

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JANUARY 14, 2010
REGULAR MEETING
MINUTES**

PRESENT: B. Fiala; C. Cox, G. Merhar, Vice Chairman
ABSENT: R. Hart; B. Irvine, Chairman
OTHERS: Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.;
Janice Lipscomb, Econ. Devel. Mgr.; Betty A. Nardelli,
Secretary

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

MINUTES

**December 11, 2009
December 23, 2009**

A motion was made by Chuck Cox and seconded by Bob Fiala to approve both the December 11, 2009 minutes and the December 23, 2009 minutes.

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

Motion **CARRIED** **APPROVED**

OLD BUSINESS

A motion was made by Chuck Cox and seconded by Bob Fiala to remove all old business from the table for discussion.

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

Motion **CARRIED** **APPROVED TO UNTABLE OLD BUSINESS**

PLANNING COMMISSION
(Mike Lucas)

**Text amend. -
Asstd lvg fclt'y
Cup in other dist.
Besides D-B dist.**

Mike Lucas represented this text change. Mr. Lucas said that we should look at the definitions to see how many are duplicates of which some are and the fact that they exist if we want these definitions.

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The following definitions were discussed:

Adult Day Care - The definition exists and Browning Center fits this definition.

Home For The Handi-cap Family - This use is State pre-empted. We have this use as definitional purposes. It is required by law to be permitted. Mr. Lucas said that this definition should remain in our Code. It is in the residential area.

Group Home - This use is pre-empted and required. This use is by CUP and has to be permitted in multi-family districts of which it is.

Nursing Home - Manor Care fits this category. This use is both in the business district and in the multi-family district.

Assisted Living - **This definition was just approved by Council.**

Adult Day-Care - This use is in Office Building, Retail Business and General Business. This definition will stay in the Code.

Congegate Living - This definition was deleted.

Nursing Home - This use is at Manor Care and is the only one in Willoughby.

Senior Citizen Development - This definition is undefined and is not in the Code. Janice Lipscomb said that the definition might be in the Code update which is at a later date. Ms. Lipscomb said that Breckenridge is classified as Senior Citizen development which is a new classification.

Mr. Lucas said that the following are left but not defined and permitted in multi-family districts which are:

Home For the Aged -

Home For Children - Included with the Code but not defined. Mr. Lucas said Willoughby doesn't have these facilities.

Long Term Care Facility - Vice Chairman Merhar said we don't need this. Mr. Lucas will check to see why this is in the Code.

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Mr. Lucas said that he wanted to be sure there were no overlaps in the Code and definitions and be sure that Congregated Living was deleted which it is.

A motion was made by Bob Fiala and seconded by Chuck Cox to table this text amendment.

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

Motion **CARRIED** **TABLED**

NEW BUSINESS

JOSIP BAJEC	2132 Lost Nation Rd. Unit #2	CUP Auto/lt truck service/repair C.O. 1145.03(b)(4) L-I dist.
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Josip Bajec represented this conditional use permit application. Mr. Bajec said that there is room inside the building to park two vehicles. He has two outside parking spots as part of his lease.

The following conditions were agreed upon.

Hours of operation - 8:00 a.m. until 7:00 p.m. six days a week and closed on Sunday.

Vehicles - No overnight parking is permitted outside unless the vehicles are in an enclosed area.

Dumpster - if located outside it has to be screened using a board on board fence.

Parts - Storage of discarded parts is not permitted outside.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve this conditional use permit application.

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

Motion **CARRIED** **APPROVED**

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No action was taken on this discussion.

38882 MENTOR AVE. PROPERTIES LLC (Jill Dzina)	38882 Mentor Ave.	Sched PH - Rezoning portion 27A-32-19 from R-60 to G-B 0.5074 acres
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Jill Dzina of Vintage Development represented this application for rezoning a portion of property from R-60 to G-B.

Chuck Cox requested a revised drawing for the public hearing.

A motion was made by Bob Fiala and seconded by Chuck Cox to schedule a public hearing for rezoning for February 11, 1010.

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

Motion **CARRIED** **APPROVED FOR A PH ON 2/11/10**

A motion was made by Bob Fiala and seconded by Chuck Cox to table this application for rezoning pending a public hearing on February 11, 1010.

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

Motion **CARRIED** **TABLED**

DISCUSSION

ANTHONY FIMIANI (Firenza Stone)	P.P.#27B-34A-3 (37033 Vine St.) P.P.#27B-34A-4 (37043 Vine St.) P.P.#27B-34A-25 37048 Vine St.) (former Krihwan prop.)	Rezone - discuss G-B to C-M mfr stone counters 1.46 acres total
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Anthony and John Fimiani represented this discussion for rezoning the former Krihwan and Classic property from General Business to Commercial Manufacturing which consists of three parcels. Mr.

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Fimiani said that currently they have their Firenza Stone business on Baltimore Place and they need more room. Firenza Stone makes granite countertops. They plan on renovating the Classic building which was the Cadillac dealership and add 10,000 to 15,000 sq. ft. for a warehouse showroom and 5,000 sq. ft. for manufacturing.

Janice Lipscomb said that Commercial Manufacturing surrounds these Krihwan parcels so the rezoning will fit. This leaves the Pontiac building and parcel in General Business which is next to the freeway entrance ramp.

Mr. Fimiani said that the property is up for an auction. He can't file a rezoning application formally until he purchases the property.

No action was taken on this discussion.

TAMARAC (Arbor Ridge) (Jim Pregararo, Jr.)	P.P.#27B-53D-4 Tamarac Blvd.	Sub Div - discuss S/F devel. R-50 req. 17 Acres 73 lots RMF-LR / CO dist.
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Frank Chorba and Jim Pregararo Jr. of Land Design represented this discussion for a 73 lot Single Family subdivision on 17 acres located in a Multi-Family Low-Rise district using R-50 requirements.

Mr. Chorba said that there is an easement with a 20' storm sewer running through the site into the Tamarac development located east of this site. There is a 20' sanitary sewer and easement along the eastern boundary that runs to the Tamarac subdivision. Part of the sanitary sewer cuts across S/L 54 and is near the corner of the proposed house. The storm detention is in the center of the development and is a dry basin. Mr. Pregararo said that these are actual lots on a dedicated street. Westover Dr. is 60' wide and Arbor Ridge is 50' wide. The site is in the conservation overlay district and the following items are a reduction of what is required per C.O. 1151.06(f):

A 30% front setback which is 40' X 30% = 12' (40' - 12' = 28' setback.

A 20% pavement width which is 26' X 20% = 5.2' (26' - 5.2' = 21')

Sidewalks on only one side of the street.

Jim Sayles said that the Service Department won't like the sewer on the lot.

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Vice Chairman Merhar said that the 40' cul-de-sac radius isn't large enough. The Fire Department might require a larger radius.

Bob Fiala said that they should include trees on each lot because the site doesn't have any trees on it.

No action was taken on this discussion.

There being no further business the regular meeting closed at 8:30 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary