

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MAY 14, 2009
REGULAR MEETING
MINUTES**

PRESENT: B. Fiala; R. Hart; 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; Angelo
Tomaselli, Service Dir.; Jerry Ranally, Ward 3 Councilman;
Robert Carr, Ward 4 Councilman; Betty A. Nardelli,
Secretary

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

OLD BUSINESS

NONE

MINUTES

April 9, 2009

The minutes of April 9, 2009 were approved as written.

NEW BUSINESS

LAKESHORE LOUNGE
(Dennis Bolz)

38770 Lakeshore Blvd.

CUP -
Sls/SVC **alcohol**
On-premises
Consump. On O/D
Patio @ rear
R-B dist.

Dennis and Sharon Bolz, owners, represented this application. Mr. Bolz said that the rear patio is used for games such as horseshoes and for events such as clam bakes and pig roasts.

Bob Fiala advised Mr. Bolz about the adjoining neighbors and the outside noise being a nuisance for the neighbors. The cleanup people let things get out of control when the proprietor is gone. Mr. Bolz stated that the same resident is always complaining and he wrote this resident many letters asking them to call him if there is a problem and they never call.

Planning Commission
Regular meeting
Minutes
May 14, 2009
Page 2

Mr. Bolz said that when they have a band he closes the doors at 9:00 p.m.

Mr. Bolz said that there is a resident behind the "Lounge" property and a vacant house across the street on Garden in response to Jerry Merhar's question regarding residents.

Mr. Bolz said that he has been in business eight years in response to Chuck Cox's question. The rear patio existed when he purchased the property. Mr. Bolz is asking permission to have speakers outside. He has speakers inside and they can be heard when the doors and windows are open. The outside T.V., located inside a tent on the rear patio, has self contained speakers and is aimed towards the building in response to Chairman Irvine's question. Mr. Bolz stated that the T.V has been there since he owned the Bar.

Mrs. Bolz stated that there are flood lights on the building that are aimed out and down to illuminate the patio in response to Chuck Cox's question. Mr. Bolz said that the parking lot is lit up using spot lights.

Mr. Bolz wants speakers on the patio because they aren't allowed to have speakers on the front deck. Jerry Merhar objects to speakers on the patio. Chairman Irvine read the minutes of the January 22, 2009 public hearing for the front deck. Mr. Cox said that the January 22, 2009 minutes don't reflect moving the speakers from the front to the rear as Mr. Bolz claims. Mr. Bolz said that he is applying for speakers in the rear. He will shut them off at 9:00 p.m. Mr. Cox stated that he didn't think speakers were a good idea. Bob Fiala said that speakers, period, are a problem and is not in favor of them.

The conditions agreed upon are:

1. The hours of operation are 8:00 a.m. until 1:00 a.m.
2. The Lounge doors shall be closed at 9:00 p.m. when there's a live band inside the building.
3. The patio T.V. speakers shall be aimed towards the building.
4. Outside speakers are not permitted.
5. Outside live music is not permitted.

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

Planning Commission
Regular meeting
Minutes
May 14, 2009
Page 3

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

Motion **CARRIED** **APPROVED**

BRECKENRIDGE WELLNESS / 36500 Euclid Ave.
HEALTH CARE CENTERS
(James Churski)

Site/elev. Plans -
Wellness - new bldg
16,000 s.f.

Healthcare - addt'n
26,195 s.f.
RMF-LR dist.

Michael Milligan, Architect of JMM Architects represented this proposal for two projects. The Wellness Center is a new 16,000 sq. ft. building that includes a swimming pool, exercise room, lockers, massage area and therapy facility. The Wellness Center will be located in front of the existing parking garage near the South High parking lot and near the existing Breckenridge north building. The building consists of a metal roof and brick and stone walls. The existing detention pond located at the front of the property will be enhanced to a retention pond. The Healthcare Facility proposal is 26,195 sq. ft. of additions that includes 8 nursing beds, 6 assisted living area beds and additional private rooms.

The main driveway located on Euclid Ave. is being moved to the east. Additional parking will be added for the Wellness Center by the granting of a 25' wide easement by the Willoughby School Board that straddles the property line of South High School. There also will be bus service to and from the Grace Satellite facility on Ridge Rd.

Aluminum wrought iron 6' high fencing will be installed along Euclid Ave. Chairman Irvine advised the applicants to check on the height allowed for a fence erected in the front yard. Richard Smith stated that a 6' height is allowed for the side and rear yards. Mr. Milligan stated that two big trees will be removed for the driveway relocation. One big tree will be removed for the retaining walls. Some overgrown pine trees will be removed and replaced.

Mr. Milligan stated that the Wellness Center will be primarily for the residents but will have joint operations with the local YMCA in response to Bob Fiala's question.

Planning Commission
Regular meeting
Minutes
May 14, 2009
Page 4

Mr. Milligan said that they are not adding onto the garage but will add a wood shop, barber shop and storage rooms into the existing garage.

The additions for the Healthcare Center consists of assisted living onto the back of the Nason building consisting of three floors. The bottom floor will be for new offices. The next addition is a tear down of one story and replacement of a two story. Also a new entrance canopy will be added. Also there will be renovations to the interior to update some of the facilities. The materials for the additions consist of brick matching the existing brick as much as possible.

Two motions are required.

A motion was made by Jerry Merhar and seconded by Chuck Cox to approve the site and elevations plans for a new building for the **Wellness Center** at 36500 Euclid Ave.

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

Motion **CARRIED** **APPROVED**

A motion was made by Rick Hart and seconded by Jerry Merhar to approve the site and elevations plans for an addition to the **Health Care Center** at 36500 Euclid Ave.

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

Motion **CARRIED** **APPROVED**

ADDENDUM

ADDITIONAL NEW BUSINESS

| | | |
|----------------------------|-------------------|-----------------------------|
| ANTHONY ALLEGA INC. | 3911 Ben Hur Ave. | Site Plan - |
| CEMENT CONTRACTOR | | Machinery plans |
| (Jeff Repenning) | | Temp. concrete plant |
| (Fred Knight) | | for 3-years |
| | | C.O.(1145.03(c)(2) |
| | | G-I dist. |

Jeff Repenning, Project Manager, and Fred Knight, Sales Representative, both of Anthony Allega Inc., represented

Planning Commission
Regular meeting
Minutes
May 14, 2009
Page 5

this proposal for a 2+ acre temporary site leased for three years on the site of the former Ohio Rubber Co. on the corner of Stevens Blvd. and Ben Hur Ave. for a concrete plant. The facility is for an ODOT project for Route 2.

Mr. Repenning said that it is a ready mix wet batch plant. It is not a crushing plant. The aggregate will be trucked in. The mix is mixed in a drum which is a portable mixer designed for nearby projects. The plant will only operate when they need concrete.

Mr. Repenning said that in order to prepare the site the top soil will be removed and pushed up into a 7' to 8' high mound on the north side. Then 1' of recycled asphalt grindings will be spread on top of the mound. The reason for this is because the concrete, sand and stone can't be set on the dirt or it'll get contaminated. Basically it is an open pad. When done with the site, Mr. Repenning said they will push the mound back and clean up the site before they vacate the site.

Access to the site will be from Ben Hur Ave. Mr. Repenning stated that he would like to use both Stevens Blvd. and Ben Hur Ave. for a truck route to Rte 2.

Angelo Tomaselli advised Planning Commission that they can't go down St. Clair because of the weight limit of the St. Clair St. bridge. The trucks will use Stevens Blvd. to Gilson Pkwy to Lost Nation Rd. They will also use Ben Hur Ave. to Vine St.

Mr. Repenning said that the operation time will be daytime but there will also be night work in response to Chairman Irvine's question.

A motion was made by Bob Fiala and seconded by Chuck Cox to allow the temporary site for three years for a cement plant at 3911 Ben Hur Ave.

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

Motion **CARRIED** **APPROVED**

DISCUSSION

**ANTHONY ALLEGA INC.
CEMENT CONTRACTOR**

Pelton Rd.
P.P.# 27B-39-25,
26, 29 & 30

**Rezoning - discuss.
L-I to G-I**
Use = concrete Plant/
Concrete crushing/
R/R siding

Jeff Repenning, Project Manager of Allega Cement Inc., advised Planning Commission that Anthony Allega couldn't be here this evening and he wants to represent the rezoning discussion and requested Planning commission to keep this discussion on the agenda until the next meeting.

No action was taken on this discussion and will be on the agenda for the May 28, 2009 meeting.

There being no further business the regular meeting closed at 8:50 p.m.

Robert Irvine, Chairman

Betty A. Nardelli, Secretary