

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
JUNE 22, 2017  
REGULAR MEETING  
MINUTES**

**PRESENT:** R. Fiala; C. Cox; Wade Mitchell; K. Kary, Vice Chairman

**ABSENT:** G. Merhar, Chairman

**OTHERS:** Mike Germano, Asst. Law Director; Darryl Keller, Chief Bldg. & Zoning Official;  
Jim Sayles, City Engineer; Vicki Grinstead, Secretary

**Vice Chairman Kary called the regular meeting to order at 7:01 p.m.**

Vice Chairman Kary stated that the applicant for the public hearing was delayed and the Board will proceed with the regular meeting business until applicant arrives.

**MINUTES**

**Public Hearing Meeting Minutes**

**May 25, 2017**

**Regular Meeting Minutes**

**May 25, 2017**

**June 8, 2017 Canceled**

Mr. Mitchell moved to approve the Public Hearing Minutes of May 25, 2017 as submitted and Mr. Cox seconded.

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

**Motion Carried:    APPROVED**

Mr. Fiala moved to approve the Regular Meeting Minutes of May 25, 2017 as submitted and Mr. Cox seconded.

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

**Motion Carried:    APPROVED**

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**OLD BUSINESS**

**Willoughby-Eastlake Bd. of Education (Ohio Living)**  
37047 Ridge Road  
(Rep.- John Wiles)

**Lot Split/  
PPN#27-A-007-000-005-0**

Mr. Mitchell moved to table the Willoughby-Eastlake Board of Education's application per the applicants request and Mr. Cox seconded.

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

**Motion Carried:     TABLED**

**Kirtland Tudor Estates**  
Tudor Drive  
(Rep.-Chuck Szucs, Polaris Engineering & Surveying)

**Development Plan/EAS  
Phase III-Units 1-6**

Mr. Mitchell moved to table Kirtland Tudor's application and Mr. Cox seconded.

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

**Motion Carried:     TABLED**

The meeting was adjourned at 7:05 p.m. until the applicant for the Public Hearing was present. The meeting was reopened at 7:15 p.m. for the Public Hearing portion. The Public Hearing portion closed at 7:20 p.m. at which time Vice Chairman Kary called the regular meeting to order at 7:20 p.m.

**NEW BUSINESS**

**Levelz Fitness LLC**  
37151 Ben Hur Ave.  
(Mr. Lance Martin, Owner)

**Conditional Use Permit/Fitness  
Center/Personal Training Facility**

Mr. Lance Martin, Owner is representing his application. Vice Chairman Kary asked Mr. Martin to explain

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the terms under which he will operate his business. Vice Chairman Kary told Mr. Martin that the Board needs to know what hours and days of the week he will operate his business. He also explained to Mr. Martin that he needs to give the maximum hours, for example, 7:00 a.m. until midnight, but does not have to work those hours but if he needs to amend those hours or days he will need to come back before the Board to amend his Conditional Use Permit (CUP).

Mr. Martin stated his instructs small group programs and usually opens at 5:00 a.m. and is typically done at 5:00 p.m. The latest he is there is 6:00 p.m. because he cleans the facility after the classes. Vice Chairman Kary stated that Mr. Martin will never be there past 6:00 p.m. and Mr. Martin stated no because he is the only one that teaches and cleans, but if he is there past 6:00 p.m. he is usually doing his own personal workout etc. Vice Chairman Kary stated to Mr. Martin if he is there past those hours then he should extend his hours for his CUP for the maximum time he may be in the facility. Mr. Martin amended his request for his hours of operation to be from 5:00 a.m. until 9:00 p.m. His wife is his business partner but is not a trainer so he will be the only person in the facility after hours. Mr. Fiala asked if these are the newer buildings located across the street from Demilta's Recycling. Mr. Martin stated no, this is the Ben Hur plaza. Mr. Fiala asked if Mr. Martin did any aerobic training that would involve loud music and Mr. Martin stated no. Mr. Martin has music playing in the background but it is not loud because he is training people and needs for them to be able to hear his instructions. He does not allow headphone unless they are on the treadmill or elliptical. Mr. Fiala is ok with music as long as it is not loud when the doors are open and it does not disturb the neighbors and Mr. Martin agreed. Mr. Mitchell asked what size his classes will be. Mr. Martin stated no more than five people. He feels this is large enough being a strength and group trainer. He taught at several other facilities so he knows what size classes will suit his business. Mr. Mitchell asked how many parking spaces go with the building he is leasing. Mr. Martin stated there are shared parking spaces. There are 2 or 3 in front and more in the back but parking has not been an issue. He said his sessions are no more than fifty minutes to an hour and it is not like a large fitness facility where people come and work out for hours at a time. Vice Chairman Kary stated he had a question about trash collection and asked if there was a dumpster for his building. Mr. Martin stated for his particular building no. There was a dumpster there that was utilized by the previous tenant but he had it removed. There was no need for a large dumpster because his facility does not make that much trash. He has two small trash cans for paper towels and water bottles in the restrooms which he empties into a larger trash can which he takes home and throws in his personal trash can once a week. Mr. Cox asked if Mr. Martin was certified as a trainer. Mr. Martin stated yes he is and explained his certifications to the Board. Mr. Mitchell asked if the Board was to grant a CUP limiting the size of his classes what would the limitation be and Mr. Martin replied a maximum of 15 people.

Mr. Cox moved to approve the Conditional Use Permit for Levelz Fitness LLC, 37151 Bur Hur Ave. with the conditions being, the hours of operation will be 5:00 a.m. until 9:00 p.m. Monday through Saturday with a maximum of 15 people to a class and Mr. Fiala seconded.

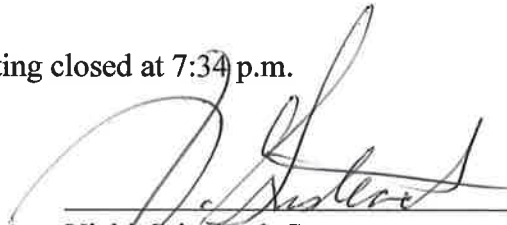
ROLL CALL:           Yeas:           Mr. Mitchell; Mr. Fiala; Mr. Cox; Mr. Kary, Vice Chairman  
                          Absent:        Chairman Merhar  
                          Nays:           None

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**Motion Carried:    APPROVED**

There being no further business the regular meeting closed at 7:34 p.m.

  
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Ken Kary, Vice Chairman

  
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Vicki Grinstead, Secretary