

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
REGULAR MEETING  
JULY 12, 2012  
MINUTES**

**PRESENT:** B. Fiala; C. Cox; G. Merhar, Vice Chairman  
**ABSENT:** Ken Kary; B. Irvine, Chairman  
**OTHERS:** Jim Sayles, City Engr.; Richard Smith, Chief Bldg. & Zoning  
Inspector; Betty A. Nardelli, Secretary

Vice Chairman Jerry Merhar called the regular meeting to order at 7:07 p.m.

**MINUTES**

**June 28, 2012**

The minutes of June 28, 2012 were approved as written.

**OLD BUSINESS**

<b>WESTWOOD MEADOWS</b> (Dave Novak) (Bo Knez)	P.P.27B-52-1 Hodgson Rd.	<b>Rezone G-B to RMF-LR</b> 19.5733 acres S/F using R-50 reg. G-B dist.
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This rezoning application remains tabled with no action taken.

<b>RENOVA GROUNDWORKS</b> (C.J. Goryance)	1796 Jos. Lloyd Pkwy	<b>CUP</b> Construc. Trade /contractor fcilty L-I district
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This conditional use permit application remains tabled with no action taken.

<b>CAPPELLI'S BANQUET</b> <b>BILLY'S MARTINI BAR</b> (Joe Myers)	4077 Erie St.	<b>CUP -</b> Banquet center / Restaurant / Bar / O/D patio - <b>Sls/SVC</b> <b>Alcohol on-prem. Consump.</b> C.O. 1145.03(c) (2) DT dist.
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This conditional use permit application remains tabled with no action taken.

**CAPPELLI'S BANQUET**                      4077 Erie St.  
**BILLY'S MARTINI BAR**  
(Joe Myers)

**Site plan /**  
**Traffic pattern**  
**Parking**  
D/T dist

This site plan, traffic pattern and parking remains tabled with no action taken.

**NEW BUSINESS**

**TFS AUTO CARE**                              4990 Campbell Rd.  
(John Tscherne)

**CUP -**  
**auto repair**  
C.O.1145.03(b) (4)  
L-I dist.

John Tscherne and Todd Fisher represented this conditional use permit application. Mr. Tscherne said that an 8 foot tall wire fence located behind the building came with the property. Mr. Tscherne requested to be allowed to park cars over night in the fenced-in area. Mr. Tscherne said that he is getting an alarm system with surveyance for this fenced-in area. Mr. Tscherne also requested to be allowed to sell auto parts at this location. He will not sell cars. Mr. Tscherne said that there are residents residing next door and two doors down from his building. His building is located ¼ down the street in response to Chuck Cox's question. Mr. Tscherne said he will turn his air compressor off at 8:00 p.m. and use powerless tools so as not to disturb the residents that reside on this street.

The conditions agreed on are:

1. The hours of operation are 7:30 a.m. until 12:00 midnight Mondays thru Saturdays. They will be closed on Sundays.
2. Cordless tools shall be used after 8:00 p.m.
3. The waste dumpster shall be located behind the building in the enclosed fenced-in area.
4. Eight vehicles are permitted to be parked overnight in the enclosed fenced-in area.
5. The outside lights shall be directed downward.
6. The recycling bin shall be located inside the building.
7. The doors shall be closed. No noise and music is permitted after 8:00 p.m.

**Planning Commission**  
**City of Willoughby**  
**Regular Meeting minutes**  
**July 12, 2012**  
**Page 3**

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

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

Motion **Carried:**       **APPROVED**

There being no further business the regular meeting closed at 7:20 p.m.

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Gerald Merhar, Vice Chairman

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Betty A. Nardelli, Secretary