

**PLANNING COMMISSION
CITY OF WILLOUGHBY
OCTOBER 27, 2016
REGULAR MEETING
MINUTES**

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

ABSENT: G. Merhar

OTHERS: Janice Lipscomb, Econ. Devel. Mgr; Mike Germano, Asst. Law Director;
Darryl Keller; Chief Bldg. & Zoning Official; Vicki Grinstead, Secretary

Vice Chairman Patt called the regular meeting to order at 7:10 p.m.

MINUTES

Public Hearing Meeting Minutes

October 13, 2016

Mr. Cox moved to accept the Public Hearing Meeting Minutes of October 13, 2016 and Mr. Kary seconded.

ROLL CALL: Yeas: Mr. Patt; Mr. Kary; Mr. Fiala Mr. Cox
 Absent: Mr. Merhar
 Nays: None

Motion Carried: APPROVED

Regular Meeting Minutes

October 13, 2016

Mr. Cox moved to accept the Regular Meeting Minutes of October 13, 2016 and Mr. Fiala seconded.

ROLL CALL: Yeas: Mr. Kary; Mr. Fiala; Mr. Cox; Mr. Patt
 Absent: Mr. Merhar
 Nays: None

Motion Carried: APPROVED

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Work Session Meeting Minutes

October 11, 2016

Mr. Kary moved to accept the Work Session Meeting Minutes of October 11, 2016 and Mr. Cox seconded.

ROLL CALL: Yeas: Mr. Fiala; Mr. Cox; Mr. Patt; Mr. Kary
 Absent: Mr. Merhar
 Nays: None

Motion Carried: APPROVED

Special Meeting Minutes

October 20, 2016

Mr. Cox moved to accept the Special Meeting Minutes of October 20, 2016 and Mr. Fiala seconded.

ROLL CALL: Yeas: Mr. Cox; Mr. Patt; Mr. Kary; Mr. Fiala
 Absent: Mr. Merhar
 Nays: None

Motion Carried: APPROVED

OLD BUSINESS

Fraden Holdings (Adam Wujnovich, Mark Katcher)

Preliminary Plans

There was no one present to represent Fraden Holding so this item remains tabled.

Vista Springs

Zoning Code Text Amendments

SOM Center Rd.

(Brian Osborne-Parkstone Development Partners)

There was no one present to represent Vista Springs so this item remains tabled.

Vista Springs

Lot Split

SOM Center Rd.

(Brian Osborne-Parkstone Development Partners)

There was no one present to represent Vista Springs so this item remains tabled

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NEW BUSINESS

Texas Roadhouse
6095 Commerce Circle

Addition/Expansion of Waiting Room

Mr. Ryan Aurand of 260 Sandstone Ridge Way, Berea, Ohio 44017 is representing Texas Roadhouse. Mr. Aurand stated they are adding on to the waiting area in the front and some dry storage in the back and are proposing to move the dumpster pad closer to the back door for security of the employees. There was some discussion on the location and number of dumpsters. Mr. Aurand stated they would also install fencing around the dumpster.

Mr. Fiala moved to accept the Texas Roadhouse addition expansion at 6095 Commerce Circle as submitted and Mr. Kary seconded.

ROLL CALL: Yeas: Mr. Kary; Mr. Fiala; Mr. Cox; Mr. Patt
 Absent: Mr. Merhar
 Nays: None

Motion Carried: APPROVED

Halil Kahlil Abouranman
1065 Lost Nation Road
(Rep. John Rakauskas-Rakauskas Architecture LLC)

**Gas Station/Convenience Store
Development Plan/Conditional Use Permit**

Mr. Patt stated they were making the building into a convenience store and keeping the same number of pumps and Mr. Rakauskas stated yes. There was some discussion on the hours of operation. Mr. Abouranman stated his hours of operation would be 6:00 a.m. until midnight Monday through Sunday. Mr. Fiala stated that at City Council they wanted to emphasize that the underground storage tanks need to be reviewed by the Bureau of Underground Storage Tank Regulations (B.U.S.T.R.) and want to ensure they are safe and not leaking. Mr. Rakauskas stated they are in the process and have an agreement. The pump operation and the convenience store will be open and operating at the same time. Mr. Abouranman will have an agreement to sell gas with Sunoco. Mr. Kary asked if there will be food preparation in the convenience store and Mr. Rakauskas stated there will be a deli. There will be no commercial hood. Mr. Patt clarified to the applicant, if in future, they decide not to sell food or gas (one without the other) it cannot be done without coming back before the Commission for a revision of the Conditional Use Permit. This permit will be a package to operate both a convenience store and gas station. Mr. Fiala stated he would like a rendering of the newly faced canopy and the materials that will be used to reface the building submitted to the Planning Commission for review as soon as possible. Mr. Rakauskas stated Sunoco will have a graphics program package and will also propose two monument signs. Mr. Keller stated this proposal must go before Board of Zoning Appeals for a parking space variance.

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There being no further discussion, Vice Chairman Patt asked for a motion.

Mr. Cox moved to approve the gas station/convenience store for Halil Kahlil Abouranman at 1065 Lost Nation Road and approve the Development Plan as discussed at tonight's meeting with the stipulation the material samples for the building and the representation of the canopy for the pumps from Sunoco be submitted to the Planning Commission and Mr. Kary seconded.

ROLL CALL: Yeas: Mr. Kary; Mr. Fiala; Mr. Cox; Mr. Patt
 Absent: Mr. Merhar
 Nays: None

Motion Carried: APPROVED

There was some discussion on hours of operations and Mr. Patt asked Mr. Abouranman if he would like to amend his hours of operation to 24 hours, 7 days a week and Mr. Abouranman agreed.

Mr. Fiala moved to approve the Conditional Use Permit (C.U.P.) with the stipulation that the hours of operation will be 24 hours per day, 7 days a week and this application includes the operation of the pumps and the convenience store as a single business and should one or the other cease then the C.U.P. is void and Mr. Kary seconded.

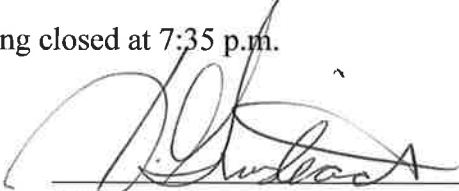
ROLL CALL: Yeas: Mr. Fiala; Mr. Cox; Mr. Kary; Mr. Patt
 Absent: Mr. Merhar
 Nays: None

Motion Carried: APPROVED

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



Greg Patt, Vice Chairman



Vicki Grinstead, Secretary