

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
SEPTEMBER 27, 2012
MINUTES**

PRESENT: B. Fiala; C. Cox; G. Merhar; B. Irvine, Chairman; Ken Kary

OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engr.; Richard Smith, Chief Bldg. & Zoning Inspector; Betty A. Nardelli, Secretary

Chairman Robert Irvine called the regular meeting to order at 7:05 p.m.

NEW BUSINESS

**SUNOCO Gas Station
CONVENIENCE STORE**

36944 Vine St.

CUP-drive thru beverage

C.O. 1141.03(d) (3) MS-B Dist.

Site/elev. Plans

Add'n 1,080 sq.ft.

(Santos Patel)

(Dustin Keeney-Polaris Engineering)

Chairman Irvine was concerned about driveway route for drive thru. Mr. Keeney stated the existing car wash lane will be utilized for the beverage drive thru proposed to be constructed as an attachment to the adjacent building.

Mr. Fiala asked about existing gravel areas. Parking areas and drives are required to be hard-surfaced.

Mr. Fiala asked about storm water detention. Mr. Sayles explained the property is mostly hard surface so no increase in storm runoff is anticipated.

Permitted uses for future tenant in adjacent vacant building was discussed. Occupancy must comply with permitted uses in MS-B.

Mr. Fiala requested more information about building elevation appearance. Mr. Patel explained he intends to face lift both buildings and paint to match.

Chairman Irvine asked about screening adjacent to residential district. Landscaping and screening will be required. Existing arborvitae shrubs are provided and will be replaced if needed.

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Mr. Patel represented the conditional use permit application. The conditions agreed upon are:

1. Hours of operation for the drive thru:
9:00 a.m. to 9:00 p.m. - Sunday thru Saturday.
2. Trash dumpster is enclosed.
3. Lighting to be maintained so as to not be a nuisance to neighbors.

A motion was made by Jerry Merhar and seconded by Chuck Cox to approve the conditional use permit with the conditions stated this evening for 36944 Vine St.

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

Motion Carried: APPROVED

Site/elev. plans

Chairman Irvine suggested building elevations should be enhanced. Mr. Fiala and Mr. Merhar asked for more detail for all building elevations.

Dumpster enclosure, lighting, landscaping and building elevation plans are to be provided.

City Engineer Sayles stated there are seven driveways indicated on plans. Driveways should be reduced in number.

A motion was made by Ken Kary and seconded by Mr. Fiala to table the site and elevations plans for re-consideration at the next meeting.

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

DISCUSSION

B.R. Knez

(Bo Knez)

P.P. #27B-57-3

Lakeshore Blvd.

Resid. Devel.

Vacant parcel

Discussion of Lakeshore Gateway District requirements for multi-family development.

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Administration will submit proposed amendments for multi-family development requirements in LGD zoning district.

Chairman Irvine said to leave the B.R. Knez discussion on the agenda.

No action was taken on this discussion.

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

Robert Irvine, Chairman

Richard Smith, Chief B&Z Insp