

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 10, 2011
REGULAR MEETING
MINUTES**

PRESENT: G. Merhar; C. Cox; B. Irvine, Chairman
ABSENT: R. Hart; B. Fiala
OTHERS: Mike Lucas, Ass't. Law Director; Janice Lipscomb, Econ.
Devel. Mgr.; Jerry Ranally, Ward 3 Councilman & president;
Betty A. Nardelli, Secretary

Chairman Robert Irvine called the regular meeting to order at 7:00 p.m.

PUBLIC HEARING

NONE

MINUTES

July 7, 2011

The minutes of July 7, 2010 were approved as written.

REGULAR MEETING

NEW BUSINESS

NORBAR TORQUE TOOL
36400 Biltmore PL
(John O'Donnell)

Site/elev. plans
4,300 Sq. Ft. add't'n
Office/W/H use
L-I dist.

John O'Donnell of Biltmore Construction represented this proposal for a 4,300 sq. ft. addition to the rear of an existing 6,360 sq. ft. 16 year old building for office and warehouse use. A variance for a 3.68 foot building side yard setback was granted at the August 10, 2011 Board of Zoning Appeals meeting. Mr. O'Donnell said that the rear of the building faces Woodhill Supply. On the east side is Rino's Woodworking.

Mr. O'Donnell said that the white split face block matches the existing block. Mr. O'Donnell said that the dumpster is enclosed in response to Jerry Merhar's question. There is sufficient parking spaces.

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A motion was made by Jerry Merhar and seconded by Chuck Cox to approve the site plan and elevations plan as submitted.

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

Motion **CARRIED APPROVED**

IDENTIPHOTO

1810 Jos. Lloyd Pkwy
(Stanley Tager, Pamela Johnson)

Site/elev. plans
4,000 Sq. Ft. addt'n
Office/W/H use
L-I dist

Dustin Keeney of Polaris Engineering represented this proposal for a 4,000 sq. ft. addition to the rear of an existing 5,000 sq. ft. building for office and warehouse use. Seven parking spaces will be added. The materials will match the existing materials.

Mr. Keeney said that he wants approval this evening for the plan before Planning Commission this evening so that they can proceed with construction but they are submitting a revised site plan for the next meeting. The change was discussed at the August 4, 2011 Ingress Egress Board meeting and the Board had no problem with the change.

The change will be to the parking layout but it won't change the number of parking spaces. The change is to relocate the four parking spaces from the rear left corner on the site plan to the grassy area behind the proposed addition. Only the paving will change.

A motion was made by Jerry Merhar and seconded by Chuck Cox to approve the site plan and elevations plan as submitted.

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

Motion **CARRIED APPROVED**

SCHEDULE PUBLIC HEARING

PLANNING COMMISSION
(Janice Lipscomb)

**Amend.- add
Resid. Infill
In desig. areas**
Of downtown
D-B dist.

**Amend C.O. 1141.01(f) -
Add language**

PLANNING COMMISSION CONTIN:

Amend C.O. 1141.03 -
Add (2) resid, in D-B

Add C.O. 1141.13
(a) Thru (e)

Amend C.O. 1161.04
Add (6) 1 sp per dwell.
for resid. in D-B

Amend C.O. 1109.04 -
Delete (9) "other features....."
Add (09), (10) & (11)

Janice Lipscomb, Economic Development Manager, represented this text amendment. Ms. Lipscomb said that they had discussions allowing residential infill in the Downtown Business district in accordance to a building survey conducted last year. Now a public hearing needs to be scheduled.

A motion was made by Chuck Cox and seconded by Jerry Merhar to schedule a public hearing for September 22, 2011.

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

Motion **CARRIED** APPROVED FOR A PH ON SEPTEMBER 22, 2011

DISCUSSION

PINE RIDGE PLAZA
(Rob't Ranallo)

SOM Center Rd. /
Ridge Rd.

**Text Change -
C.O.1141.03(c) (17)
Allow Sls or SVC of
Alcohol for on-prem.
Consump. in assoc.
with P/use
as a conditional use
in R-B dist.**

Bob Ranallo represented this discussion for a text change to allow the sales and service of alcohol for on premises consumption as a conditional use permit in Retail Business. Mr. Ranallo said that Pineridge Shopping Center which is located in a Retail Business zone district has been in existence for 27 years. Beer and wine is permitted in Retail Business but not liquor.

Mr. Ranallo said that the San Francisco Oven Restaurant, after several months, moved out because they couldn't serve liquor. They felt they weren't serving enough food to make a go of it. After San

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Francisco Owen moved out Mr. Ranallo said that the shopping center could not attract any other restaurants. Mr. Ranallo said they can't attract anyone without a liquor license especially the space adjoining Heinen's grocery store.

Chairman Irvine said the alternative to a text change would be to rezone the shopping center to General Business if it doesn't create spot zoning. Chairman Irvine said that there might be some uses in General Business that are not compatible with the shopping center like a dance hall. Janice Lipscomb said that this parcel is the largest Retail Business parcel.

Mr. Ranallo suggested using the area of an establishment as a requirement. Chairman Irvine suggested the area of the development and not the lease space.

Chairman Irvine advised Mr. Ranallo to look at what other Retail Business districts are in the City. Mike Lucas suggested to establish a particular use as a condition. Chuck Cox suggested controlling the size of the establishment.

Chairman Irvine suggested putting this on the agenda for more discussion for the next meeting.

No action was taken on this discussion.

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

Robert Irvine, Chairman

Betty A. Nardelli, Secretary