

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JULY 9, 2020
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; S. Norris; M. Merhar; J. McCue; M. Wildermuth, Chairman
ABSENT: None
OTHERS: Stephanie Landgraf, Asst. Law Director; Tim Lannon, City Engineer;
Darryl Keller, Chief Bldg. & Zoning Official; Vicki Grinstead, Secretary

Chairman Wildermuth called the regular virtual Zoom meeting to order at 7:00 p.m.

MINUTES

Public Hearing Meeting Minutes

June 25, 2020

Mr. Kary moved to approve the Public Hearing Meeting Minutes for June 25, 2020 as submitted and Dr. Norris seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

June 25, 2020

Mr. Kary moved to approve the Regular Meeting Minutes for June 25, 2020 as submitted and Dr. Norris seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Paninis Grill Willoughby

37333 Euclid Ave.

(Rep.- Chris McCrone, Conor Services, Inc.)

Development Plan,

Patio addition (490 sq. ft.)

Mr. McCrone of Conor Services is representing this application for a Development Plan for a patio addition of 490 sq. ft. for Panini's Grill Willoughby, 37333 Euclid Ave., Willoughby, OH.

Mr. McCrone said the last approval the owners had all of their prep and freezers in the basement and wanted him to turn their existing 3-car garage into a same level extension of their existing kitchen. He said it would be safer than then employees having to travel up and down to and from the basement for supplies and economically viable. He said in order to do that they had to rearrange the stairwell etc. to make it happen. He said they would lose approximately 560 sq. ft. of garage space, so they wanted to add the 3-car garage with a breezeway for the delivery drivers a dry space to get to the stairwell. He said the garage then blocked anyone trying to drive behind the existing patio. He said behind their existing patio they have approximately 18-19 ft. to their property line. He said with these additions the fire department had concerns in regard to egress, so they added stairs to the uncovered portion of the addition. He said untimely they did not want to add on the garage because of the expense during the difficult economic times.

Mr. McCrone said once they finished the kitchen and stairwell, and the garage was negated, they are ready to add onto the patio. He said they have had to eliminate quite a bit of seating indoors due to social distancing, so this patio addition could add more people to help the business through the pandemic. He said they added another landing and another point of egress for the new patio addition. He said he submitted this plan to Fire Marshal Kocab to make sure he had his approval as far as emergency egress and Fire Marshal Kocab had no issues with the plan. He said they have been slow to start the originally approved plan and Mr. McCrone said it will cost them more for him to do it in stages.

Chairman Wildermuth asked for questions from the Board and there were none. He said there should be no issues with noise since it is in the back corner of the property.

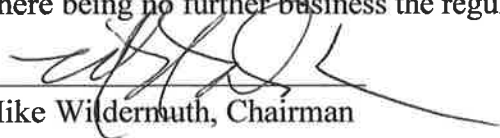
Chairman Wildermuth asked if this is an amendment to the original plan and Mr. Keller said yes. He also said there is a Conditional Use Permit (CUP) already in place and it will include this small addition as well. He said as long as there is an understanding that this patio addition falls under the same constraints of the existing CUP.

Mr. Merhar moved to approve a Development Plan addendum for a patio addition of 490 sq. ft. for Panini's Grill Willoughby, 37333 Euclid Ave., Willoughby, OH 44094 with the stipulation that this patio addition of 490 sq. ft. follow the same constraints set forth in the existing CUP for the existing patio and Mrs. McCue seconded.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:20 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary