

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 9, 2018
PUBLIC HEARING
MINUTES**

PRESENT: G. Merhar; S. Norris; K. Kary, Vice Chairman

ABSENT: C. Cox; M. Wildermuth

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

Vice Chairman Kary called the public hearing to order at 7:03 p.m.

Retail Building

5880 SOM Center Rd.

(Rep.-James Evans, Portal Associates;
Patrick Sirpilla, De Ville Development)

Conditional Use Permit

The legal notice was read into record by Mrs. Grinstead. Vice Chairman Kary explained the nature of the Public Hearings.

Vice Chairman Kary asked if there was anyone that would like to speak in favor of the proposal:

**Patrick Sirpilla
De Ville Development
3951 Convenience Circle
Canton, OH**

Mr. Sirpilla is in favor of the proposal for 5880 SOM Center Rd., Willoughby, OH. Mr. Sirpilla stated his company owns leases and manages buildings. They have done approximately twelve Starbucks facilities throughout northeast Ohio. The community is usually in favor of this business. They make sure the drive thru decibel levels do not disturb the surrounding neighborhoods.

Vice Chairman Kary asked if there was anyone else that would like to speak in favor of the proposal:

**Jim Evans, Architect
Portal Associates
29 Northeast Ave.
Tallmadge, OH**

Mr. Evans is in favor of the proposal and introduced John Walsh, their Civil Engineer, GBC Design, 565 White Pond Dr., Akron, OH.

Vice Chairman Kary asked if there was anyone else that would like to speak in favor of the proposal and there was no one.

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Vice Chairman Kary asked if there was anyone else that would like to speak in opposition of the proposal:

**Kevin Bynane
34750 Parkview Lane/Unit A
Willoughby, OH**

Mr. Bynane and his wife are new residents and have concerns in regard to an increase in traffic and noise from the drive thru speaker. He is not necessarily against the project but does not know any details. Another concern is the food delivery trucks that may deliver in the early morning hours.

Vice Chairman Kary asked if there was anyone else that would like to speak in opposition of the proposal and there was no one.

Vice Chairman Kary asked if there was anyone else that would like to speak in rebuttal in favor of the proposal:

**Patrick Sirpilla
De Ville Development
3951 Convenience Circle
Canton, OH**

Mr. Sirpilla wanted to clarify Mr. Bynane's concerns in regard to traffic. He stated the traffic would not be any different then when it was a fitness facility. Also most of the delivery trucks for Starbucks deliver at noon. They do not like to deliver first thing in the morning as that is their peak time. Many of the Starbucks are right next to residential neighborhoods and they have never had any issues.

Mr. Merhar asked if Mr. Sirpilla can assure the Board that there would not be any early morning or late night deliveries. Mr. Sirpilla said he cannot guarantee when the trucks arrive, but have had no issues with disturbing adjacent homes at any of their projects in regard to truck noise.

Vice Chairman Kary asked if there was anyone else that would like to speak in rebuttal in favor of the proposal and there was no one.

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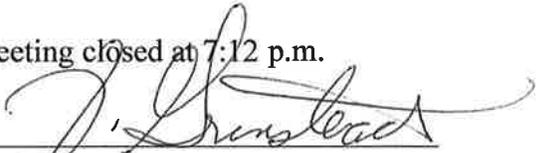
Mr. Bynane said he is concerned that the cars at the drive thru will be waiting with their engines idling and will create a noise issue.

Vice Chairman Kary asked if there was anyone else that would like to speak in rebuttal in opposition of the proposal and there was no one.

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


K. Kary, Vice Chairman


Vicki Grinstead, Secretary