

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
FEBRUARY 24, 2011  
REGULAR MEETING  
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 regular meeting to order at 7:35 p.m.

**OLD BUSINESS**

**MINUTES**

**February 10, 2011**

A motion was made by Chuck Cox and seconded by Bob Fiala to approve the February 10, 2011 minutes as written.

ROLL CALL:       Yeas:        B. Fiala; C. Cox; G. Merhar  
                  Nays:        None  
                  Absent:     R. Hart; B. Irvine

Motion **CARRIED**           **APPROVED**

A motion was made by Chuck Cox and seconded by Bob Fiala to remove all tabled items from the table for discussion.

ROLL CALL:       Yeas:        B. Fiala; C. Cox; G. Merhar  
                  Nays:        None  
                  Absent:     R. Hart; B. Irvine

Motion **CARRIED**           **APPROVED TO UNTABLE ALL TABLED ITEMS**

**DALE HIPP**  
(Rino Ritosa)

36555 Biltmore PL

**CUP**  
**O/D strge**  
C.O. 1145.03(c)(3)A  
L-I dist.

Rino Ritosa, owner of the building, represented this conditional use permit application. A variance was granted at the February 23, 2011 Board of Zoning Appeals to allow a 6' high chain link fence with vinyl slats weaved through the links making the fence solid.

Mr. Ritosa said that he was okay with the vinyl strips but doesn't know what color he'll use.

**Planning Commission  
Regular Meeting minutes  
February 24, 2011  
Page 2**

Mr. Cox wanted to know if the person who spoke against the conditional use permit application at the January 13, 2011 public hearing was at the Board of Zoning Appeals meeting. Mr. Ritosa said he wasn't.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve this conditional use permit application for outdoor storage.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Merhar  
Nays: None  
Absent: R. Hart; B. Irvine

Motion **CARRIED** **APPROVED**

**NEW BUSINESS**

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

Dale Markowitz, attorney and agent for Manor Care represented this conditional use permit. Mr. Markowitz said that this facility will be a 24 hour a day operation. There will be one driveway for ingress egress. The dumpster and garbage pickup is located at the rear. Mr. Markowitz said that sixteen additional beds will not increase the traffic flow. Mr. Markowitz said that the operation of the facility won't change, they are just adding more beds and parking. Non residents of the facility can also use the therapy facilities.

Mr. Markowitz said that the new internet café is for computer use for the facility's residents only. It is not used for games of chance in response to Richard Smith's question.

Mike Lucas said that the same conditions that were established for the original conditional use permit will also be in use for this application which is an expansion of the original permit.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve this conditional use permit application.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Merhar  
Nays: None  
Absent: R. Hart; B. Irvine

Motion **CARRIED** **APPROVED**

**Planning Commission  
Regular Meeting minutes  
February 24, 2011  
Page 3**

**MANOR CARE OF WILLOUGHBY**

37603 Euclid Ave.

**Site/elev.  
Landscape plans  
addt'n front/rear  
Addt'l pkg  
RMF-LR dist.**

Kira Kabo, GPD Group Project Manager, represented this proposal. Ms. Kabo said that there will be new landscaping around the new sidewalk in front of the building. Parking spaces and handicap ramps will be added along the front of the building. Two light poles will be re-located and one new light pole will be added. The light pole lights will be directed downward.

The physical therapy area located on the west front corner of the building will be fenced in.

There is a swale and pipe for drainage in the wooded area. Mr. Merkowitz said that they will have to return for storm water management approval.

John Phillips presented the materials that will be used. Brick will be used for the lower portion of the building addition and will match the existing brick. Drivet will be used for the upper portion. Mr. Phillips said that the shakes for the mansard roof will match the existing roof. Mr. Phillips submitted color schemes for the materials.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the site, elevations and landscape plans along with the drivet samples submitted this evening with the stipulation that the masonry and shingles match the existing and that the storm management is approved by the City engineer.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Merhar  
Nays: None  
Absent: R. Hart; B. Irvine

Motion **CARRIED** **APPROVED**

**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.

John Urbanick, architect, represented this conditional use permit application. There is not a voting quorum present this to approve this application.

**Planning Commission  
Regular Meeting minutes  
February 24, 2011  
Page 4**

A motion was made by Chuck Cox and seconded by Bob Fiala to table this conditional use permit application.

ROLL CALL:       Yeas:        B. Fiala; C. Cox; G. Merhar  
                  Nays:        None  
                  Absent:     R. Hart; B. Irvine

Motion **CARRIED**               **TABLED**

<b>EDISON ELEM. SCHOOL</b> (John Urbanick)	5288 Karen Isle Dr.	<b>Site/elev. plans</b> addt'n exist bdg Addtl pkg R-100 dist.
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John Urbanick, architect, represented this proposal. Mr. Urbanick said that the driveway connecting SOM Center Rd. is a dead issue in response to Vice Chairman Merhar.

Ken Trivison of 5270 Karen Isle said that the traffic on Karen Isle is the biggest issue and is unbearable. Parents drive their kids to and from school going 60 MPH. Traffic is lined up on the street and you can't get to your house. There will be 200 more kids enrolled because Garfield School closed.

Pam Turk of 5298 Karen Isle said that opening up another road would create a major cut through to Karen Isle. Ms. Turk said there is a lot of traffic during the week but it is quiet on weekends and during the summer. Ms. Turk said that if they open a road to SOM Center Rd. they won't have the quiet anymore.

Vice Chairman Merhar said that SOM Center Rd. and Euclid Ave. are the busiest roads during rush hour. Installing another traffic light is worst. Traffic lights slow traffic down.

Chuck Cox said there are numerous traffic lights on SOM Center Rd. and additional new lights will create more accidents.

A motion was made by Chuck Cox and seconded by Bob Fiala to table this site and elevations plan.

ROLL CALL:       Yeas:        B. Fiala; C. Cox; G. Merhar  
                  Nays:        None  
                  Absent:     R. Hart; B. Irvine

Motion **CARRIED**               **TABLED**

There being no further business the regular meeting closed at 8:35 p.m.

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Gerald Merhar, Vice Chairman

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Betty A. Nardelli, Secretary