

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MARCH 26, 2009
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 Bldg. & Zoning Inspector; Betty A.
Nardelli, Secretary

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

MINUTES

March 12, 2009

A motion was made by Rick Hart and seconded by Chuck Cox to approve the minutes of March 12, 2009 as written.

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

Motion **CARRIED** **APPROVED**

A motion was made by Chuck Cox and seconded by Rick Hart 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**

OLD BUSINESS

LOWE'S HOME CENTER (Dave Hammond)	36300 Euclid Ave.	CUP - permanent O/D strge & display Of seasonal retail items In assn W/Pmtd use C.O.1141.03(15) G-B dist.
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Bob Anderson, Lowe's District Manager, and Cameron Chowder, Lowe's Store Manager, represented this conditional use permit application.

Planning Commission
Regular meeting
Minutes
March 26, 2009
Page 2

Vice Chairman Merhar updated the Commission and Mr. Anderson since the last meeting regarding the corporate direction for outdoor sales at a Lowe's store.

Bob Anderson who has been marketing for 26 years explained the typical direction at a Lowe's store for outdoor sales and displays which is ordering products off of a sales rate referred to as the "100 days" which starts in March and ends July 4. Bagged goods are based off of a history of what the store sold the previous year. Mr. Anderson stated that there is no better way to house the product than the way it is done presently.

Vice Chairman Merhar said that he took a tour of the store and viewed the setup and wanted to know if this setup is what will be the setup for the season which will never be off of the sidewalk or in the fire lane. Chairman Merhar stated that the concrete limits the amount of items that can be on display. Mr. Anderson stated that the decision last year to display products in the fire lane was made by another manager, who was a little creative and it should never have been made. Mr. Anderson stated that with Cameron Chowder as the store manager this issue will not happen again. Mr. Anderson said that this store will not be a "dumping station" for the Mentor store in response to Chairman Merhar's question.

Chuck Cox stated that if the display that is presently on the concrete in front of the store and remains there it is acceptable to him.

Bob Fiala stated that if the store can hold the present display line and doesn't encroach in the fire lane there is better control of the display area than last year.

Mr. Anderson said there are no plans for additional sheds at the west end of the store. The distribution center handles the sheds at the center and it only takes 48 hours to obtain a shed so there is no need to have sheds at the store. Mr. Anderson said that the storage building that is stored in the rear is sold and it is just a matter of removing it in response to Richard Smith's question.

Richard Smith stated that this conditional use permit is permanent in response to Rick Hart's question. Lowe's can name the season for whatever months they want the permit for.

Planning Commission
Regular meeting
Minutes
March 26, 2009
Page 3

Mike Lucas advised the Commission that "Exhibit A", the site plan labeled CE-3, should be included as the diagram for outdoor display and storage with the modification that the box that says "Seasonal display - all ingress/egress will be maintained per code" - the arrow on top of the box points to the area designated as a fire lane but as you are facing "Exhibit A" it should be extended to the left so it is out of the fire lane and on the concrete and has the same parameters. This area is not really in the fire lane, it was the way the plan was drawn. There was not enough room to draw a rectangle around the display area on the plan.

Chairman Merhar told Mr. Anderson that he would like more trees planted at the east rear along Robinhood Dr. to shield the bagged goods storage.

The pictures taken of the outdoor display submitted by Chuck Cox this evening is part of the approval this evening.

The conditions agreed upon this evening are:

1. The time limit for outdoor storage and display shall be March 1 until October 15.
2. The outdoor display shall be adjacent to the building and shall not extend beyond the concrete area.
3. The exhibit A plan, drawing CE-3, and the pictures submitted this evening shall be part of this conditional use permit.
4. The wood display at the front west end of the store shall be on the concrete area adjacent to the building and shall not be displayed on the island.
5. The outdoor display shall not at any time extend into the fire lane or parking area.

A motion was made by Chuck Cox and seconded by Rick Hart to grant a permanent conditional use permit for outdoor storage and display of seasonal retail items 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**

Planning Commission
Regular meeting
Minutes
March 26, 2009
Page 5

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 7:40 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary