

**PLANNING COMMISSION  
CITY OF WILLOUGBY  
OCTOBER 11, 2007  
REGULAR MEETING  
MINUTES**

**PRESENT:** B. Fiala; R. McLaughlin; R. Hart; G. Merhar; 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 7:03  
p.m.

**MINUTES**

**September 27, 2007**

The minutes of September 27, 2007 were approved with the following  
correction made by Mike Lucas which is page 3 of the public  
hearing minutes. Leonard Narah, Richmond Industries employee,  
spoke for Norbert Allmenger, owner.

**OLD BUSINESS**

A motion was made by Ron McLaughlin and seconded by Bob Fiala  
to remove all tabled items from the table for discussion.

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

Motion **CARRIED** **APPROVED TO UNTABLE ALL TABLED ITEMS**

**RUPLE BLDRS. INC.**  
(John Ruple)

4500 Hamann Pkwy

**CUP**  
**Outdoor strge - mtl,/  
trucks assn. w/ prin.  
use of fabric. Of steel**  
C.O. 1145.03(c) (3)A  
C.O. 1179.03(d) - screen  
C.O. 1155.07(aa)  
L-I dist.

Tom Ruple represented John Ruple for this conditional use permit  
application. Chairman Irvine advised Tom Ruple of open issues that  
John Ruple has with the Building Department that is keeping

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Planning Commission from moving forward with this application for out door storage.

Richard Smith, Chief Building and Zoning Inspector, said that a revised plan with drainage calculations was received but they have not been reviewed yet.

Chairman Irvine advised Tom Ruple that John Ruple needs to define the items related to his business that will be stored outside. Jerry Merhar also advised Tom Ruple that a 10' high solid fence needs to be installed completely around the storage area.

Mr. Ruple said that he will relay the message to John Ruple.

A motion was made by Ron McLaughlin and seconded by Rick Hart to table this conditional use permit.

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

Motion **CARRIED** **TABLED**

<b>ROBERT SLATTERY</b>	38600 Lakeshore Blvd.	<b>Revised site plan</b>
		Add'l pkg area
		G-B dist.

Robert Slattery represented this revised site plan. Mr. Slattery said that he added two parking spaces on the east side and four parking spaces on the west side in front of the building. The plan complies with the Zoning Code requirements.

Bob Fiala stated that Mr. Slattery's plan was approved by Planning Commission about one year ago with landscaping at the 20' front setback. Now 1 ½ years later and after the fact Mr. Slattery returns. Mr. Slattery ignored notices of noncompliance and violations of non-approved plans and construction.

Mr. Slattery said that this was an oversight on his part. He saw that he needed more parking and went ahead. He will still plant landscaping but not as much. Mr. Slattery said that if his site plan is not approved he will have to tear up the black top that He poured. Chairman Irvine said that this occurred after the previous plan was approved. Mr. Slattery asked the Planning Commission for forgiveness so he doesn't have to spend the money to remove the blacktop.



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Church to house the activities center. Mr. Fiala suggested that this conditional use permit application be tabled.

A motion was made by Jerry Merhar and seconded by Ron McLaughlin to table this conditional use permit application.

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

Motion **CARRIED** **TABLED**

**HUNTINGTON BANK**  
(Sky Bank)  
(Ted Manfrass, Arch)

36505 Euclid Ave.

**CUP**  
Canopy Ext.  
add'tl D/T lane  
(name/chng)  
G-B dist.

Theodore Manfrass, Architect, represented this conditional use permit application. Mr. Manfrass said that a 4' addition extending the canopy further west will provide another drive thru lane providing a total of one ATM lane and two VAT lanes. The inside lane contains the night deposit and an ATM machine. The two outside lanes contain vacuum tubes (VAT). The teller window has no drawer therefore uses a monitor and a camera to see the customers.

The hours of operation for the drive thru are:

ATM - 24 hours a day 7 days a week.

VAT lanes are 8:30 a.m. until 5:00 p.m. Monday thru Thursdays;  
8:30 a.m. until 6:00 p.m. Fridays and 8:30 a.m. until 1:00 p.m. on  
Sundays.

A motion was made by Ron McLaughlin and seconded by Jerry Merhar to approve this conditional use permit application with the hours so stated.

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

Motion **CARRIED** **APPROVED**

**NEW BUSINESS**

**HUNTINGTON BANK**  
(Sky Bank)  
(Ted Manfrass, Arch)

36505 Euclid Ave.

**Site/elev. plans**  
Canopy Ext. addt'n  
addt'l D/T lane  
G-B dist.

Theodore Manfrass, Architect, represented this site plan and elevations plan for an 164 sq. ft. 4' wide addition to the existing drive thru canopy. The canopy is located on the west side of the columns and will extend 4' past the existing canopy columns. Mr. Manfrass said that there still is a 14' distance from the extended canopy to the curb. Mr. Manfrass said that there will be no pole lights in response to Mr. Fiala's question. There will be two additional lights underneath the canopy.

A motion was made by Bob Fiala and seconded by Rick Hart to approve the site plan and elevations plan for the 4' canopy addition.

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

Motion **CARRIED**                    **APPROVED**

There being no further business the regular meeting closed at 7:40 p.m.

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Robert Irvine, Chairman

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Betty A. Nardelli, Secretary