

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
JUNE 10, 2021  
REGULAR MEETING  
MINUTES**

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

**Chairman Norris called the regular virtual Zoom meeting to order at 7:05 p.m.**

**MINUTES**

**Regular Meeting Minutes**

**May 27, 2021**

Mrs. McCue moved to approve the Regular Meeting Minutes for May 27, 2021 as submitted and Mr. Wildermuth seconded.

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

**Motion Carried:     APPROVED**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Kang Do Won Martial Arts Institute**  
36445 Biltmore Place/Unit #B-1  
(Gary Hotchkiss, Owner)

**Conditional Use Permit**

Mr. Hotchkiss said his he will relocating his martial arts business into his new building. He will be renovating a couple rooms and painting. He will also be adding some dividing walls so he will have six changing areas. He teaches martial arts and a way of thinking before acting and explained the philosophy of the school. The hours of operation are 24 hours 7 days a week, 365 days of the year.

Chairman Norris asked about the dumpster. Mr. Hotchkiss said he has a small push out dumpster. He said the dumpster is pushed outside onto the dock on the day of pick up and then returned to the inside of the unit. There will only be light indoor flute music at conversation level, but no outdoor music.

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Chairman Norris asked Mr. Keller if they were in compliance with parking regulations. Mr. Keller said they do not have a parking schedule for this particular use and asked the applicant how many people will be in the building at any given time. Mr. Hotchkiss said 25-30 people and not all of them will be driving. He said the classes are in the evenings from 5:00-6:00, 6:15-7:15, p.m. and occasionally a later class that runs until 8:30 p.m. He said they only have one class on Saturday. He said they operate outside of the normal business hours for most of the business in his complex. Mr. Keller asked if he has dedicated parking spaces and Mr. Hotchkiss said no, but it appears he does have a dedicated handicapped parking spot directly in front of the business. He said it is a common area parking situation. He said any tournaments they have are run off sight. He said the largest event they have would be a test and that would be on a Saturday. He said it would be a maximum of 30-40 people and not all of them are driving. Mr. Keller said as long as Mr. Hotchkiss keeps the maximum occupancy under 50 he has no issues and Mr. Hotchkiss agreed.

Chairman Norris asked if Mr. Hotchkiss is responsible for unit maintenance such as pressure washing. Mr. Hotchkiss said the only exterior maintenance he is responsible for is his section of the roof, everything else is covered by the association.

Mr. Wildermuth moved to approve the Conditional Use Permit for Kang Do Won Martial Arts Institute, 36445 Biltmore Place/Unit #B-1, Willoughby, OH 44094 with the following conditions: 1) 24 hours, 7 days a week, 2) Dumpster is to remain indoors until time of pick up, 3) Any indoor music must be at conversational level and no outdoor music is permitted and Mr. Kary seconded.

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

**Motion Carried:     APPROVED**

**Lake County Ohio Port & Economic Dev. Authority**  
1969 Lost Nation Rd. (Airport)  
(Rep.-Patty Fulop, Manager LCOPEDA)

**Lot split/PPN#27-B-054-0-00-012-0**

Ms. Fulop, Manager of LCOPEDA is representing the lot split of PPN#27-B-054-0-00-012-0, 1969 Lost Nation Rd., Willoughby, OH 44094.

Ms. Fulop said she is here for a lot split for the airport. They received the go ahead from the F.A.A. to put a hanger at this location. They are currently in negotiations with a potential client to store 4-5 airplanes in this hanger. They need the lot split in order to do a land lease on the property. She said any traffic will be coming off of Jet Center Dr., not Lost Nation Road.

Mr. Kary moved to approve the lot split of PPN#27-B-054-0-00-012-0/Lost Nation Rd., Willoughby, OH 44094 for the Lake County Ohio Port & Economic Development Authority for the Lake County Executive Airport as submitted and Mr. Wildermuth seconded.

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

**Motion Carried:    APPROVED**


**DISCUSSION**

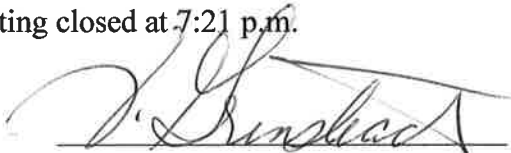
**20<sup>TH</sup> Century Construction**  
Shankland and Ridge Rds.  
(Jeff Smul)

**Rezone R-100 to R-60 of  
PPN#27-A-008-0-00-019-0**

This discussion has been moved to the next scheduled meeting of the Planning Commission per the applicant's request.

There being no further business the regular meeting closed at 7:21 p.m.

  
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Steve Norris, Chairman

  
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Vicki Grinstead, Secretary