

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 24, 2023
REGULAR MEETING
MINUTES**

PRESENT: J. Cook; K. Kary; M. Wildermuth; B. Capelle; S. Norris, Chairman
ABSENT: Larry Puskas, Chief Bldg. & Zoning Official; Tim Lannon, City Engineer
OTHERS: Keith Petersen, Asst. Law Director; Vicki Grinstead, Secretary

Chairman Norris called the regular in-person meeting to order at 7:07 p.m.

MINUTES

Regular Meeting Minutes

August 10, 2023

Mr. Capelle moved to approve the Planning Commission Regular Meeting Minutes for August 10, 2023 as submitted and Mr. Wildermuth seconded.

ROLL CALL: Yeas: B. Capelle; K. Kary; M. Wildermuth; J. Cook; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

OLD BUSINESS

Mr. Wildermuth moved to untable the Rezone/EAS#7-6-23(a) for Sheetz, located at Vine St. & St. Clair, Willoughby, OH 44094 and Mr. Capelle seconded.

ROLL CALL: Yeas: K. Kary; M. Wildermuth; J. Cook; B. Capelle; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: UNTABLED

Chairman Norris informed the audience and the board members that Sheetz has asked to have their submittal withdrawn for this rezone/EAS.

Sheetz
Vine St. & St. Clair

**Rezone/EAS#7-6-23(a) from Limited
Industrial to General Business for PPN#
27-A-027-D-00-021-0
27-A-027-D-00-020-0
27-A-027-D-00-019-0
27-A-027-D-00-018-0
27-A-027-D-00-017-0
27-A-027-D-00-016-0**

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Sheetz cont'd

Vine St. & St. Clair

**27-A-027-D-00-015-0
27-A-027-A-00-003-0
27-A-027-A-00-004-0
27-A-027-A-00-005-0
27-A-027-A-00-006-0
27-A-027-A-00-007-0
27-A-027-A-00-008-0
27-A-027-A-00-009-0**

Mr. Wildermuth moved to permanently table the Rezone/EAS#7-6-23(a) for Sheetz, located at Vine St. & St. Clair, Willoughby, OH 44094 and Mr. Capelle seconded.

ROLL CALL: Yeas: M. Wildermuth; J. Cook; B. Capelle; K. Kary; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: PERMANENTLY TABLED

NEW BUSINESS

Eden's Excavating Inc.
3659 Lost Nation Rd.
(Rep.- Cole Eden, Owner)

**Conditional Use Permit for a
Construction trade/contractor facility**

Mr. Eden of Eden's Excavating, 3659 Lost Nation Rd., Willoughby, OH 44094 is representing the Conditional Use Permit for a construction trade/contractor facility.

Mr. Eden said they will only be at this location until April 1, 2024 because the landlord will not renew the lease due to a fire. They are currently looking for another facility. He said the offices are set up and they are moved back in for now and just need to be in compliance with the city ordinance.

Mr. Wildermuth referenced a memo between Mrs. Brooks of the Building Department and Michelle Halko, Office Manager of Eden's Excavating which states they have a salt bin outside in the back corner and a vehicle may be parked out behind the building from time to time. Mr. Eden said that is correct. They do have two shipping containers that are up for sale that were previously used to store items from the fire.

Mr. Wildermuth asked if they have a dumpster and Mr. Eden said yes. He asked Mr. Eden if the dumpster was enclosed and Mr. Eden said no.

Mr. Kary said the parking lot has the dumpster by the office door and asked if it is enclosed and Mr. Eden said no and Mr. Kary said it is a city ordinance they must be enclosed and have a gate. He said there is a pile of gravel and a trailer outside along with large buckets for equipment, large road plates and miscellaneous items sitting by the

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salt bin. He asked if these items can be stored behind the building because they are trying to keep the front part that faces Lost Nation free of clutter.

Chairman Norris asked if the dumpster can be brought inside the building except for the day it is to be picked up by the trash company or have it enclosed and Mr. Eden agreed to store it inside. He said he can bring the buckets in the building but the road plates will gouge the newly epoxied floor. Mr. Kary said everything, with the exception of the storage/shipping bins that are for sale, can just be put behind the building and Mr. Eden agreed to do that. Chairman Norris agreed since Mr. Eden is only there until April of 2024, otherwise the property, by ordinance, must be fenced in. The board agreed that this Conditional Use Permit (CUP) should have an expiration date.

Chairman Norris asked if 30 days would be an appropriate amount of time to allow the storage/shipping bins to remain in the front of the building for sale.

Chairman Norris said the expiration date for this CUP will be May 1, 2024. All storage of materials must be behind the building. All bins currently for sale must be removed by October 1, 2023. The dumpster must be located inside of the structure except for trash pickup day. Mr. Eden said the bins have been for sale for two weeks and has had no interest as of yet. The board revised the date for the bins to be removed no later than November 1, 2023.

Mr. Cook moved to approve the Conditional Use Permit for Eden's Excavating 3659 Lost Nation Rd., Willoughby, OH 44094 with the following conditions: 1) This Conditional Use Permit will expire May 1, 2024, 2) All storage of materials must be behind the building, 3) The dumpster must be located inside the structure except for trash pickup day, 4) The bins, currently for sale, must be removed no later than November 1, 2023 and Mr. Capelle seconded.

ROLL CALL: Yeas: J. Cook; B. Capelle; K. Kary; M. Wildermuth; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

4th Generation Automotive Services, Inc.
1171 Lost Nation Rd.
(Rep.- Bill Simpson, Owner)

**Amend Conditional Use Permit
for outdoor storage of vehicles**

Mr. Simpson of 4th Generation Automotive Services, Inc. is representing the Conditional Use Permit for an amendment to his current Conditional Use Permit for the outdoor storage of vehicles.

Mr. Simpson said seven years ago he was allowed to have two cars in the parking lot and since then his business has grown. He said it is hard to get people to pick up their vehicles. He would like 6-8 spots to have for customer vehicles. They are on the side and behind the building, so none are facing Lost Nation.

Mr. Kary said he is supportive of Mr. Simpson's business. Mr. Kary said he visited the site at 10:30 a.m. and there were 15 cars in the parking lot, which is great for his business, but at 8:00 p.m. 9 cars were still there after closing. Mr. Kary asked that Mr. Simpson do some clean-up of the property. He has a tire bin and a dumpster. Mr. Simpson

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said those tires get recycled. His concerns is his business is near a residential area and these bins needs to be enclosed and have a gate so no one gets injured. The two trailers can stay behind the building, as they are a necessity for this type of business, but the potpourri of stuff laying around needs to be cleaned up. Mr. Kary said he is in favor of granting Mr. Simpson more parking spaces, however since this is a corner lot the cars must be kept at the south side of the lot and away from the street.

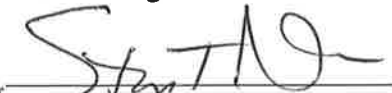
Chairman Norris said he would be comfortable granting seven (7) parking spaces for vehicles with the stipulation they are parked on the asphalt or non-abutting Lost Nation portion of the parking lot. Mr. Simpson said his only issue is that customers drop off their cars and leave. He said tow truck drivers also drop off cars wherever they want in the middle of the night and he does not have control over that. Mr. Kary said he understands how that could happen. Chairman Norris asked what the longest a car will remain at the shop and Mr. Simpson said a week at the most. He asked how long Mr. Simpson would need after a tow truck drops off a vehicle to move it and Mr. Simpson said typically the next business day. Chairman Norris said the conditions are vehicle outdoor storage on the asphalt lot or north parking lot (which has seven spaces) is allowed to remain a maximum of ten days. The concrete or west parking lot is in the front of the building. 1) The hours of operation remain the same; Monday-Friday, 8:00 a.m. to 6:00 p.m., Saturday, 9:00 a.m. to 1:00 p.m., closed on Sunday. 2) All vehicles located in the west parking lot are to be relocated by the end of the next business day, 3) A maximum of seven parked vehicles are allowed for no more than ten business days in the north parking lot. 4) The dumpster and tire bins must be enclosed on all four sides. 5) A maximum of two trailers may be stored to the east side of the building.

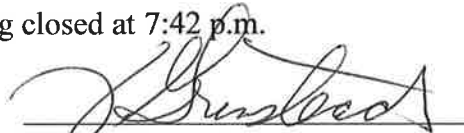
Mr. Capelle moved to approve the amendment to the Conditional Use Permit for 4th Generation Automotive Services, Inc., 1711 Lost Nation Rd., Willoughby, OH 44094 with the following conditions: 1) Hours of operation: Monday-Friday 8:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 1:00 p.m., closed on Sunday, 2) All vehicles located in the west parking lot are to be relocated by the end of the next business day, 3) A maximum of seven parked vehicles are allowed for no more than ten business days in the north parking lot. 4) The dumpster and tire bins must be enclosed on all four sides. 5) A maximum of two trailers may be stored to the east side of the building and Mr. Cook seconded.

ROLL CALL: Yeas: B. Capelle; K. Kary; M. Wildermuth; J. Cook; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:42 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary