

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
DECEMBER 13, 2012
MINUTES**

PRESENT: B. Fiala; C. Cox; G. Merhar, Vice Chairman
ABSENT: Ken Kary; B. Irvine, Chairman
OTHERS: Mike Germano, Asst. Law Director; Richard Smith, Chief
Bldg. & Zoning Inspector; Betty A. Nardelli, Secretary

Vice Chairman Jerry Merhar called the regular meeting to order at 7:05 p.m.

MINUTES

November 8, 2012

The minutes of November 8, 2012 were approved as written.

NEW BUSINESS

**ROYAL AUTO SERVICE
& PARTS**

(Gor Nersisyan)

4734 Topps Pkwy

CUP

C.O. 1145.03(b)(4)
Auto repair fclt'y
L-I dist.

Guy Nersisyan represented this conditional use permit application. A public hearing was held earlier.

Mr. Nersisyan said his hours of operation are 9:00 a.m. until 6:00 p.m. Monday thru Saturday. He will be closed on Sunday.

Mr. Nersisyan said that it takes about two weeks to repair a vehicle depending on the availability of parts.

Mr. Nersisyan said he will park the disabled vehicles, waiting to be repaired, behind the building in response to Vice Chairman Merhar's question. He can park five vehicles inside the building. He will not park in front of the building. The front parking is for customers said Mr. Nersisyan.

Vice Chairman Merhar asked Mr. Nersisyan to limit the time on outside parking to ten days.

Mr. Nersisyan said his trash is picked up once a week. He will not store parts outside. He will store parts inside until they are picked up by a thrash company that he uses.

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Mr. Nersisyan said he will not sell parts at this location. He plans on selling parts at another location. He plans to rent a unit next door to sell vehicles in response to Mr. Smith's question. Vice Chairman Merhar advised Mr. Nersisyan that The City doesn't allow vehicles for sale to be parked outside.

The conditions agreed upon are:

Hours of operation: 9:00 a.m. until 6:00 p.m. Monday thru Saturday. Closed on Sunday.

Vehicles are permitted to be parked outside a maximum of 10 days.

Parts are not permitted to be stored outside.

Outside sale of vehicles is not permitted.

Trash is not permitted to be stored outside.

Being no more questions or discussion Vice Chairman Merhar asked for a motion.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the conditional use permit for 4734 Topps Pkwy with the conditions stated this evening.

ROLL CALL: Yeas: B. Fiala; C. Cox; J. Merhar;
Absent: K. Kary; B. Irvine

Motion Carried: APPROVED

GERRILYN DEUTSCH (Bob Schuenaman)	38287 Hurricane Dr.	Lot split create 3 lots Split = Parcel "B" 0.2883 acres R-60 dist.
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Bob Schuenaman represented this lot split. Mr. Schuenaman said that Gerrilyn Deutsch owns three lots and she wants to split off a lot and sell it. The proposed split lot is vacant. Her home is on two lots. Mr. Schuenaman who lives on Brighton Path owns a lot next to the proposed split lot. He has owned this lot since 1980. Mr. Schuenaman said a house will be built on the proposed split lot. Mr. Schuenaman said he does not plan to merge the split lot with his lot.

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

ROLL CALL: Yeas: B. Fiala; C. Cox; J. Merhar;
 Absent: K. Kary; B. Irvine

GRANT SCHOOL	38281 Hurricane Dr.	Devel. plan
(Matt Marous)		O/D Pavilion
(Jodi McCue)		892 sq. ft.
(Melissa Lingafelter)		For strge
		R-60 dist.

Jodie McCue of TDA Architects represented this development plan for a 20' X 40' pavilion. Ms. McCue said they have received numerous donations to construct this pavilion. It is a community project with all volunteers.

Ms. McCue said the pavilion will be constructed of T-111 wood, stained and shingles. The sides will be open. The rear of the pavilion is for storage. A habitat garden will surround the pavilion. A butterfly garden will also be added. There will be rain barrels on all four corners to catch rain water.

Ms. McCue said the pavilion will be about 150' from Brighton Path.

Mr. Schuenaman who lives on Brighton Path said he didn't have a problem with the pavilion.

Mike Germano, Counselor, said that there is no conflict of interest for Bob Fiala of TDA Architects, the firm that Jodi McCue is associated with, so Bob Fiala is allowed to vote on this proposal.

A motion was made by Chuck Cox and seconded by Bob Fiala to approve the plans for the outdoor pavilion.

ROLL CALL: Yeas: B. Fiala; C. Cox; J. Merhar;
 Absent: K. Kary; B. Irvine

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DISCUSSION

B.R. KNEZ
(Bo Knez)

P.P.#27B-57-3
Lakeshore Blvd.

Resid. Devel.
3.79 acres on
Vacant parcel
LG dist.
(Lakeshore Gateway)

There was no representative present for this discussion. James Lewis of Plains Ct. asked to be allowed to speak. Mr. Lewis said that when this area was rezoned last year the adjoining property owners within 200' of Mr. Knez's property weren't notified. November 6, 2011 when Council had a zoning change no one again was notified. Mr. Fiala said this was not a zoning change. It was an ordinance amendment.

Mr. Lewis said that the residents in this area are concerned about the 10' buffer. People seem to think this buffer will be removed because Mr. Knez is calling this property single residential attached vs multi family.

Mr. Smith said the original plan was for four units attached per building. Mr. Smith said he wasn't sure of the number of buildings. Originally the setback was 40'. Per the amended ordinance it is 20' and not 10'. Mr. Lewis said he is talking about a 10' buffer, if Multi Family zoning it should have a buffer. Mr. Lewis said the residents near there are close on Eaglewood and Plains Ct. They are cottage size lots 68' deep.

Mr. Smith said that when a developer comes in with a plan the plan has to comply with C. O 1179 (landscape screening) with a buffer within the 20' setback.

No action was taken on this discussion and will remain on the table.

There being no further business the regular meeting closed at 7:45 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary