

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
NOVEMBER 9, 2012
MINUTES**

PRESENT: B. Fiala; C. Cox; Ken Kary; G. Merhar, Vice Chairman
ABSENT: B. Irvine, Chairman
OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engr.;
Richard Smith, Chief Bldg. & Zoning Inspector; Janice
Lipscomb, Econ. Devel. Mgr.; Betty A. Nardelli, Secretary

Vice Chairman Jerry Merhar called the regular meeting to order at 7:10

OLD BUSINESS

MINUTES

October 25, 2012

The minutes of October 25, 2012 were approved as written.

NEW BUSINESS

MARK TIMPERIO

37631 Euclid Ave.

CUP -

2-family resid. In
S-family dist.
C.O. 1141.03
LR-B dist.

Mark Timperio represented this conditional use permit application. Mr. Timperio said that the 2-family residency was in place there when he purchased the house.

Richard Smith said that per C.O. 1155.07(y) there are four items listed in this code that have to be complied with. Mr. Smith said that 2-family is multi-family by definition so you have multi-family in a Limited Residential-Business district. For a 2-family residence in a Limited Residential-Business district a conditional use permit is needed.

The condition that was set and agreed upon for this application was:

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No more than a 2-family residency shall be allowed for this property.

A motion was made by Chuck Cox and seconded by Ken Kary to approve the conditional use permit to allow a 2-family residence at 37631 Euclid Ave. in a Limited Residential-Business.

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

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

PREMIER CAPITAL LLC (Mike Pozzuto)	4845 E. 355 th St.	SUP - Sls/lease of Landscape mtls, Supplies & equip. C.O. 1109 L-I dist.
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Mike Pozzuto represented this similar use permit. Mr. Pozzuto said his company is the first lot on the right hand side on E. 355th St. On his right is Dunkin Donuts separated by a storage unit company. Mr. Pozzuto said he has a wire fence that encloses the property which was installed by the previous owner. He is allowed storage with his current conditional use permit but wants to add retail sales to his business. Richard Smith said that the retail sales will be an accessory use to the contractor's facility.

Ken Kary was concerned about the odor that will come from the mulch. Mr. Pozzuto said if someone complains he will take care of the complaint. Mr. Kary is also concerned about combustion of the mulch. Mr. Pozzuto said he covers the mulch with a tarp and if it is out of the sun it won't combust. He also said he doesn't use organic mulch which easily combusts. Mr. Pozzuto said that eventually he wants to build a storage building for his bulk storage.

The conditions agreed upon are:

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All bulk material shall be covered.

The property shall remain fenced in.

Hand tools such as shovels, rakes and wheel barrels are permitted for retail sales.

Excessive noise, dust and odor shall be controlled.

A motion was made by Chuck Cox and seconded by Ken Kary to approve the similar use permit to allow retail sales and lease of landscaping, gardening, supplies, material and equipment in a Limited Residential zoned district at 4845 E. 355th St.

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

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

CHAGRIN RIVER WALK (John Spear)	P.P.#27B-37A-6 Mentor Ave.	Landscape Plan for Apt. Devel. D-B Dist.
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There was no representative present this evening. This proposal was inadvertently left off the last Planning Commission agenda and is on this evening's agenda for approval. The members had no problem with the landscape plan submitted.

A motion was made by Bob Fiala and seconded by Ken Kary to approve the landscape plan for the apartment plan approved at the last meeting.

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

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

PLANNING COMMISSION (John Wiles)	Amendment C.O. 1155.07(o) (7) Elim 2,000 ft. dist. Between fam. Homes.
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Mr. Leiken said that the materials will match the existing split face block.

Richard Smith said the required parking won't change.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the site plan and elevations plan for the addition of a service bay.

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

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

DISCUSSION

B.R. KNEZ	P.P.#27B-57-3	Resid. Devel.
(Bo Knez)	Lakeshore Blvd.	3.79 acres on
		Vacant parcel
		LG dist.
		(Lakeshore Gateway)

There was no representative present this evening and this discussion will remain on the table for the next meeting.

There being no further business the regular meeting closed at 8:00 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary