

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
NOVEMBER 10, 2011
AGENDA**

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

Chairman Robert Irvine called the regular meeting to order at 7:03 p.m.

MINUTES

October 27, 2011

The minutes of October 27, 2011 were approved as written.

OLD BUSINESS

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

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

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

JJJ PROPERTIES LLC (Carmen Carbone)	Pelton Rd - 27B-38-22, 27B-39-25, 26, 29, & 30	Text amend - For concrete/asphalt Plant, crushing/recycle, W/H & retail sls of Construc. mtl In G-I dist.
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There was no representative present this evening. Mr. Carbone notified the Secretary that he wants this proposal to remain tabled.

A motion was made by Bob Fiala and seconded by Rick Hart to table this text amendment.

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

Motion **CARRIED** **TABLED**

NEW BUSINESS

WESTWOOD MEADOWS P.P.27B-52-1 **Rezone -**
(Dave Novak) Hodgson Rd. 19.5733 acres
(Bo Knez) **G-B to RMF-LR**

There was no representative present this evening. Mr. Novak notified the Secretary that he wants this rezoning application to remain tabled.

A motion was made by Rick Hart and seconded by Chuck Cox to table this rezoning application.

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

Motion **CARRIED** **TABLED**

Bob Fiala reminded the Commission that the 45 days to act on this application is due to expire or shall be deemed to be denied if no action is taken. The Secretary will notify the applicant.

MANHATTAN DELI 34601 Ridge Rd. **CUP**
(Wadi Ina) Unit #1 **Sls/SVC alcoholic
Bev. for on-premise
Consump.**
C.O. 1141.03(c)(17)
R-B dist.

Wadi Ina, owner, represented this conditional use permit application.

The conditions agreed upon are:

1. Hours of operation - 7:00 a.m. until 2:00 a.m. 7 days a week.
2. Piped in music permitted inside only.
3. A flat screen T.V. without sound and no larger than 60" is permitted outside on the patio.

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4. Alcoholic beverages are permitted both inside and outside on the patio subject to State liquor laws.
5. A dumpster shall be located at the outside rear of the facility.

Mr. Ina said that the 9' long bar inside seats 19 customers. There are a total of 99 seats inside. There are 34 seats outside on the patio. The patio is located near Heinen's grocery store. The patio will be fenced in using wrought iron fencing. The patio also will be landscaped.

Mr. Ina said that he does not encourage customers to hang out around the bar in response to Mr. Cox's question. Mr. Ina said that this restaurant is 100% family oriented.

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

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

Motion **CARRIED** **APPROVED**

CHAGRIN RIVER WALK (John Spear)	P.P.#27B-37A-6 P.P.#27B-37A-7 P.P.#27B-39A-11 Mentor Ave.	CUP - extend time limit of 12/23/09 aprv'l & 11/18/11 extens. Aprvl for asstd lvg D-B dist.
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Mike of Vintage Developers Group represented this proposal to extend the time limit for this conditional use permit approved 12/23/09 originally and extended 11/18/10 for another year. Mike said that they want to see this proposal happen. They did market studies for the site. They plan on moving their headquarters from Joseph Lloyd Parkway to this site. They have talked to perspective buyers from all over the country for the assisted living site but had no success getting any one to commit to it. They don't intend to sell to some one to make the site more marketable.

Jim Sayles, City Engineer, said that there are no existing sidewalks at the site. Chairman Irvine said that the Planning Commission will give a one year extension without the sidewalks but after one year sidewalks will be a requirement.

A motion was made by Rick Hart and seconded by Bob Fiala to approve a one year extension for this conditional use permit.

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

Motion **CARRIED** **APPROVED**

CHAGRIN RIVER WALK	P.P.#27B-37A-6	extend time limit of
	P.P.#27B-37A-7	Overall Mstr plan for
	P.P.#27B-39A-11	For Mixed use aprv'd
	Mentor Ave.	12/10/09 & 11/18/10
		exten. Aprv'l
		D-B dist.

A motion was made by Bob Fiala and seconded by Rick Hart to approve a one year extension for this overall master plan for mixed use.

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

Motion **CARRIED** **APPROVED**

CHAGRIN RIVER WALK	P.P.#27B-37A-6	Devel. Plan -
	P.P.#27B-37A-7	Extend time limit
	P.P.#27B-39A-11	Of plan aprv'd
	Mentor Ave.	12/23/09 & for
		11/18/10 exten. Aprv'l
		For asst'd lvg fclt'y
		D-B dist.

A motion was made by Rick Hart and seconded by Bob Fiala to approve a one year extension for this assisted living development plan.

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

Motion **CARRIED** **APPROVED**

Bob Fiala said that after one year if there are no sidewalks on the site it will be then be a requirement.

DISCUSSION

WESTWOOD MEADOWS
(Dave Novak)
(Bo Knez)

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

Prelim. plan
32.3305 acres
167 S/F lots
S/F using R-50 reg.
RMF-LR

There was no representative present this evening.

There was no discussion and 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