

**PLANNING COMMISSION
CITY OF WILLOUGHBY
SEPTEMBER 8, 2011
REGULAR MEETING
MINUTES**

PRESENT: R. Hart; B. Fiala; G. Merhar, Vice Chairman
ABSENT: C. Cox; 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 7:20 p.m.

PUBLIC HEARING

NONE

REGULAR MEETING

MINUTES

August 25, 2011

The minutes of August 25, 2011 were approved as written.

OLD BUSINESS

PLANNING COMMISSION
(Janice Lipscomb)

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

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

**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)
PH 9/22/11**

This application is scheduled for a public hearing for September 22, 2011.

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No action was taken on this text amendment and remains tabled pending a public hearing on September 22, 2011.

NEW BUSINESS

NONE

DISCUSSION

PINE RIDGE PLAZA
(Rob't Ranallo)

SOM Center Rd. /
Ridge Rd.

**Text amend. -
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.**

Robert Ranallo represented this discussion for a text amendment. Mr. Ranallo said that he wants to amend the text to allow the sales and service of alcoholic beverages for on premises consumption as a conditional use in the Retail Business district. Mr. Ranallo said that the Ordinance allows beer and wine for on premises consumption in the Retail Business district but not liquor. Mr. Ranallo said he visited the other Retail Business locations and doesn't see any impact in those areas if allowed alcohol.

Bob Fiala said that this wouldn't require a public hearing. Mike Lucas said he will draw up a draft for a text change for the next meeting so Planning Commission can approve the text change and forward it to Council.

No action was taken on this discussion.

JJJ PROPERTIES LLC
(Carmen Carbone)

Pelton Rd -
27B-38-22,
27B-39-25, 26,
29, & 30

Rezone - discuss.
18+ acres
from L-I to G-I
for concrete/asphalt
Plant, crushing/recycle,
W/H & retail sls
Construc. Mtls

John Allega and Carmen Carbone of Allega concrete represented this discussion for rezoning five parcels from Limited Industry to General Industry to allow a concrete and asphalt crushing plant. The parcels are located between the CSX railroad and the Norfolk Southern railroad near Pelton Rd.

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Mr. Allega said that they crush concrete a couple months out of the year. The plant operates about four days a week from 7:00 a.m. until 5:00 p.m. The fifth day is used for maintenance of the equipment. There is no evening operation. The plant has electric motors that doesn't put out noise and also doesn't put off any odor or isn't noisy. There isn't any residential area within 300 feet of the proposed rezoning parcels. The closest possible residential area would be the Chagrin River Walk property that currently isn't developed.

Chairman Merhar said that there is no better place in the City than this location for this operation.

Richard Smith said that per C.O. 1169.10(9) concrete crushing is not allowed in any district in Willoughby. Mike Lucas said that Planning Commission can't approve the rezoning unless a text change is approved first.

Chairman Merhar said that Mr. Allega should go to Council first for discussion with them and get their feelings on a text amendment and rezoning.

Mike Lucas said that after the discussion with Council they should return here for a text amendment to allow a cement crusher operation in the General Industrial district as a conditional use.

No action was taken on this discussion.

There being no further business the regular meeting closed at 7:55 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary

