered to a dealer for the transaction of the sale.

The conditions agreed upon are:

The hours of operation is 7:00 a.m. until 5:00 p.m. six days a week.

A dumpster will be located at the rear of the building.

A motion was made by Chuck Cox and seconded by Bob Fiala to approve this conditional use permit application base on the conditions stated this evening.

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

Motion **CARRIED** **APPROVED**

ADDENDUM

ADDITIONAL NEW BUSINESS

DIEMER INVESTMENTS	4307 / 4323 Hamann Pkwy	Lot split /
(Tom Flenner)		Consolidation
		Split = 1.4219 A.
		Consol. = 4.4473 A.
		Remain = 1.9271 A.
		L-I dist.

Tom Flenner of Lake County Title represented this lot split. Mr. Flenner said the building is being sold and the new owner needs more parking. This lot split will adjust the lot line.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve this lot split contingent on the Engineer's approval of the metes and bounds.

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

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Motion **CARRIED** **APPROVED**

There being no further business the regular meeting closed at 7:25
p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary