

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MARCH 12, 2020
PUBLIC HEARING
MINUTES**

PRESENT: J. McCue; C. Cox; M. Wildermuth, Chairman
ABSENT: K. Kary; S. Norris; Darryl Keller, Chief Bldg. & Zoning Official
OTHERS: Stephanie Landgraf; Asst. Law Director; Jim Sayles, City Engineer;
Vicki Grinstead, Secretary

Chairman Wildermuth called the public hearing to order at 7:24 p.m.

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

The Public Hearing meeting was suspended until Mr. Cox arrived.

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

**Zeppes's Tavern
Joe Ciresi, President & Owner
2867 Fowler Dr.
Willoughby Hills, OH 44094**

Mr. Ciresi stated that the Conditional Use Permit (CUP) is a standard city operating procedure and Chairman Wildermuth said that is correct. Mr. Ciresi said he has looked at other CUPs that are much more liberal than the one he had just procured. His first concern is that his current CUP expires in nine months. Mr. Ciresi said he cannot invest the kind of money he needs to if the city will change his hours again in less than a year from now if there are any complaints. He said he has restaurants in other cities and his CUPs have always been renewed long term.

Chairman Wildermuth explained that since there was a lot of contention with the original CUP application, the Planning Commission is allowed to issue a short term CUP. He said it makes sure that for the first year the business is operating according to the conditions set forth in the CUP and there are no further issues. He said after that, upon renewal, it can be expanded/extended. He said this is essentially a probationary period.

Mr. Ciresi said what if there are many police complaints such as smoke, noise etc. Chairman Wildermuth said the Board will take all that into consideration and weigh whether the complaints are warranted or not. He said they are very close to a residential neighborhood. Mr. Ciresi said not any closer than Panini's is to that neighborhood. He said he took a measurement and there is approximately a 35 ft. difference. He said Panini's has no sound barrier on their patio.

Mr. Ciresi asked if he can extend the CUP expiration date. Ms. Landgraf, Esq. said he cannot do this tonight because the application has nothing to do with the length of the CUP; he is only here for the hours. She said the application does not say anything about extending it beyond a one-year term. She said he cannot expand the application tonight, but can only withdraw items. Mr. Ciresi said this was his mistake. Mr. Ciresi said he is withdrawing his request to amend his CUP this evening.

**City of Willoughby
Public Hearing Meeting Minutes
Planning Commission
March 12, 2020**

Chairman Wildermuth said Mr. Ciresi has withdrawn his request to amend his CUP and his existing CUP is still valid and will continue.

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:

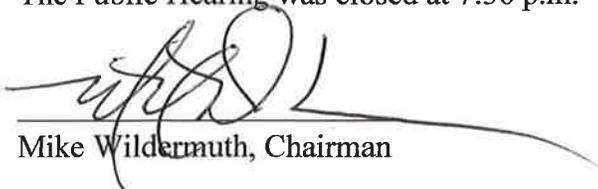
**Nora's Public House
Seamus Coyne, Owner
5159 Karen Isle Dr.
Willoughby, OH 44094**

Mr. Coyne said they are changing the restaurant concept from a southern style smokehouse to an Irish fare style restaurant. They hired a crew to do carpentry work and redid the interior of the entire restaurant and transformed it into an Irish Pub. He said they are the same owners, with the exception of one partner that left and went on to open his own restaurant. He would like to keep the same conditions as the Morehouse had on their CUP. He said he changed one item, which is the hours of operation to open earlier for a special occasion, such as St. Patrick's Day. He said their normal operating hours will be 11:00 a.m. until 2:30 a.m. They have retained the previous staff and are looking to move forward.

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 and there was no one.

The Public Hearing was closed at 7:36 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary