

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JUNE 25 2009
REGULAR MEETING
MINUTES**

PRESENT: R. Hart; B. Fiala; C. Cox; G. Merhar;
ABSENT: B. Irvine, Chairman
OTHERS: John Wiles, Law Director; Jim Sayles, City Engr.; Betty A. Nardelli, Secretary

Vice Chairman Gerald Merhar called the regular meeting to order at 7:06 p.m.

OLD BUSINESS

MINUTES

May 28, 2009

The minutes of May 28, 2009 were approved as written.

MARY ROSE ESTATES
(Marla Caserta)

34251 Ridge Rd.

CUP -
40 unit **congreg.**
Care fclt'y (Hud
202 Apts.)
C.O. 1135.03(c) (6)
RMF-LR dist.

This conditional use permit application remains tabled with no action taken.

MARY ROSE ESTATES
(Marla Caserta)

34251 Ridge Rd.

**Site/elev/Landscape
plans - new bldg.**
32,000 sq. ft.
RMF-LR dist.

This site plan, elevations plan and landscape plan remains tabled with no action taken.

NEW BUSINESS

KATHLEEN SEVERINO
(for Par Electric)

38408 Apollo Pkwy

CUP
Construc. Trades
& strge fclty in
L-I dist.

Lou and Kathleen Severino represented this conditional use permit application.

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Mr. Severino said that he stores some of his excavating equipment on this site along with the tenant's electrical equipment and electrical supplies in back of the building. Vice chairman Merhar advised the Severino's that 6' high fencing is required to screen equipment and materials on all four sides. Mr. Severino stated that there is a hill and drainage ditch so he won't be able to install a fence where the hill is located. Mr. Fiala told Mr. Severino to install the fence on top of the hill if needed. Mr. Severino said that the right hand side of the property is the only location he could put a fence. Vice Chairman Merhar told the Severino's and Tom Rogers, the tenant, to pick an area for their storage and fence that area in. The tenant's storage items include electrical poles, high voltage transformers, picker trucks, bucket trucks, a bobcat, and pull trailers. Mr. Severino has 6 to 7 pieces of excavating equipment which includes a backhoe. Mr. Severino said that his equipment is not always on this site.

Jim Sayles, City engineer, stated that the property located east of the Severino's property is 20' higher than the Severino's property. The Severino's property is flat land. The property located south and west of the Severino's property is the same elevation as the Severino's property. Chairman Merhar replied that there is nothing to prevent putting a fence around the storage area. Mr. Sayles said that is correct.

Chairman Merhar stated that per the Code the Severino's will have to completely enclose their storage area with fencing on all four sides for the excavation equipment. The tenant, Par Electric, will also have to store his equipment inside a fenced in area.

The conditions agreed upon are:

The hours of operation are 6:00 a.m. until 6:00 p.m. Mondays thru Saturdays. There are no Sunday hours of operation. Both storage areas shall be fenced in with 6' high fencing on all four sides of the storage area(s).

A motion was made by Bob Fiala and seconded by Rick Hart to approve this conditional use permit application with the hours and conditions so stated.

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

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Motion **CARRIED** **APPROVED**

KATHLEEN SEVERINO
(for Par Electric)

38408 Apollo Pkwy

Devel. Plan
(vehicle **strge**
& construc. Equip.)
(new storm sewer)
L-I dist.

Lou and Kathleen Severino represented this development plan. Mr. Severino wanted to know why he had to install a retention basin. Jim Sayles, City Engineer, stated that Mr. Severino is changing the impervious conditions from a gravel site to a paved site. Paving increases the storm water runoff. Mr. Severino said that the water goes into catch basins. Mr. Sayles said that the catch basin goes to the City Sewers. Therefore the water runoff is increased.

A motion was made by Rick Hart and seconded by Chuck Cox to approve the development plan.

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

Motion **CARRIED** **APPROVED**

BRIAN SELLITTO

37805 Vine St.

Lot split
Split #3 - 0.0482 A
Consolid #4 - 0.2555 A
Resid. #3 - 0.1615 A
D-B dist.

John Sellitto, Brian Sellitto's father, represented this lot split and consolidation. Mr. Sellitto stated that his son Brian purchased the 37805 Vine St. property with a duplex house. The property has only one driveway on one side. Brian wants to purchase an additional 10' of the adjoining P.P.#27B-36-27 property which is a driveway for the auto parts store. By doing this each tenant of the duplex house will have their own driveway. Consolidating the 10' split with Brian's property increases the width from 43' to 53'. The remaining parcel is 33'5" after the lot split. Ron Barre who owns the property said that he wants to consolidate the remaining parcel with the 37819 Vine St. auto parts parcel. Jim Sayles advised Mr. Barre that he will need another legal description and plat to consolidate the remaining parcel with 37819 Vine St. parcel.

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A motion was made by Bob Fiala and seconded by Rick Hart to approve the lot split with the recommendation that the remaining parcel is consolidated with the 37819 Vine St. Garfield Auto Part's store parcel.

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

Motion **CARRIED** **APPROVED**

ANTHONY ALLEGA INC.	Pelton Rd.	Rezoning - discuss.
CEMENT CONTRACTOR	P.P.# 27B-39-25,	L-I to G-I
	26, 29 & 30	Use = concrete Plant/ Concrete crushing/ R/R siding

There was no representative present this evening. No action was taken on this discussion.

There being no further business the regular meeting closed at 7:32 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary