

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JULY 8, 2021
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; J. McCue; M. Merhar; S. Norris, Chairman
ABSENT: Tim Lannon, City Engineer; M. Wildermuth
OTHERS: Abigail Bell, Asst. Law Director; Darryl Keller, Chief Bldg. & Zoning Official
Vicki Grinstead, Secretary

Chairman Norris called the regular in-person and Zoom meeting to order at 7:06 p.m.

MINUTES

Regular Meeting Minutes

June 24, 2021

Mr. Merhar moved to approve the Regular Meeting Minutes for June 24, 2021 as submitted and Mrs. McCue seconded.

ROLL CALL: Yeas: J. McCue; K. Kary; M. Merhar; S. Norris, Chairman
 Absent: M. Wildermuth
 Nays: None

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Capaldi Enterprises, Inc.
38845 Mentor Ave.
(Rep.- Ken Cerri)

Conditional Use Permit

Mr. Cerri, President of Capaldi Enterprises, Inc is representing his Conditional Use Permit (CUP) application.

Mr. Cerri said they are currently behind the movie theatre on Biltmore and are moving to a larger facility that is being renovated and will provide their business with more visibility. They will be moving from a 6,000 sq. ft. facility to an 8,000 sq. ft. facility and is a good opportunity for the business.

Mr. Kary asked if they were taking up the rear part of the building. Mr. Cerri said yes, the former body shop portion of the building. Mr. Kary asked if they will have any cars in need of service sit in the parking area. Mr. Cerri said no, all of the cars are indoors. He said they restore cars from 1910-50's. They take them apart and rebuild them and all of this is done inside. He said they restore 4-7 cars at a time and is plenty of room inside. Mr.

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Cerri said they have 4 employees and have 8 parking spots for them. Mr. Keller said there are no parking issues, and they were at their previous location for twenty years with no issues.

Chairman Norris said on their previous Conditional Use Permit from 1998 it shows the conditions and asked if any of those will change. Mr. Cerri said he would like his hours of operation 7 days a week from 8:00 a.m. until 10:00 p.m. The storage of all vehicles shall be inside the building whether in the process of being worked on, not being worked on or ready to be worked on. All flammable materials shall be stored in an approved flammable cabinet inside the building. Mr. Cerri said they have two large yellow cabinets they store paint and thinners in. This facility shall not have a show room for the sales of vehicles. Mr. Cerri said they just restore vehicles. There shall be no retail sales of parts or accessories at this facility. Mr. Cerri said they do not sell any of that.

Chairman Norris asked if there was any outdoor music and Mr. Cerri said no. He asked where the dumpster was on the property. Mr. Cerri said it is outside but is screened by trees/shrubbery and is hidden in the "L" shape of the building. Chairman Norris asked if it was enclosed or sitting out, and Mr. Cerri said it is sitting out. Mr. Keller said it is not enclosed by a fabricated enclosure, but it is screened from view by bushes, trees, and the building. It is up to the Commission if they wish for it to be enclosed. After a brief discussion it was decided the dumpster must be enclosed per city ordinance.

Chairman Norris said if there is any indoor music it must remain at conversational level. He asked if any overspray of the outdoor lighting will affect the surrounding neighbors. Mr. Cerri no, there are security lights that are on from dusk till dawn but the way the property is laid out, it is all commercial businesses.

Mr. Kary moved to approve the Conditional Use Permit for Capaldi Enterprises, Inc., 38845 Mentor Ave., Willoughby, OH 44094 with the following conditions: 1) Hours of operation: 8:00 a.m. until 10:00 p.m. seven days a week 2) The storage of all vehicles shall be inside the building whether in the process of being worked on, not being worked on or ready to be worked on 3) All flammable materials shall be stored in an approved flammable cabinet inside the building 4) This facility shall not have a show room for the sale of vehicles 5) There shall be no retail sales of parts or accessories at this facility 6) The dumpster shall be enclosed per city ordinance and Mr. Merhar seconded.

ROLL CALL: Yeas: K. Kary; M. Merhar; J. McCue; S. Norris, Chairman
 Absent: M. Wildermuth
 Nays: None

Motion Carried: APPROVED

Reboot Cycling and Sculpt Studio, LLC
4041 Erie St.
(Rep.- Lacey Latkovic, Owner)

Conditional Use Permit

Ms. Latkovic, Owner of Reboot Cycling and Sculpt Studio, LLC is representing her Conditional Use Permit application.

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Ms. Latkovic said she will be open Monday through Sunday, 7 days a week. The classes will be primarily in the mornings and evenings; two classes before business hours and two after business hours. She hopes to eventually add afternoon classes and an additional trainer. She is the only instructor at this time. She said there is parking in the rear adjacent to 4041 Erie St. This parking is available for her customers who should be in the studio no more than seventy minutes. There is a front and rear entrance for the customers. She briefly explained the workout program to the board. She said there will be indoor music at conversational level and no outdoor music. She said she will be removing her trash every night and taking it home to dispose of. Her hours of operation will be 7 days a week from 5:00 a.m. until 11:00 p.m. Mr. Keller said there are no parking requirements or change of business use. The windows on the building do not open.

Mr. Merhar moved to approve the Conditional Use Permit for Reboot Cycling and Sculpt Studio, LLC, 4041 Erie St., Willoughby, OH 44094 with the following conditions: 1) Hours of operation: Monday through Sunday, 5:00 a.m. until 11:00 p.m. 2) Indoor music be must at conversation level, no outdoor music is permitted, and Mrs. McCue seconded.

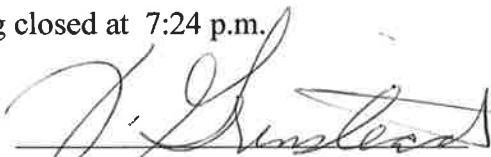
ROLL CALL: Yeas: M. Merhar; J. McCue; K. Kary; S. Norris, Chairman
 Absent: M. Wildermuth
 Nays: None

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:24 p.m.



Steve Norris, Chairman



Vicki Grinstead, Secretary