

**Planning Commission
City of Willoughby
Regular Meeting minutes
June 14, 2012
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ROLL CALL: Yeas: B. Fiala; G. Merhar; C. Cox; K. Kary;
B. Irvine
Nays: None

Motion **CARRIED** **TABLED**

MCDONALD'S 36390 Euclid Ave. **CUP**
(James Ptasek) Dual lane D/T window
C.O.1141.03((c)(16)
G-B dist.

James Ptasek of Larsen Architects represented this conditional use permit application for a new building with a dual lane drive thru facility.

Mr. Ptasek said the dual lane is much faster and it runs smoothly. The cars alternate when yielding to a single lane when they reach the order station. The drive thru is 70% of the business in response to Jerry Merhar's question.

A motion was made by Jerry Merhar and seconded by Chuck Cox to approve this conditional use permit application for a dual lane drive thru.

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

Motion **CARRIED** **APPROVED**

MCDONALD'S 36390 Euclid Ave. **Site/elev./
landscape plans**
(James Ptasek) Reblld - 4,917 sq. ft.
G-B dist.

James Ptasek of Larsen Architects represented this site, elevations and landscape plans for a new 4,917 sq. ft. building for a restaurant with a drive thru facility. Variances were granted at the May 25, 2012 Board of Zoning Appeals for lot size, building setback, insufficient landscaping and parking spaces. Another variance was granted at the June 13, 2012 Board of Zoning Appeals for the location of an accessory trash structure in the front yard area and with a 5' side yard setback of the required 10'.

Mr. Merhar said the trash structure since it is in the front yard exposed to Euclid Ave. it will need additional landscaping

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The materials for the new building are: a yellow awning across the front of the building; Pro-fit brick veneer-SW blend color for the brick veneer; Reba-Go red vallere for the main body brick; Modular midland black for the accent at the drive-thru section.

Mr. Ptasek said the building will take 100 days to complete after the demo of the existing building depending on the weather.

A motion was made by Jerry Merhar and seconded by Ken Kary to approve the site, elevations and landscape plan for the McDonald's rebuild with the addition of landscaping by the accessory trash structure.

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

Motion **CARRIED** **APPROVED**

NEW BUSINESS

LORETO VENTURE GRP (Chuck Szucs)	P.P.#27B47A-27 P.P.#27B49A-13 Steve Guard Ct.	Lot split - 4 lot Split/consol. w/ Melrose Farms Sub-Div. R-80 dist.
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Chuck Szucs of Polaris Engineering and Loretto Iafalice of Loreto Venture Group represented this lot split for four lots for a minor sub division and to consolidate with the preliminary plan that was approved for Melrose Farms sub division. Jim Sayles, City Engineer, said the metes and bounds are approved. Mr. Sayles said that this is a minor sub division and doesn't require a plat because it contains four lots. Mr. Szucs said the utilities are all dedicated and are located in front of the four lots.

Mr. Iafalice said the parcel with the lot splits wasn't under his control at the time the plan was approved for the sub division.

A motion was made by Jerry Merhar and seconded by Ken Kary to approve the lot split and consolidation as submitted.

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

Motion **CARRIED** **APPROVED**

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Jerry Merhar said the problem with this proposal is the stacking on Glenn Ave. and the alley between Oliver Twist's and Nicklebee's.

Mr. Merhar said that there already is an existing stacking problem on weekends. Mr. Merhar said that as far as the valet service, we need a place to take the car to. Bob Fiala said that the trouble with a party center is a lot of people leave at 7:00 p.m. and a lot of people leave at midnight. Ken Kary said that Ms. Cappelli states she has an outline for five locations for parking of which some are at the court house, by 5th 3rd Bank and by the tech center to name three.

Chairman Irvine requested the secretary to request from the Economic Development Department the number of parking spaces available down town. Also what parking spaces are dedicated to businesses. Chairman Irvine also wants to know how many parking spaces are in John Forker's lot and how many are leased.

Chairman Irvine said that at the next meeting he will use C.O. 1155.02(a) thru (l), the criteria for approving conditional use permits. The applicant will need to answer each of the twelve standards.

Chairman Irvine also requested the secretary to notify the applicant of C.O. 1155.07(d) regarding an assembly hall, meeting place and party center in down town.

Robert Kneen of 4074 Erie St. was late for the meeting and didn't get a chance to speak at the public hearing. Chairman Irvine allowed him to speak.

Mr. Kneen asked "when is enough, enough"? He said that parking down town is a joke. Two tenants of his moved out because he can't deal with the parking issue. Mr. Kneen said: "there is a martini bar now downtown". "We don't need another one". Mr. Kneen said: "the banquet center and martini bar will change the character of the City". "Add this to the equation and we will be a disaster". Mr. Kneen stated that he has been in business for 37 years.

Chairman Irvine said the things to look for at the next meeting are:

1. A traffic Study.
2. The number of parking spaces Forker owns.
3. The criteria standards to approve a conditional use permit.
4. A traffic logistic plan.
5. The stacking problem.

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

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

Motion **CARRIED** **TABLED**

RENEWAL PARTS 4485 Glenbrook Rd.
(Steve DeCrow

CUP - Temp strg
@ peak season
Oct. - Dec / Feb - May
Tent structure
C.O. 1145.03(c)(3)A
L-I dist.

Steve DeCrow, owner of Renewal Parts, represented this conditional use permit application for temporary seasonal storage at the peak season for the return of components for the electric utilities industry using a 30' X 50' membrane structure. The structure is a metal frame with a membrane cover. The components are big bearings in response to Chairman Irvine's question. They are not on the property more than two weeks. Worn products are delivered by semi trucks to Renewal Parts, repaired and returned. This doesn't happen year round and the parts are not outside everyday. The components are handled by tow motor in response to Chairman Irvine's question. Mr. DeCrow said that there are 32 Renewal Parts employees from the shop and office but they are not all in this building.

Richard Smith said "temporary means it will be taken down eventually". Mr. Smith said that outdoor storage is permitted in Limited Industry districts by conditional use permit. Mr. Smith said that this falls under the category of general storage of materials. Mr. Smith said there is a chapter in the Building Codes that deals with "membrane structures."

Jim Sayles said that storm water runoff drains to the storm water drain and does not drain to the sewer in response to Chairman Irvine's question.

Mr. DeCrow said that the structure will set on a 30' X 80' concrete pad at the rear of a building, built in 1993, near the Hamann Industrial Park property per the site plan submitted. Jerry Merhar said that this structure does not fit in the industrial neighborhood. It is not good planning. Mr. DeCrow said you won't be able to see the structure from the street. Mr. DeCrow said that there is a 30' buffer and a drainage ditch located there in response to Chuck Cox's question. Mr. DeCrow said that without the hard surface the structure would be of no value to him. There is no room anywhere else on the site to put these parts in response to

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Chairman Irvine's question and the structure will be visible located anywhere else on the property.

There being no further business the regular meeting closed at 8:30 p.m.

Robert Irvine, Chairman

Betty A. Nardelli, Secretary