

**PLANNING COMMISSION
CITY OF WILLOUGHBY
NOVEMBER 18, 2010
REGULAR MEETING
MINUTES**

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

Chairman Robert Irvine called the regular meeting to order at 7:05 p.m.

MINUTES

October 28, 2010

The minutes of October 28, 2010 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; B. Irvine
 Nays: None
 Absent: B. Fiala; C. Cox

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

CARDIOVASCULAR CONSULTANTS (Brenda Burkhammer)	4650 Beidler Rd.	CUP - Med. Clinic/ urgent care fclt'y C.O. 1145.03(a)(4) L-I dist.
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A notice was received from David Carlozzi, Cardiovascular Consultant, that they withdraw their conditional use permit application for this address because the property doesn't meet their needs.

A motion was made by Rick Hart and seconded by Jerry Merhar to permanently table this conditional use permit application as requested.

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

Motion **CARRIED** **PERMANENTLY TABLED**

NEW BUSINESS

**CUTTING EDGE LIMO
& AUTO CARE**

4475 Hamann Pkwy
(Joe Yesilosky)

**CUP - limo lease/
Vehicle maintenance**
for leasing fcl'ty
C.O. 1145.03(b)(4)

**O/D strge of
Leased vehicles**
C.O.1145.03(c)(3)(c)
L-I dist

Joseph Yesiloskey represented this conditional use permit application. Mr. Yesiloskey said that he purchased this property from Carter Tool, the former tenant. Mr. Yesiloskey said that he rented property on Campbell Rd. for eight years for his leasing facility until this property became available. The four limousines that Mr. Yesiloskey has will be stored inside the building in response to Mr. Hart's question. The only vehicles parked outside will be the limousine driver's private vehicles.

Mr. Yesiloskey said that 80% of his business is limousine leasing in response to Mr. Merhar's question. The balance of his business is limo and auto repair.

Mr. Yesiloskey said that he will not do major engine and body repair, just minor engine repair such as electrical, suspension, brakes, air conditioning and heating in response to Chairman Irvine's question. Mr. Yesiloskey said that he specializes in limousine and bus repair for other companies. All the vehicle repairs are done inside the building. These vehicles will not be parked overnight. They will be parked inside the building if they require longer than one day to repair.

The conditions agreed on are:

1. Hours of operation - twenty four hours a day seven days a week.
2. Major engine and body work of vehicles are not permitted.
3. Minor engine repair and general maintenance of vehicles is permitted.
4. The outside dumpster shall be screened.
5. Outdoor overnight parking or storage of leasing vehicles for repair is not permitted.

This Conditional use permit application requires two motions,

Leasing fcl'ty

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

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

Motion **CARRIED APPROVED**

O/D strge:

A motion was made by Jerry Merhar and seconded by Rick Hart to approve outdoor storage of leased vehicles.

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

Motion **CARRIED DENIED**

CHAGRIN RIVER WALK
(John Spear)

CUP - extend
time limit of
12/23/09 aprv'l
D-B dist.

Overall Mstr plan for
Mixed develop. -
extend time limit
of overall plan
apr'v'd 12/10/09
D-B dist.

Devel. Plan -
Extend time limit
Of plan aprv'd
12/23/09 for **asst'd**
lvg fclt'y
D-B dist.

John Spear of Vintage Development Group represented this request for time extensions of approved plans and a conditional use permit approved nearly a year ago. Because of the economic times and financing, Mr. Spear said they don't have a tenant in place yet.

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Mike Lucas, Assistant Law Director, said that per C.O. 1109.04(1) an approved development plan remains valid one year or can be extended. Per C.O. 1109.05(h) an approved conditional use permit is valid for one year or can be extended. All approvals for the three items are due to lapse in December of 2010.

These three items require three motions.

Overall master plan:

A motion was made by Rick Hart and seconded by Jerry Merhar to extend the time limit to one year starting today for the approved overall master plan that was approved 12/10/10.

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

Motion **CARRIED** **APPROVED**

CUP (ASST'D LVG) :

A motion was made by Rick Hart and seconded by Jerry Merhar to extend the time limit to one year starting today for the conditional use permit for assisted living that was approved 12/23/10.

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

Motion **CARRIED** **APPROVED**

ASST'D LVG Dev. Plan:

A motion was made by Jerry Merhar and seconded by Rick Hart to extend the time limit to one year starting today for the approved assisted living development plan that was approved 12/23/10.

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

Motion **CARRIED** **APPROVED**

PLANNING COMMISSION
(Janice Lipscomb)

**Lake Front Gateway
Zoning districts -
Sched. Work Sess.**

A memo was received from Janice Lipscomb requesting that a work session be scheduled.

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A motion was made by Jerry Merhar and seconded by Rick Hart to schedule a work session for Lake Front zoning districts for January 13, 2011 at 5:30 p.m.

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

Motion **CARRIED** **APPROVED FOR W/S FOR 1/13/11 AT 5:30 P.M.**

There being no further business the regular meeting closed at 7:30 p.m.

Robert Irvine, Chairman

Betty A. Nardelli, Secretary