

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JUNE 9, 2010
REGULAR MEETING
MINUTES**

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

Chairman Robert Irvine called the regular meeting to order at 7:02 p.m.

MINUTES

May 27, 2010

The minutes of May 27, 2010 were approved as written.

OLD BUSINESS

A motion was made by Gerald Merhar and seconded by Rick Hart 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**

Patricia Conti, ESQ. 4803 E. 345th St. **Text Amend. -**
C.O. 1103(b)((72)
Add "restaurants" and
"bar" to list of uses
for "indoor recreation"
facility in the defin.
Section of the Code

There was no representative present this evening. Chairman Irvine said that there was an indication at the last meeting that Ms. Conti was going forward with her conditional use permit hearing for indoor recreation and expand on it when the text amendment was approved. Mike Lucas said that he still needs to meet with Richard Smith to discuss the language of the text change.

A motion was made by Rick Hart and seconded by Chuck Cox to table this text amendment pending a draft of the text change.

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

Motion **CARRIED** **TABLED**

INFINITY PROPERTIES	P.P.#27B-39-22 &	Rezoning -
HOLDINGS LLC	P.P.#27B-39-23	C-M to G-B
(John Spear)	Mentor Ave.	6/24/10 ph

There was no representative present this evening. This application is scheduled for a public hearing on June 24, 2010.

A motion was made by Gerald Merhar and seconded by Rick Hart to table this rezoning application pending a public hearing on June 24, 2010.

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

Motion **CARRIED** **TABLED**

NEW BUSINESS

RJK KIRKLAND	4964 Campbell Rd.	CUP -
CONSTRUCTION CO.		Construc. Trades
(Ron Kirkland)		Contrac. Fclt'y
		C.O. 1145.03(c)(2)
		L-I dist.

Ron Kirkland represented this conditional use permit application. This site was the former Velotta construction facility. Mr. Kirkland said that he does residential construction such as remodeling, re-roofs and siding. He specializes in re-roofing. He does shingle roofs only. He does not do flat roofs. He stores his tools and equipment inside the building. The four vehicles will be parked outside. There will be no on-site material storage. Material is delivered to the on-site job. Mr. Kirkland said that there is a lien on the equipment from the previous owner and the equipment has to remain on the site for one year after which they can do what they want with the equipment.

The conditions agreed on are: The hours of operation are twenty four hours a day, seven days a week. The outside dumpster will be screened. There will be no outside speakers. Hazardous material is not stored inside.

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A motion was made by Gerald Merhar and seconded by Chuck Cox to approve this 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

WILLOUGHBY CROSSING
(Anthony Slyman)

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

Discuss. - devel.
Parcel B & C1
161 indiv lots
(A-P) RMF-LR &
G-B dist.
(apr'v'd 10/27/05
As 113 condo units)

Anthony Slyman, developer, and David Novak, surveyor, represented this discussion for Parcel B and C1 development. The plan for discussion includes Parcel B and Parcel C. Mr. Novak also distributed a plan for a typical lot layout.

Mr. Novak said there will be a 24' wide private road with fee simple lots using R-50 zoning but he wants to make a modification to that. The houses will be similar to the Parcel A and the Crosscreek developments. The density will not be as tight as Parcel A. A typical lot is 50' X 120' with a 25' front yard setback, 40' rear yard setback, 5' wide sidewalk and 7' utility easement allowing a 40' building envelope. Richard Smith advised the applicants that this property is not in the Conservation Overlay therefore Planning Commission cannot modify the setbacks.

Mr. Novak said that people want a 48' building envelope so they would have to make the lots 128' deep.

Mr. Slyman said that Parcel A which has a homeowners association is sold out. Parcel B will have the same homeowners association.

Mr. Novak said the intent is to rezone Parcel C. They are showing what they want to do but want to get started on Parcel B than do Parcel C. Chairman Irvine said that he thinks it is a risk to the project to launch out on Parcel B expecting Parcel C to be rezoned. There is no guarantee that Parcel C will get rezoned.

Mr. Novak said that he can reconfigure the plan to show Parcel B without Parcel C. The exit drive will be on Hodgson Rd.

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Chairman Irvine said that they can proceed with Parcel B without rezoning Parcel C.

No action was taken on this discussion.

There being no further business the regular meeting closed at 8:00 p.m.

Robert Irvine, Chairman

Betty A. Nardelli, Secretary