

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
SEPTEMBER 23, 2010  
REGULAR MEETING  
MINUTES**

**PRESENT:** R. Hart; B. Fiala; C. Cox, G. Merhar, Vice Chairman  
**ABSENT:** B. Irvine, Chairman  
**OTHERS:** Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.;  
Richard Smith, Chief Bdg. & Zoning Inspec.; Jerry Ranally,  
Ward 3 Councilman; Don Lewis, Shade Tree Commission  
Chairman; Greg Patt, Sign Review Board; Betty A. Nardelli,  
Secretary

**Vice Chairman Gerald Merhar called the regular meeting to order at 7:21 p.m.**

**MINUTES**

**September 23, 2010**

A motion was made by Bob Fiala and seconded by Rick Hart to approve the minutes of September 23, 2010 as written.

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

Motion **CARRIED**               **APPROVED**

**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; G. Merhar  
                  Nays:       None  
                  Absent:     B. Irvine

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

<b>STONEWALL PUB</b> (Seamus Coyne)	14 Public Sq.	<b>CUP - rest/bar</b> Sls/serv. alcohol Bev. on premises consump. D-B dist.
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Bob Jackson, part owner, represented this conditional use permit application. Mr. Jackson submitted a signed agreement from Anthony Ocepek entitling COJ Inc., AKA Stonewall Pub of 14 Public Sq., the right of ingress egress through the driveway and under the awning of 12 Public Sq. for the sole purpose of garbage transport to an

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off-site dumpster at 38230 Glenn Ave. The dumpster used by both Stonewall Pub of 14 Public Sq. and Willo Security of 38230 Glenn Ave. will be picked up by Euclid Disposal on Monday, Wednesday and Friday.

The conditions agreed on are:

- Hours of operation: - 11:00 a.m. until 2:30 a.m. six days a Week.  
12:00 p.m. until 2:30 a.m. Sundays.
- The patio shall be fenced in.
- Outside speakers and outside music are not permitted.
- A juke box is permitted inside and the doors shall be closed when juke box is playing.
- Live music inside is not permitted.
- Property out side and in front of the building shall be policed including City Hall parking lot.
- Drinking during church service at church located near the City parking lot shall not be permitted.
- One dumpster is permitted for both Stonewall Pub and for Willo Security.

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

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

Motion **CARRIED**                   **APPROVED**

<b>KIRTLAND TUDOR ESTATES</b> (Joe Znidarsic)	Kirtland Rd.	<b>Text Amend - MF envel. lot devel. in R-MF dist.</b> 1. C.O.1103(b)(85) <b>Add - (d)"envelope Lot"</b> 2. C.O. 1109.04(a) <b>Add - (4)</b> adding env. lot devel. to exist. aprv'd grp devel. 3. C.O. 1135.04(b) <b>Revise - 1<sup>st</sup> sent. for 1-fam &amp; 2-fam on indiv sub. Div. lots to comply w/R-50 dist. regs. set in C.O.1131</b> <b>Repeal - C.O. 1135.04(b)</b>
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**KIRTLAND TUDOR CONTIN:**

- 4. C.O. 1135.04  
**Add - (i), (i), (ii), (iii), (iv), (v), (vi), (vii) & (viii)**
- 5. C.O. 1135.09  
**Add - "reqs. dev. plan aprv'l of prev. aprv'd dev. when env. lots proposed"**
- 6. C.O. 1161.07(a)  
**Amend - pkg sp req'd when loca. on same lot as dwell. unit served for envel. Lot**  
**Repeal - exist C.O. 1161.07(a).**  
RMF-LR dist.

There was no representative present this evening. Mike Lucas said that he sent over the staff report from Dave Hartt, Consultant. He did not receive a response.

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

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

Motion **CARRIED** **TABLED**

**NEW BUSINESS**

<b>PLANNING COMMISSION</b> (Janice Lipscomb)	<b>38101 Euclid Ave.</b> (Ed Figler) <b>38103 Euclid Ave.</b> (Ed Figler) <b>38109 Euclid Ave.</b> (Jeff Black) <b>P.P.#27A029A-17</b> Clark Ave. (CRE JV)	<b>Rezone -</b> .31A. / 13,504 s.f. .47 A / 20,473 s.f. .56 A / 24,394 s.f. .07 Acres R-B to D-B zoning
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A motion was made by Rick Hart and seconded by Bob Fiala to schedule a public hearing for October 14, 2010 for rezoning.

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

Motion **CARRIED** **APPROVED FOR A PH 10/14/10**

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A motion was made by Rick Hart and seconded by Bob Fiala to table this rezoning application pending a public hearing 10/14/10.

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

Motion **CARRIED**           **TABLED**

<b>G-WIZ BAR &amp; GRILL</b>	37638 Vine St.	<b>CUP -</b>
(Joe Myers)	37640 Vine St.	Sls/service
(Mark Tredanaro)	(former laundromat)	alcohol bev.
		On-prem. Consump.
		<b>O/D patio - covered</b>
		<b>O/D patio - open</b>
		R-B dist.

Joe Myers, Architect, and Morin Simicevic, owner, represented this conditional use permit. A variance was granted for 31 parking spaces of the required 88 and for a 1' parking lot setback of the required 5' at the September 22, 2010 Board of Zoning Appeals meeting.

Mr. Myers said that a patio with a metal roof will be constructed in front of the former laundromat and an uncovered patio will be constructed in front of the covered one. Rolling doors for the covered patio will be used in bad weather. Speakers, volume controlled at a conversational level and facing down will be installed in the ceiling of the covered patio. Music from a juke box will be piped to these ceiling speakers.

Mr. Simicevic said that there will be five pool tables in the former laundromat but no bar. Mr. Simicevic said that they have pool leagues and they come to play pool from different cities. A customer will walk next door to the bar for an alcoholic drink to bring back to the pool hall or a waitress will take the customer's order and serve the alcoholic drink. Food available will be hot dogs, salads, burgers, sandwiches and wings.

Mr. Myers said there is seating for three groups; the existing bar, the pool hall and the patio. Mr. Myers said all the seats will not be filled at the same time. The parking spaces are based on seating. Mr. Myers said they have an agreement with Dave's Auto across the street at 37657 Vine and with J Performance at 37600 Industrial Parkway to use their parking lot for parking spaces if G-Wiz's (The Slate Bar & Grill) lot is full.

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Signs will be posted in the parking lot where to park and where not to park.

The conditions agreed to are:

1. Hours of operation for both inside the building and for the outside patio:  
11:30 a.m. until 2:30 a.m. 7 days a week.
2. Doors shall be closed.
3. Outside speakers in the enclosed patio shall be turned off at midnight.
4. The dumpster shall be fenced in with a gate on front.
5. Live music is permitted inside only.
6. The jukebox when piped outside shall be at a conversational level.

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

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

Motion **CARRIED**               **APPROVED**

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

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Gerald Merhar, Vice Chairman

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Betty A. Nardelli, Secretary