

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JULY 28, 2016
PUBLIC HEARING
MINUTES**

PRESENT: R. Fiala; C. Cox; K. Kary; G. Patt; G. Merhar, Chairman

ABSENT: No One

OTHERS: Michael Germano, Asst. Law Director; Janice Lipscomb, Econ. Devel. Mgr;
Jim Sayles, City Engr.; Darryl Keller; Chief Bldg. & Zoning Official;
Vicki Grinstead, Sec'y

Chairman Gerald Merhar called the public hearing to order at 7:00 p.m.

The legal notice was read into the record for the following:

Morehouse Building
4054 Erie Street

Development Plan Approval
Conditional Use Permit

The following spoke **FOR** the proposal:

Seamus Coyne (Representing-Morehouse)
5159 Karen Isle Dr.
Mentor, Ohio 44060

Mr. Coyne stated that they will be putting in an extended patio behind their current patio where there are currently four (4) parking spaces. Once the patio is extended the two employee parking spaces will no longer exist, but the two tenant spaces will just be moved right next to where they currently are. Mr. Coyne stated that the fire pit will not be a wood burning fire pit, but a gas one that will be for ambience purposes only.

Deanne Rowe
38111 W. Spaulding
Willoughby, OH 44094

Ms. Rowe spoke in favor of the Morehouse and Mr. Coyne stating she received notice of this meeting and had no issues with his current patio proposal.

The following spoke **AGAINST** the proposal:

Mr. Andy Ribic (Kleinfields)
37921 Clark Ct.
Willoughby, OH 44094

Mr. Ribic spoke again the proposal and stated that he was concerned about the parking situation and the dumpster placement. Mr. Ribic's concerns were that the dumpster would no longer be accessible and that this may affect his parking situation.

The following spoke in **REBUTTAL** for the proposal

Seamus Coyne (Representing-Morehouse)
5159 Karen Isle Dr.
Mentor, Ohio 44060

Mr. Coyne explains that they are not expanding the patio width, but only expanding it lengthwise and the two parking spots for his tenants will remain but the two employee spots will no longer exist and that the dumpster will remain in the same location with access, but if Mr. Ribic would like it moved to the far corner they will do so. Mr. Ribic's parking will not be affected by this expansion. Mr. Coyne states they are not going to change anything else that currently exists. Mr. Coyne explains that the dumpster trucks come across Mr. Ribic's property between 6:00 and 9:00am to empty them and this will not affect their access. Chairman Merhar asks the Law Director Mike Germano about future litigation if the access were to be blocked and Mr. Germano states he does not anticipate any problems.

The following spoke in **favor of REBUTTAL** for the proposal:

Mr. Andy Ribic (Kleinfields)
37921 Clark Ct.
Willoughby, OH 44094

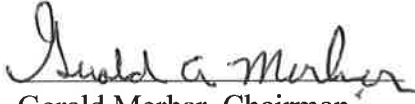
Mr. Ribic is coming in favor and stated that he just wanted clarification if it was going to expand in width and sees no issues since the expansion was not going further north and that he looks forward to working with Mr. Coyne in harmony. Mr. Ribic stated he just wanted to make sure it was not going to be a parking burden on their tenants.

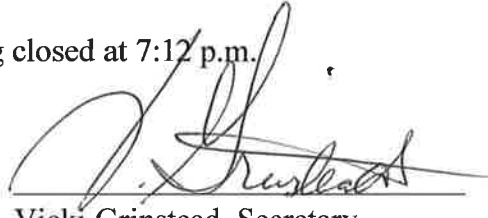
Chairman Merhar asks if there is anyone else that wishes to speak in rebuttal for this proposal and there was no one.

Chairman Merhar asks if there is anyone else that wishes to speak in favor of the rebuttal for this proposal and there was no one.

**Planning Commission
City of Willoughby
Public Hearing minutes
July 28, 2016**

There being no further business the regular meeting closed at 7:12 p.m.


Gerald Merhar, Chairman


Vicki Grinstead, Secretary