

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JANUARY 9, 2020
PUBLIC HEARING
MINUTES**

PRESENT: S. Norris; C. Cox; J. McCue; K. Kary; M. Wildermuth, Chairman
ABSENT: None
OTHERS: Michael Lucas, Law Director; Jim Sayles, City Engineer;
Darryl Keller, Chief Bldg. & Zoning Official; Vicki Grinstead, Secretary

Chairman Wildermuth called the public hearing to order at 7:05 p.m.

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

Chairman Wildermuth asked Mr. Tepley to clarify if Zeppe's was withdrawing their outdoor patio and Mr. Tepley said yes.

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

**Zeppe's Tavern
5680 SOM Center Rd.
Willoughby, OH 44094
(LS Architects, Jim Tepley, Associate)**

Mr. Tepley said based on the previous meetings there were objections to the outdoor patio and the owner has agreed to remove the outdoor patio from the design that will be going into the existing building located at 5680 SOM Center Rd.

Mr. Tepley said the business is a restaurant/pizzeria and does serve alcoholic beverages. They have 32 locations in NE Ohio and 4 restaurant style restaurants including this one.

Chairman Wildermuth said the layout includes a three season space with garage doors that can be opened up in warmer weather and Mr. Tepley said this is correct. Chairman Wildermuth said some of the concern may be a noise issue for the residents that live in close proximity on Halle Dr. He said the Planning Commission in the Conditional Use Permit can restrict the use of the space as far as the noise levels. Also when the garage doors are open there will either no music or music at a conversational level. Mr. Tepley said based on his conversation with their client they would agree to those conditions; in particular, in regard to indoor live music the overhead doors/windows would remain closed. He said it would be rare to have live music indoors because of the layout of the facility. Chairman Wildermuth said it would be music at any level, whether it is live or recorded.

Mr. Cox asked what the seating capacity was for the restaurant and Mr. Tepley said the seating capacity is 237 for the entire restaurant.

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

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

**Ann Light
34690A Parkview Lane
Willoughby, OH 44094**

Ms. Light said her understanding was that there would only be garage doors only if there was going to be patio and does not understand why they are installing garage doors.

Mr. Tepley said his client wanted an open air space when it is appropriate weather conditions for the dining area. He said there will be no access from that room to the green space. Chairman Wildermuth said Ballantine's in Downtown Willoughby has similar style windows that open up to the outdoors and is common in restaurant design. He said it was never discussed that they wouldn't have the garage doors if there was not an outdoor patio.

**Robert Rozic
5736 Amber Ct.
Willoughby, OH 44094**

Mr. Rozic asked if the proprietor will have a band on Saturday nights. Chairman Wildermuth explained that the Conditional Use Permit will state that if the window/doors are open the music can only be at conversational level. The conditions are enforceable by the police department.

**Bruce Whiteman
34756 Parkview
Willoughby, OH 44094**

Mr. Whiteman has a concern that there will be parking along Halle Dr. on both sides of the street from the 237 patrons of the restaurant and other businesses currently in the building. He believes there will be a parking issue. He asked if the city could look into the possible parking issues.

Mr. Sayles, City Engineer said it would be a safety issue and would like police input on this matter. He said they could speak with their Traffic Engineer. He said she did look at the increased volume of traffic in regard to a possible turn lane. They ultimately decided the turning lanes would cause more delays for other areas of SOM Center Rd. He said they could look into signage that would not allow parking on either side of the street.

Chairman Wildermuth said this is not an appropriate item to put in a Conditional Use Permit, but the city can certainly discuss this concern.

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Mr. Whiteman wanted confirmation that there will be no alcohol served outside the premises. Chairman Wildermuth said there will be no outside service of any kind.

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

Chairman Wildermuth explained the nature of the Public Hearing. The legal notice was read into record by Mrs. Grinstead.

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

**New Townhomes
5164 SOM Center Rd.**

**Mark Holtz, Frontier Land Group
25700 Science Park Drive/Suite 360
Beachwood, OH 44122**

Mr. Holtz said he is before the Board seeking a Conditional Use Permit for a townhouse development. They are looking to develop fifty townhomes, ranging from 3-5 units. They have received a JD letter for the Army Corps of Engineers and have addressed the wetlands issue and are currently in the permitting process. They have provided a traffic study and received approval from City Council for the rezone of the properties. He said after this approval they will begin engineering.

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

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

**Planning Commission
City of Willoughby Zoning Map Amendments**

Chairman Wildermuth asked if there were any comments or questions from the Planning Commission members and there were none.

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

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

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The public hearing for Karbella Construction has asked to be recessed by the applicant until the next Planning Commission meeting.

**Karbella Construction
Shane Pierce, Owner
38333 Pelton Rd.
Willoughby, OH 44094**

Chairman Wildermuth explained the nature of the Public Hearing. The legal notice was read into record by Mrs. Grinstead.

**Vine Street Willoughby LLC, Rezone
36933 Vine St.**

**Mike Marous, Owner
38025 Second St.
Willoughby, OH 44094**

Mr. Marous said they purchased the former Krihwan dealership at 36933 Vine St. and the former Firenza Stone building next door. They will demolish the front of the former Krihwan dealership and construct a two-story 30,000 sq. ft. state of the art office building addition. He said when they purchased the two parcels the zoning was different and as they reviewed this with the city they came to the conclusion it would make sense to do Commercial Manufacturing in the rear of the property where it is related to the industrial property on Code Ave. He said they would do General Business for the front of the properties along Vine Street. He said they basically split the zoning line down the center of the properties.

Mr. Marous said they received approval for the Board of Zoning Appeals for setback issues because of the uniqueness of the properties. These properties front on two streets. He said they received a variance to have a yard area in the front yard, with outdoor storage, instead of the allowable rear yard.

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

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

**B & N Tire and Auto
Robert McLaughlin, Owner
36420 Biltmore Place**

Chairman Wildermuth explained the nature of the Public Hearing. The legal notice was read into record by Mrs. Grinstead.


Mr. McLaughlin said he does light mechanical work, oil changes, tires and general auto repairs. He does not do any body work.

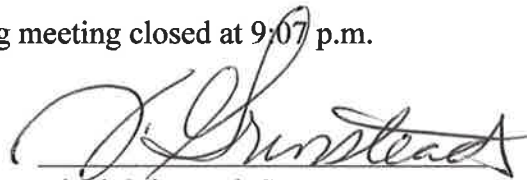
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Chairman Wildermuth asked if there was anyone else that would like to speak in favor of the proposal and there was no one.

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

There being no further business the public hearing meeting closed at 9:07 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary