

**PLANNING COMMISSION
CITY OF WILLOUGHBY
APRIL 14, 2011
PUBLIC HEARING
MINUTES**

PRESENT: R. Hart; C. Cox, G. Merhar, Vice Chairman
ABSENT: B. Fiala; B. Irvine
OTHERS: Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.;
Janice Lipscomb, Econ. Dev. Mgr.; Richard Smith, Chief
Bdg. & Zoning Inspec.; Chris Woodin, Ward 1 Councilman;
Betty A. Nardelli, Secretary

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

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

GIANT EAGLE #6381 (Lu Anne Leavor)	36475 Euclid Ave.	CUP - permanent O/D display of Seasonal items In front of store C.O. 1141.03(c)(15) G-B dist.
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The following spoke **FOR** the proposal.

No One

The following spoke **AGAINST** the proposal.

No One

WILLOUGHBY BREWING CO. (Rob't Orovets)	4057 Erie St.	CUP - Amend #4 to allow O/D bar Extend exist O/D Patio D-B dist.
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The following spoke **FOR** the proposal.

Nika McNulty
4067 Erie St.
Willoughby, Ohio 44094

Ms. McNulty said that they can't accommodate the dinner guests so they want to expand the outdoor patio to cut down the wait time

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which is currently two hours. The bar also can't handle the volume so they want to add an outdoor bar.

The following spoke **AGAINST** the proposal.

No One

**URBAN GROWERS
FLOWERS MARTS**

(John Urbanowicz)

38809 Mentor Ave.

**CUP -
Temp. retail sls
of plants, bagged
Soil & mulch
4/24/11 to 7/4/11
Aprox. 90 days
Using temp. greenhouse
C.O. 1169.04(b)(3)
C-M dist.**

The following spoke **FOR** the proposal.

John Urbanowicz
16130 Claridon Troy Rd.
Burton, Ohio 44021

Mr. Urbanowicz said that he owns a two acre nursery in Burton. He will furnish the temporary site with his nursery stock from Burton. Mr. Urbanowicz said that the last couple of years he has set up temporary structures at various sites. Last year he set up at two sites.

The following spoke **AGAINST** the proposal.

No One

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27B-57-01 thru 04
27B-57C-08 thru 10
27B-57C-21 thru 25
27B-57C-32 thru 40
27B-57C-42 thru 52

**Lake Front Gateway
Rezoning - from
(3) R-50 & (14)
R-B parcels to
Lakefront zoning**

27B-56E-05 thru 10

**Rest G-B parcels
To Lakefront zoning**

27B-55E-02 thru 04
27B-55E-38 thru 39
27B-56J-01 thru 03

27B-56D-09 thru 13
27B-56D-25

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PLANNING COMMISSION CONTIN:

27B-56C-02 thru 05
27B-56C-07
27B-56C-11 thru 37

27B-56B-01 thru 04
27B-56B-16
27B-56B-19 thru 20
27B-56B-55
27B-56B-57
27B-56B-59 thru 62
27B-56B-99 thru 103

27B-57B-70
27B-57B-74
27B-57B-132 thru 136

The following spoke **FOR** the proposal.

Chris Woodin
940 Eaglewood Dr.
Willoughby, Ohio 44094

Mr. Woodin said the purpose of the rezoning is to get more density and bring in new business. It will be like the Down Town area in North Willoughby. It will give property owners more options.

The following spoke **AGAINST** the proposal.

No One

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**Amend.- add
To estab. C.O. 1143
"Lake Shore Gateway
District" at Lakefront
of Wlby**

The following spoke **FOR** the proposal.

Janice Lipscomb
One Public Sq.
Willoughby, Ohio 44094

Ms. Lipscomb said that this amendment is to add text for the new zoning district. They want to encourage investing in this area because they had trouble attracting retail to the north end. All they are doing is adding one more use to the business district.

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Barbara Phillips
Brandt's Candies
1238 Lost Nation Rd.
Willoughby, Ohio 44094

Ms. Phillips said that she lives in Texas but her business is in Willoughby. She is not opposed to the rezoning, she only wants more information because she doesn't know anything about this. Ms. Phillips was advised to remain for the regular portion of this meeting when there will be more discussion.

The following spoke **AGAINST** the proposal.

No One

There being no further business the regular meeting closed at 7:20

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

p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary