

**PLANNING COMMISSION
CITY OF WILLOUGBY
NOVEMBER 8, 2007
REGULAR MEETING
MINUTES**

PRESENT: B. Fiala; R. Hart; G. Merhar, Vice Chairman
ABSENT: R. McLaughlin; B. Irvine, Chairman
OTHERS: Mike Lucas, Ass't. Law Director; Janice Lipscomb, Econ.
Devel. Mgr.; Jim Sayles, City Engr.; Richard Smith, Chief
Bldg. & Zoning Inspector; Betty A. Nardelli, Secretary

Vice Chairman Gerald Merhar called the regular meeting to order at 7:07 p.m.

MINUTES

October 25, 2007

A motion was made by Bob Fiala and seconded by Rick Hart to approve the minutes of October 25, 2007 as written.

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

Motion **CARRIED** **APPROVED**

SCHEDULE PH HEARING

NEW BUSINESS

RELSON GRACIE ACADEMY
(Marc Stefanac)

4128 Erie St.

CUP
Martial arts, Yoga,
Exercise **studio for**
Instruction
D-B dist.

There was no representative present this evening.

A motion was made by Bob Fiala and seconded by Rick Hart to schedule a public hearing for a conditional use permit on December 13, 2007.

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

Motion **CARRIED** **APPROVED FOR A PH 12/13/07**

Planning Commission
Regular meeting
Minutes
November 8, 2007
Page 2

A motion was made by Rick Hart and seconded by Bob Fiala to table this conditional use permit pending a public hearing on December 13, 2007.

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

Motion **CARRIED** **TABLED**

HARMONY STUDIOS (Natalie Lorher)	38123 W. Spaulding St.	CUP Yoga, pilates studio for Instruction D-B dist.
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There was no representative present this evening.

A motion was made by Rick Hart and seconded by Bob Fiala to schedule a public hearing for a conditional use permit on December 13, 2007.

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

Motion **CARRIED** **APPROVED FOR A PH 12/13/07**

A motion was made by Rick Hart and seconded by Bob Fiala to table this conditional use permit pending a public hearing on December 13, 2007.

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

Motion **CARRIED** **TABLED**

OLD BUSINESS

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

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

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

Planning Commission
Regular meeting
Minutes
November 8, 2007
Page 3

FIRST PRESBYTERIAN CHURCH

4785 Shankland Rd.

CUP -

Fellowship and
activities as an
**accessory use to
Place of Worship
this is a CUP use**
C.O. 1155.07(bb)
R-60 dist

Mark Drotar represented this conditional use permit application. Mr. Drotar said that the Church is planning an addition which will be used mainly for recreation and a gym. Part of the addition will be used for additional space for office use, clergy use and to renovate the kitchen which was built in 1961. Mr. Drotar said that the addition will mirror the existing building. The hours will be 9:00 a.m. until 9:00 p.m. which are the same as the existing hours. Mr. Drotar said that there will be a sleep over several times during the year for youth organizations.

Janice Lipscomb said that Councilman Manning had a ward meeting and the residents had no objection to the addition.

Mr. Drotar requested a 60 day time limit extension for taking action on the application because the current 60 days is due to expire.

This application will be tabled because there are three members present this evening and Bob Fiala stated that he will abstain because he was involved with the application submittal.

A motion was made by Bob Fiala and seconded by Rick Hart to extend the 60 day time limit an additional 60 days.

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

Motion **CARRIED** **APPROVED**

A motion was made by Rick Hart and seconded by Bob Fiala to table this conditional use permit application.

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

Motion **CARRIED** **TABLED**

Planning Commission
Regular meeting
Minutes
November 8, 2007
Page 4

GENERAL PEST CONTROL

4034 Skiff St.

SUP

(John Gedeon)

retail do-it-yourself
pest ctrl sup.
Pest ctrl service tech.
C.O. 1145.03(b)
Bus./Serv./Equip/Sls/Sup.
C-M dist

John Gedeon, General Pest Control President, represented this similar use permit application.

The hours of operation are 6:00 a.m. until 6:00 p.m. five days a week and 6:00 a.m. until 3:00 p.m. on Saturdays. In case of emergencies the hours of operation may be outside these set hours.

Mr. Gedeon said that chemicals will be stored inside. A dumpster enclosed on all exposed sides and three service vehicles will be stored outside.

A motion was made by Bob Fiala and seconded by Rick Hart to approve the similar use permit with the conditions stated this evening.

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

Motion **CARRIED** **APPROVED**

NEW BUSINESS

CARDINAL COMMUNITY

34465 Euclid Ave.

Revised landscape

CREDIT UNION

plan of aprv'd

(Jos. Bullister)

(8/24/06) plan

Jim Hartman of Cardinal Community Credit Union represented this revised landscape plan. Mr. Hartman said that the original landscape plan with grassy areas became stoned areas. The reason for this was to improve the view of the site and for maintenance purposes. Mr. Hartman said that the stone cost more than the grass would have cost.

Mr. Hartman said that the original plan had no sidewalks so they had to add sidewalks of which the 6' wide grassy areas decreased to 2' wide around the perimeter. Most of the landscaped areas have

Planning Commission
Regular meeting
Minutes
November 8, 2007
Page 5

Mulch. Mr. Hartman said that the shrubs planted exceed what the plan showed.

Bob Fiala advised Mr. Hartman that the Code requires green space and stones aren't green space. Mr. Fiala told Mr. Hartman that he needs to prove that he has met the green space requirement or have the Building Department calculate it for him. If He doesn't meet the green space requirement then a variance is required.

Mike Lucas, Assistant Law Director, advised Mr. Hartman that if he needs a variance he would need a letter of noncompliance first before he would appeal to the Board of Zoning Appeals. Mr. Lucas suggested tabling this revised site plan until the revised site plan is compared to the original plan.

A motion was made by Bob Fiala and seconded by Rick Hart to table this revised landscape plan pending the review of the original plan.

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

Motion **CARRIED** **TABLED**

CROSS CREEK DEV. (Mario DePadova)	between Lakeshore & Tamarac Blvd.	Revised dev. plan Parcel "B" 16.030A 52 stand a-lone condos Nos. 77 to 129 RMF-LR dist.
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Mario DePadova represented this revised development plan for parcel "B" for 52 stand alone units. The original plan was for 42' X 60' duplexes. This plan reflects 1,800 sq. ft. to 2,200 sq. ft. single units that are 38' X 38'. Mr. DiPadova said that the distance between buildings was 15' and now the distance is 10' because the units are smaller but are 2-story. The lot line was 0' and is now 10'. Mr. DiPadova said that they will gain 5' green space per unit for building separation and gain 20' each unit because the building depth decreased.

Mr. DiPadova said that this revised plan has the same concept as the original plan. The buildings will not be identical. There are six different types of buildings.

A motion was made by Bob Fiala and seconded by Rick Hart to approve this revised development plan.

**Planning Commission
Regular meeting
Minutes
November 8, 2007
Page 6**

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

Motion **CARRIED APPROVED**

CHAGRIN RIVER WALK, LLC P.P.#27B-37A-5 **Lot split**
(Jim Donelan) Mentor Ave. create 3 parcels
"Parcel 1" = 15.1934 A.
"Parcel 2" = 6.1341 A.
"Parcel 3" = 2.9863 A.
D-B dist.

Paul O'Neil represented this lot split application to create three parcels. The first created parcel is the main parcel which will be used for retail, office and residential use. This parcel will be Phase I. The second created parcel will be vacant until Phase II for residential condos. The third created parcel that is along the Chagrin River will be a scenic preserve which was required for the wet lands permit and will be donated to the City by the end of the year. Mr. O'Neil said that the construction for the development will begin next year.

A motion was made by Bob Fiala and seconded by Rick Hart to approve the lot split as submitted.

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

Motion **CARRIED APPROVED**

SECURITY SELF STRGE 2200 Lost Nation Rd. **Site plan**
(Norm Kotoch) 10' add'l asphalt
new fence
L-I dist.

There was no representative present this evening. The applicant informed the Secretary that he requests that this site plan be tabled until the next meeting.

A motion was made by Rick Hart and seconded by Bob Fiala to table this site plan until the next meeting.

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

Motion **CARRIED TABLED**

DISCUSSION

MARK ORZEN

38883 Hodgson Rd.

**Rezone
A-P to R-100**

Mark Orzen, owner, represented this discussion for rezoning his property from Airport to Residential R-100. Mr. Orzen said that four acres of the property is located in Willoughby and 1.5 acres is located in Mentor. He has lived at this address for ten years. The property was used for commercial and he wants to use it as residential by building four homes on the Willoughby site. Two houses can be built on each side of the driveway. Mr. Orzen said that he can't maintain this much property economically and insurance wise. Mr. Orzen said that he is surrounded by the golf course. There is a buffer and residential all around his property.

Rick Hart said that the biggest issue is that there is no R-100 zoned property there. There is Multi Family which is North Bay.

Richard Smith said at one time the residential property on Hodgson was zoned S-1 and S-5 agricultural and was rezoned to Airport in 1996. Mr. Fiala said the reason for the Airport rezoning was to eliminate residential property and to provide a "clear zone" for the airport. Mr. Fiala stated that a deeper level of discussion is needed. The real question is what uses are compatible with an airport especially if the airport enlarges and improves if the county absorbs it. Mr. Fiala suggested getting a history of the airport and when it was rezoned. He suggested that Janice Lipscomb research this.

A walk of the site was suggested for a Saturday because it gets dark earlier during the week.

A motion was made by Rick Hart and seconded by Bob Fiala to schedule a walk of the site for November 17, 2007 at 9:30 a.m.

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

Motion **CARRIED** **APPROVED FOR A WALK**

A motion was made by Bob Fiala and seconded by Rick Hart to table this discussion until the next meeting.

**Planning Commission
Regular meeting
Minutes
November 8, 2007
Page 8**

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

Motion **CARRIED** **TABLED**

There being no further business the regular meeting closed at 8:15 p.m.

Gerald Merhar, Vice Chairman
Secretary

Betty A. Nardelli,