

**PLANNING COMMISSION
CITY OF WILLOUGHBY
FEBRUARY 24, 2011
PUBLIC HEARING
MINUTES**

PRESENT: B. Fiala; C. Cox, G. Merhar, Vice Chairman
ABSENT: R. Hart; B. Irvine, Chairman
OTHERS: Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.;
Richard Smith, Chief Bdg. & Zoning Inspec.; Betty A.
Nardelli, Secretary

Vice Chairman Gerald Merhar called the Public Hearing to order at 7:05 p.m.

The legal notice was read into the record for the following:

MANOR CARE OF WILLOUGHBY (Dale Markowitz)	37603 Euclid Ave.	CUP - Nursing home bdg Addt'n/ Addt'l pkg C.O. 1135.03(c)(7) RMF-LR dist.
---	-------------------	--

The following spoke **FOR** the proposal.

Dale Markowitz, Attny
100 7th Ave.
Chardon, Ohio 44024

Mr. Markowitz said that they are adding 16 additional beds which they are transferring from another facility from another site. They are also adding additional employees and 22 parking spaces.

They are adding a physical therapy area to the first floor. On the second floor they are adding an additional lounge and an internet café.

The following spoke **AGAINST** the proposal.

No one

EDISON ELEM. SCHOOL (John Urbanick)	5288 Karen Isle Dr.	CUP - pub. School bdg addt'n/ addt'l pkg C.O. 1131.03(c)(2) R-100 dist.
---	---------------------	--

The following spoke **FOR** the proposal.

**Planning Commission
City of Willoughby
Public Hearing Minutes
February 24, 2011
Page 2**

John Urbanick, Architect

4135 Erie St.
Willoughby, Ohio 44094

Mr. Urbanick said that because of having 600 students they need to expand Edison School. The addition will be in the playground area. There will be a minor change to the intersection at Karen Isle. Mr. Urbanick said that this plan is a revised plan. The original plan had a driveway connecting to SOM Center Rd. The driveway was cancelled because it is not in the best interest of the property owner or of the City.

The following spoke **AGAINST** the proposal.

Ken Trivison

5270 Karen Isle
Willoughby, Ohio 44094

Mr. Trivison said that the traffic on Karen Isle is unbearable. People drive 60 MPH. You can't get to your house because cars are lined up on the street. Mr. Trivison is in favor of a driveway connecting to SOM Center Rd.

Pam Turk

5298 Karen Isle
Willoughby, Ohio 44094

Ms. Turk wanted to know if the water line is going to be replaced. Vice Chairman Merhar said that will be discussed at the regular portion of the meeting.

Cliff Vodicka

5344 Karen Isle
Willoughby, Ohio 44094

Mr. Vodicka said that he has lived at this address 35 years. Mr. Vodicka questioned the cancellation of the driveway to SOM Center Rd. Richard Smith said that it is a safety issue to eliminate the driveway. Vice Chairman Merhar read the February 17, 2011 Ingress Egress minutes regarding the driveway to Mr. Vodicka.

The following spoke **IN REBUTTAL FOR** the proposal.

John Urbanick, Architect

4135 Erie St.
Willoughby, Ohio 44094

Mr. Urbanick said that the existing water service to the building

**Planning Commission
City of Willoughby
Public Hearing Minutes
February 24, 2011
Page 3**

will be used. There will be a new connection on the same water line. The addition requires a fire hydrant and the building will be sprinkled. Mr. Urbanick said that the original site plan that was submitted reflected the 500' long driveway to SOM Center Rd on the plans. The driveway was to be used by the school buses as an exit onto SOM Center Rd.

There being no further business the public hearing closed at 7:35 p.m.

A tape of this public hearing is available for review in the office of the Planning Commission Secretary.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary