

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
OCTOBER 8, 2009  
REGULAR MEETING  
MINUTES**

**PRESENT:** R. Hart; B. Fiala; C. Cox; G. Merhar; B. Irvine, Chairman  
**ABSENT:** No one  
**OTHERS:** Mike Lucas, Ass't. Law Director; Janice Lipscomb, Econ.  
Dev. Mgr., Jim Sayles, City Engr.; Greg Patt, Sign Review  
Board; Betty A. Nardelli, Secretary

**Chairman Robert Irvine called the regular meeting to order at 7:07 p.m.**

**MINUTES**

**September 24, 2009**

The minutes of September 24, 2009 were approved as written.

**OLD BUSINESS**

<b>LANHAN LANDSCAPE CONTRACTORS</b> (Wm. Lanhan)	2220 Lost Nation Rd.	<b>Site/Elev plans - addt'n</b> 4,500 sq. ft (CUP granted 3/12/09 L-I dist.
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There was no representative present this evening.

No action was taken on this proposal and remains tabled pending an appeal to the Board of Zoning Appeals.

**NEW BUSINESS**

**PLANNING COMMISSION**  
(Mike Lucas)

**Text amend. -  
Asstd lvg fclt'y  
as CU In other districts**  
Besides D-B dist.

Mike Lucas represented this discussion on a text amendment for assisted living in other zoning districts by conditional use under "Institutional Use" besides the Down Town Business district which was approved at the last meeting.

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Mike Lucas read the definitions for "**Handicap**", for "**Home for Handicap Persons Family**" and for "**Home for Handicap Persons Group**" which are in the definitions section of the Code. Mr. Lucas said that many categories are referenced in the code but are not defined.

Chairman Irvine read the definition for "**Assisted Living**" which was approved by Planning Commission at their last meeting and is now waiting for Council's public hearing and approval. Chairman Irvine explained to Jerry Merhar the difference between "**Assisted Living**" and "**nursing Home**" which limits skilled nursing care to 180 days for a period of 365 days for Assisted Living.

Chuck Cox said that the Commission needs to define every category first then they could determine what zoning district each category would fit in. The categories mentioned are: "**Family Home**", "**Group Home**", "**Home For the Aged**", "**Nursing Home**" and "**Residential**". Mike Lucas said that all these uses would be by conditional use. The lot area and bed number also needs to be determined.

Mr. Lucas stated that he will have a draft of definitions for the next meeting.

No action was taken on this discussion and will be on the agenda for the next meeting.

**DISCUSSION**

<b>BIG OATS OIL/GAS CO.</b>	38700 Pelton Rd.	<b>Rezoning- discuss.</b>
(Otar Magnusson)	P.P.#27B-39A-8,	C-M to G-I
(Eric Waters)	P.P.#27B-39A-9,	(LPG bulk strg)
(Richard Osborn)	P.P.#27B-39A-10	

The members toured the property at 5:30 p.m. prior the Planning Commission meeting this evening. Otar Magnusson guided the members on the tour. The members remarked how much the property was improved by the new owners. The entire lot has been concreted with oil separators in the ground. The fuel tanks and buildings were all repainted. Chain link fencing and gates are in progress. The bulk LPG tank is a 100 lb capacity tank and is located behind the main building. The members felt that the LPG tank was located too close to the building.

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The Planning Commission advised Mr. Magnusson that he can file his rezoning application formally for rezoning the property from Commercial Manufacturing to General Industrial.

No one was present to represent this discussion and no action was taken.

There being no further business the regular meeting closed at 7:35 p.m.

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Robert Irvine, Chairman

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Betty A. Nardelli, Secretary