

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MARCH 23, 2017
REGULAR MEETING
MINUTES**

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

ABSENT: G. Merhar, Chairman; K. Kary

OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engineer,
Darryl Keller, Chief Bldg. & Zoning Official; Karen Brooks, Zoning Code Inspector

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

MINUTES

Regular Meeting Minutes

March 9, 2017

Work Session Minutes

February 28, 2017

There was not a quorum to vote on the Regular Meeting Minutes of March 9, 2017.

Mr. Cox moved to approve the Work Session Meeting Minutes of February 28, 2017 as submitted and Mr. Fiala seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Limotec
4891 E. 345th St.
(Mr. Michael Urda, Owner)

**Conditional Use Permit for
automobile and light truck repair**

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Mr. Urda owner of Limotec, 4891 E. 345th St., Willoughby, OH is representing his application. Mr. Urda stated they downsized their business due to the economy and could no longer afford the larger facility they occupied in another city. Mr. Urda, his wife and son are now running the business, previously run by his father in law. He stated the 4,000 square feet they will occupy is large enough for their current business. Vice Chairman Patt stated that parked cars are not allowed outdoors overnight and parts are also not to be stored outdoors. Mr. Urda stated that would not be an issue. They generally don't leave vehicles parked outside. Hours of operation will be 7 days a week, 7:00 a.m. until midnight. Mr. Fiala asked if they do any painting or anything that would cause fumes and Mr. Urda stated no. Mr. Fiala asked if this was a vacant space and Mr. Urda stated it is. There is another business in the first unit, he will occupy the middle unit and the end unit is used for storage by the owner of the building. They would have an overnight drop off no more than 3 cars and will be pulled inside in the morning.

Mr. Fiala moved to approve the Conditional Use Permit for Limotec, 4891 E. 345th St. with the conditions being hours of operation will be 7 days a week 7:00 a.m. to 12:00 a.m. and there will be no more than 2-3 cars parked outside at any given time and there will be no paint or nocuous fumes and Mr. Cox seconded.

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

Motion Carried: APPROVED

Lowes
36300 Euclid Ave.
(Rep.-David Helmick, Store Manager.)

**Amend Conditional Use Permit
to allow additional storage of bagged
product/customer loading zone in
parking lot**

Mr. Helmick, Store Manager for Lowes, 36300 Euclid Ave., Willoughby, OH is representing his application. Mr. Helmick explains his Exhibit A, which is the parking lot in front of the garden center and is the east side of the building. They would like to store the palletized bagged merchandise here temporarily spring through early summer and also have a loading zone to safely load the customer's products. This is similar to what they did last year with a different traffic flow. He stated they did no loading from this storage area with the exception of the two busiest weekends of the year which were Memorial Day and July 4th. The small area where they did load caused a traffic issue and customer complaints. Mr. Fiala asked if this would take up the whole first isle and Mr. Helmick stated it would take a majority of it. They took up roughly 10 parking spots last year which was sufficient. It would be 60 feet in from the end of the curb. Mr. Fiala stated that back in 2009 the Planning Commission issued a CUP to allow merchandising to a certain area and the last couple years it has gone all the way to the bank and has taken up the whole front of the building and this is why they are before the Board this evening. It goes 60 feet into the parking lot but how far back does it go and Mr. Helmick replied 37 feet, north and south. Mr.

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Sayles stated 37 feet north and south means you would only be taking up the south 4 parking spaces on a double row, so 8 parking spaces in total. Mr. Fiala reiterated they will take up 60 feet, 5 or 6 parking spaces back off of the island and will go approximately 60 feet in. Are you only going to go 37 feet beyond that? Mr. Helmick stated that would be east and west. The Board wanted to know about north and south and Mr. Helmick stated he did not know. Mr. Fiala stated that is the critical dimension. Mr. Sayles stated in that row of parking there are 22 and 22 and what the Board is asking is how many spaces will you be utilizing. Mr. Helmick stated he believed it was 15 and they were able to put two pallets in each space. Mr. Keller stated he believed they took up approximately 30-40 spaces and Mr. Helmick stated that may be close. Mr. Keller stated the Fire Marshall did not want the pallets going all the way to the curb. He wanted that space open and that first row of parking left open for emergency vehicles. Whatever plan is approved should be contingent upon the Fire Marshall's approval. Mr. Patt stated the mulch is not a new product for Lowes and how did they deal with this when the store opened. Mr. Helmick stated he's been at this store since 2011 and it's been a struggle because they have grown the business 3% each year. He figured they processed roughly 5,000 skids of merchandise last year. Mr. Patt asked if this affected the number of required parking spaces and Mr. Keller stated they configured it last year and it did not seem to be an issue. Mr. Fiala stated the Planning Commission understands the logistical problem that the store has but storing 5,000 pallets of merchandise in the front parking lot for most of the summer does not look good. Mr. Helmick stated the 5,000 pallets were for the entire year and that they would just need the additional storage from mid March through the middle of July. There was some discussion on the storage of the materials in the back of the building. Vice Chairman Patt made the suggestion that they move the bagged material to the contractor side of the parking lot that backs up to the strip mall. The tow motors would not have to travel across the parking lot and would not take up customer parking spaces. Vice Chairman Patt stated to the applicant that there are normally five board members, but only three members are present this evening and he would need all three votes to pass his application. He could table his application until more members are present and it would also give him time to consider the other proposal of moving his bagged merchandise to the other side of the parking lot. Mr. Helmick stated his concern with tabling his application is the time constraint. It will be their busy time of the year beginning this weekend. Mr. Helmick agreed he would move the bagged material to the contractor side of the parking lot. Mr. Fiala was in agreement with the new location and stated it would visually look better from Robinhood Dr. and Euclid Ave. Mr. Germano recommended that a condition of the CUP is that the Fire Marshall agree to the placement of the bagged merchandise. Vice Chairman Patt stated the Fire Marshall should walk the property with him to make sure this will allow proper ingress/egress for emergency vehicles. Mr. Germano asked Mr. Helmick if he acknowledges that Exhibit "A" (dated March 23, 2017) is a submission to the Board and Mr. Helmick stated yes.

Mr. Fiala moved to approve the amended Conditional Use Permit to allow additional outdoor storage of bagged product and a customer loading zone in the northwestern location of the parking lot near the contractor loading zone as indicated in Exhibit "A" dated March 23, 2017 and per the approval of the Chief Fire Prevention Official beginning March 1, 2017 through July 15, 2017 and this condition shall expire on July 15, 2017 and Mr. Cox seconded.

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

Motion Carried: APPROVED

Janice Lipscomb
(Community Development Manager)

**W/E Schools/Plat of Survey,
Consolidation & Lot Split**

Permanent Parcel Numbers:
27-A-029-00-001, 27-A-023-J-00-030-0, 27-A-J-00-031-0 & 27-A-023-J-00-032-0

There was no was present to represent this application.

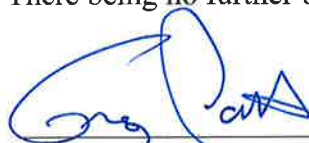
Mr. Sayles had a few comments for the Board on this application. He reviewed this application for a lot split and consolidation and CT Consultants did do the survey, which Mr. Keller approved of. He did find a typographical error, but had no other issues.

Mr. Cox moved to table this application and Mr. Fiala seconded.

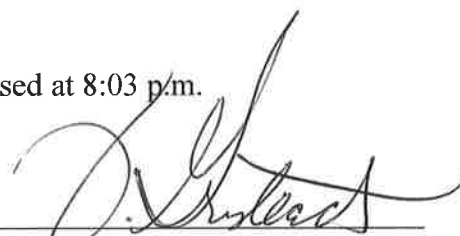
ROLL CALL: Yeas: Mr. Cox; Mr. Fiala; Mr. Patt, Vice Chairman
 Absent: Chairman Merhar; Mr. Kary
 Nays: None

Motion Carried: TABLED

There being no further business the regular meeting closed at 8:03 p.m.



Greg Patt, Vice Chairman



Vicki Grinstead, Secretary