

**INGRESS/EGRESS BOARD  
CITY OF WILLOUGHBY  
OCTOBER 17, 2019  
REGULAR MEETING  
MINUTES**

**PRESENT:** Tom Trem, Asst. Police Chief; Michael Kocab, Fire Marshall  
Darryl Keller, Chief Bldg./Zoning Code Inspector

**ABSENT:** None

**OTHERS:** Vicki Grinstead, Secretary

Mr. Keller opened the meeting at 9:00 a.m.

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**Zeppe's Tavern**

5680 SOM Center Rd.

(Leon Sampat, LS Architects &  
Joe Ciresi, President & CEO)

**Development Plan/EAS**

Fire Marshall Kocab said he had no concerns since it's an existing building, with the addition of the outdoor patio. Mr. Keller stated they will require a few variances. Mr. Ciresi said he anticipates there will be questions regarding noise, but they will have no outside music.

**Sheetz, Inc.**

6035 SOM Center Rd.

(Rep.- David Mastrostefano, PE,  
Hugh Thomas, BL Companies, & Henry Fownes,  
Real Estate Site Selector)

**Development Plan/EAS**

Fire Marshall Kocab asked about the curb cuts. Mr. Mastrostefano said the Commerce Circle entry will be made wider to accommodate large tanker, semi and fire trucks. He said they have a right of access easement, from behind Cracker Barrel, so they can also use the existing cul-de-sac to turn around and enter the property. He said they use a model of their truck to make sure they can get on and off the site without incident.

This is a new prototype store that will have five entrances. The bronze doors on the rendering are non-public exit doors. The SOM Center Rd. entrance will remain the same. The existing signage which states no left turns as you exit southbound onto SOM Center Rd. will remain. They are a 24/7 facility and their classification is mercantile. Darryl said it is mercantile, but with a mix use and does have a restaurant with seating.

Assistant Chief Trem arrived late to the meeting.

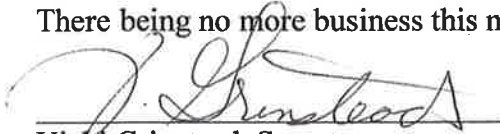
**City of Willoughby**  
**Ingress/Egress Parking Board**  
**October 17, 2019**

Fire Marshall Kocab has no issues with this application. Mr. Mastrostefano reiterated a few items that were already discussed for Assistant Chief Trem. Mr. Keller asked about security. Mr. Mastrostefano said they have 18-24 security cameras inside and outside and have at least 3 employees on site at any given time. The cameras are monitored at a hub at their corporate offices 24/7 and have the ability to contact police and fire if the need arises.

Assistant Chief Trem has no issues or comments on the Zeppe's project.

There were no police or fire issues. The plans were all approved, stamped and signed.

There being no more business this meeting closed at 9:14 a.m.



Vicki Grinstead, Secretary  
Ingress/Egress Parking Board  
City of Willoughby