PLANNING COMMISSION
CITY OF WILLOUGHBY
APRIL 9, 2009
REGULAR MEETING
MINUTES

PRESENT: R. Hart; B. Fiala; G. Merhar; C. Cox; B. Irvine, Chairman
ABSENT: No one
OTHERS: Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.; Richard Smith, Chief Bldg. & Zoning Inspector; Betty A. Nardelli, Secretary

Chairman Robert Irvine called the regular meeting to order at 7:10 p.m.

OLD BUSINESS

NONE

MINUTES **March 26, 2009**

The minutes of March 26, 2009 were approved as written.

NEW BUSINESS

PAULO PRODUCTS 4428 Hamann Pkwy Addt'n – **PH II**
(Ray DelaMotte) 9,300 S.F.
Site/elev. Plans
L-I Dist.

Ray DelaMotte, Architect, represented this site and elevations plans for Phase II for an addition to connect two buildings. Variances were granted at the February 11, 2009 Board of Zoning Appeals for front yard parking for handicap parking, 59 parking spaces of the required 166 spaces (11 of the spaces are at 4439 Hamann Pkwy) and a 38 foot front yard setback of the required 60 feet.

Chairman Irvine was concerned about the variance for 59 parking spaces when 48 spaces were on the 4428 Hamann Pkwy lot and 11 spaces were on the 4399 Hamann Pkwy site. Chairman Irvine stated that based on the motion for granting 59 parking spaces at the BZA meeting, 59 parking spaces should be on the 4428 site and not 48 spaces. Richard Smith, Chief Bldg. & Zoning Inspector, stated that Paulo Products owns both properties therefore can use the 4399 site for additional parking for the 4428 site. The 4399 site had more spaces than was needed for their use.

Mike Lucas, Asst. Law Director, advised Chairman Irvine who was concerned about the sale of the 4439 site that the variance runs with the land.

Mr. DelaMotte said that painted cement block will be used for the addition. There is no landscape plan.

A motion was made by Jerry Merhar and seconded by Rick Hart to approve the site plan and elevations plan for a 9,300 sq. ft. addition for Phase II.

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

Motion **CARRIED** **APPROVED**

GRACE BRECKENRIDGE	Grace Woods Dr.	**Landscape plan**
(Jim Churski)		for Sr. Cit. Devel.
((Wm. Behnke)		R-100 dist.

Dave Schell, Executive Director of OPRS, represented this landscape plan. Mr. Schell stated that there are three major goals of this landscape plan which are:

- Preserve the integrity of the COL.
- Come up with a design that enhances the layout of buildings and preserves not only the quality of the surroundings and the residents of the new project but also maintain covenants with the neighbors and try to insure that the buffers that the neighbors are interested in are taken care of.
- Utilize landscape stock that is pre-environmental friendly.

Mr. Schell stated that one of Breckenridge's residents, William Behnke, Landscape Architect, designed the initial landscape plan. Mr. Schell introduced Lee Behnke of Behnke Associates, who followed up the completion of the landscape design. Mr. Behnke stated that there are three phases of the landscape design, Phase I, Phase 1A and Phase II. Mr. Behnke said that they are putting edges on the woods and cleared areas. They will plant along the entrance road and around the road's curve. A lot of shade trees and ornamental flowering trees will be planted using oaks and maple trees in response to Jerry Merhar's question. Evergreens were included at the rear of the residential areas and the areas facing I90.

There are two buildings in Phase II and the rest is Phase I. There are 20 of the available 68 units spoken for on these two buildings. Mr. Schell said that they would plant prairie grass and leave an open field if the two buildings are not built in response to Chairman Irvine's question.

Mr. Schell said that the landscape plan covers everything they agreed to do and then some in response to Chuck Cox's question. Mr. Schell said that a lot of the trees were preserved.

Chairman Irvine advised Mr. Schell that if the development doesn't go forward with the buildings they will have to return with a revised development plan and a landscape plan.

Jim Sayles requested a landscape plan to show the residents adjoining this development.

A motion was made by Rick Hart and seconded by Jerry Merhar to accept the landscape plan as submitted.

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

Motion **CARRIED** **APPROVED**

GAVI'S RESTAURANT 38257 Glenn Ave. **CUP – expans. O/D patio & gazebo** – Sls & SVC **alcohol On-site consump.** D-B dist.
(David Joyce)
(Dave Gromelski)

Dave Gromelski, Gavi's Restaurant owner, represented this conditional use permit application. Mr. Gromelski stated that the gazebo that seats 25 people is permanent but the patio with a temporary bar will be removed in the winter. The patio consists of a Tuscan theme with lattice fencing with uprights, planter boxes, tables, chairs and a temporary bar without plumbing that seats 12 to 14 customers. The decorations will be leased and returned at the end of the season. The gazebo will be used for outdoor dining but no alcohol will be available. The patio will have a small menu for dining and alcohol will be available. The entrance to the gazebo and patio will be through the restaurant.

Mr. Gromelski said that he will not have live bands. He would like

to have speakers in the gazebo and around the bar.

The conditions will be the same as the existing conditions except that conditions # 8 and #9 will be replaced by "light dinner music at a volume not to interfere with normal conversation". "Outdoor speakers are permitted. "Hours of operation are the same as inside which is 9:00 a.m. until 2:00 a.m. seven days a week".

A motion was made by Jerry Merhar and seconded by Chuck Cox to approve the conditional use permit for an outdoor patio and gazebo with the conditions stated this evening.

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

Motion **CARRIED** **APPROVED**

ACCELERATION AUTO SVS (Wm. Mason)	38342 Western Pkwy #8	**CUP** - relocate **auto/light truck repair** fclt'y to new loca. L-I dist.

William Mason represented this conditional use permit application to relocate his business from unit #4 at 38363 Western Pkwy to unit #8 at 38342 Western Pkwy because Mr. Mason is downsizing his business.

The conditions are the same as his existing conditional use permit which are:

- 6:00 a.m. until 9:00 p.m. seven days a week for hours of operation.
- No overnight parking.
- No outside dumpster.

A motion was made by Jerry Merhar and seconded by Rick Hart to approve the relocation of a conditional use permit for auto and light truck repair to unit #8 at 38342 Western Parkway.

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

Motion **CARRIED** **APPROVED**

EDISON ELEM. SCHOOL (Ryan Schmit)	5288 Karen Isle Dr.	**CUP – expansion** **Modular classroom** Adj to school R-100 dist.

Ryan Schmit, Architect of tda Architect, represented this conditional use permit application for a 72’ X 55’ temporary single story modular classroom for four classrooms for ten years. The structure will be set on piers with skirting around the open area beneath the structure. There are no bathrooms. Mr. Schmit said that there is a storm tile that runs around the building out to SOM Center Rd. in response to Jim Sayles', City Engineer, question.

A motion was made by Rick Hart and seconded by Jerry Merhar to approve the modular classroom expanding Edison Elementary School.

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

Motion **CARRIED** **APPROVED**

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

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Robert Irvine, Chairman Betty A. Nardelli, Secretary