

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
OCTOBER 27, 2011  
REGULAR MEETING  
MINUTES**

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

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

**MINUTES**

**September 22, 2011**

The minutes of September 22, 2011 were approved as written.

**OLD BUSINESS**

A motion was made by Rick Hart and seconded by Jerry Merhar to remove all tabled items from the table for discussion.

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

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

<b>JJJ PROPERTIES LLC</b>	Pelton Rd -	<b>Text amend -</b>
(Carmen Carbone)	27B-38-22,	For concrete/asphalt
	27B-39-25, 26,	Plant, crushing/recycle,
	29, & 30	W/H & retail sls of
		Construc. mtl's
		In G-I dist.

There was no representative present this evening. The applicant will contact the secretary when ready to submit a new proposal.

A motion was made by Jerry Merhar and seconded by Rick Hart to table this text amendment.

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

Motion **CARRIED**                   **TABLED**

**NEW BUSINESS**

**WESTWOOD MEADOWS**  
(Anthony Slyman)  
(Dave Novak)

P.P.27B-52-1  
Hodgson Rd.

**Rezone**  
19.5733 acres  
**G-B to RMF-LR**  
S/F using R-50 reg.  
G-B

There was no representative present this evening. The applicant will notify the Secretary regarding their intentions.

A motion was made by Jerry Merhar and seconded by Chuck Cox to table this rezoning application.

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

Motion **CARRIED**           **TABLED**

**THE WILD GOOSE**  
(Mike & Seamus Coyne)

4144 Erie St.

**CUP**  
Sls/SVC alcohol  
On-premises consump.  
C.O. 1141.03(c)(17)  
D-B dist.

Seamus and McPatt Coyne represented this conditional use permit application. A public hearing was held earlier. Mr. Coyne said there are 77 seats inside in response to Jerry Merhar's question. Mr. Coyne said they are hoping for 60%/40% ratio of food to alcohol sales in response to Mr. Merhar's question. The conditions agreed upon are:

1. Hours of operation:

- 11:00 a.m. until 2:00 a.m. Monday thru Thursday,
- 11:00 a.m. until 2:00 a.m. Friday,
- 10:00 a.m. until 2:00 a.m. Saturday,
- 10:00 a.m. until 1:00 a.m. Sunday.

- 2. Live music is not permitted.
- 3. Radio or recorded music is permitted until 1:00 a.m. Doors shall be closed.
- 4. Outside speakers are not permitted.
- 5. Outdoor patio or outdoor seating is not permitted.
- 6. Food shall be prepared on site.
- 7. Dumpster shall be located at the rear of the building.

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A motion was made by Jerry Merhar and seconded by Rick Hart to approve the conditional use permit with the conditions stated this evening.

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

Motion **CARRIED**           **APPROVED**

**DISCUSSION**

<b>WESTWOOD MEADOWS</b> (Bo Knez) (Dave Novak)	P.P.27B-52-1 Hodgson Rd.	<b>Prelim. plan</b> 32.3305 acres 167 S/F lots using R-50 reg. RMF-LR
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There was no representative present this evening. The applicant will notify the Secretary regarding their intentions.

No action was taken on this discussion.

<b>IRISH AMERICAN CLUB</b> (Bill Holden)	Western Pkwy/ Willoughby PKY	<b>Text Amend - Social club -</b> Picnic grounds Athletic fld Fraternal org. In L-I dist.
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Bill Holden of the Irish American Club of Euclid represented this discussion. Mr. Holden said that there is 10 acres of vacant land available between Western Parkway and Willoughby Parkway halfway down the road. Mr. Holden said that they would like to move the Irish American club here if they are allowed. They don't want to purchase the property unless they can use it. They want to build a building for a fraternal club, have picnic grounds and an athletic field and hold wedding receptions inside the building. They want a setup similar to the Croation Club on Lakeshore Blvd in Eastlake.

Richard Smith said that in-door and out-door recreation is permitted in Limited Industrial zoned districts by conditional use permit which this property is zoned as. Alcohol is not permitted in Limited Industrial zoned districts. The use that Mr. Holden wants is permitted in General Business zoned districts.

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Chairman Irvine said that the criteria to rezone property is: owner of the property, owner's permission, legal representative of the property or an option to buy the property. Chairman Irvine said that the proposal to rezone this property to General Business would be spot zoning because the surrounding property is Limited Industrial.

Chairman Irvine said if a text change were approved then a text change to allow a fraternal club in Limited Industrial districts would be in effect for all Limited Industrial zoned districts which might not fit in some areas.

Chairman Irvine said that it is poor planning principle to rezone this property to General Business.

Chairman Irvine suggested a parcel on the corner of Lost Nation Rd. and Hodgson Rd. that is vacant and is zoned General Business. The property is in receivership. Mr. Holden was given a name and phone number of the person to contact.

No action was taken on this discussion.

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

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Robert Irvine, Chairman

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Betty A. Nardelli, Secretary