



City of Willowick
PLANNING COMMISSION
Monday, November 13, 2023 at 7:30 PM
City Council Chambers

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

MINUTES

Call meeting to order

Chairman Carden called the November 13th, 2023, Planning Commission meeting to order at 7:30pm.

Pledge of Allegiance to the Flag

Roll Call

PRESENT

Chairman Carden

Mr. Houry

Mr. Hren

Ms. Raymond

Mr. Fortney

ABSENT

Mr. Foisel

Mr. Urwin

ALSO PRESENT

Law Director Landgraf

Councilman Phares

Approval of Minutes

Planning Commission Minutes - February 14th, 2022

Motion made to approve the February 14th, 2022, Planning Commission meeting minutes by Ms. Raymond, Seconded by Mr. Hren.

Voting Yea: Chairman Carden, Mr. Houry, Mr. Hren, Ms. Raymond

Voting Abstaining: Mr. Fortney

Planning Commission Minutes - October 9th, 2023

Motion made to approve the October 9th, 2023, Planning Commission meeting minutes by Mr. Houry, Seconded by Ms. Raymond.

Voting Yea: Chairman Carden, Mr. Houry, Mr. Hren, Ms. Raymond, Mr. Fortney

Development & Plan Review Committee

None.

Rules Committee

None.

City Engineer's Report

None.

Law Director's Report – Ms. Landgraf

None.

Architectural Review Board

None.

Community Reinvestment Area

None.

Public Hearings

None.

Public Portion

Chairman Carden opened and closed public portion at 7:33pm with no public present.

Remarks – Old Business

Continuation of discussion regarding car repair shops in the retail districts

Chairman Carden went over the possible recommendations that the board came up with over the last couple meetings and paired them down into bullet points. He noted that after Mr. Smith had been present at the last meeting and provided his insight regarding car repair shops, we (the board) want to make sure that we have balance between what the city needs and what is going to be good for repair shops as well. He stated that he is going to go over the paired down version of the bullet points and advised the board that the Planning Commission Secretary reviewed the paired down version bullet points and provided the current in place ordinances for the City of Willowick. The bullet point ordinances are as follows:

Paving: the portion of the site devoted to vehicle repair facilities shall be entirely paved, except for buildings and landscaping. This ordinance is currently in place, 1163.13. Mr. Hren asked if that covers paving and/or concrete. At this time Chairman Carden read the ordinance.

All major repair activities shall be conducted within an enclosed building (whenever possible). This ordinance is currently in place and can be found under chapter 1332.01. At this time Chairman Carden read the ordinance. It was asked if this pertains to residential or commercial. Law Director Landgraf advised that this pertains to any premises.

The premises shall be kept in a reasonably neat and orderly condition, free of litter, debris, discarded automotive parts, and equipment. This ordinance is currently in place and can be found under chapter 1332.01(d) and (3). At this time Chairman Carden read the ordinance.

All attempts shall be made to avoid storing disabled junk or wrecked vehicles outside the building, or to at least keep them hidden from view as much as possible. This ordinance is currently in place and can be found under Chapter 1332 and 351.18 (2)(c). At this time Chairman Carden read the ordinances. Mr. Houry asked if this included motorcycles, Law Director Landgraf stated that yes, as a motorcycle is a motor vehicle it is included.

Used tires shall be stored in an area which is completely (or nearly so) hidden from public view. This ordinance is currently in place and can be found under chapter 1332. At this time Chairman Carden read the ordinance.

Vehicle sales shall not be conducted on the premises. Vehicle sales are now prohibited due to the passage of the new zoning change. There was some discussion regarding homeowner/residents' ability to sell their own vehicle on their property. Law Director Landgraf stated that per ordinance 750.02 a homeowner is allowed to sell no more than two vehicles per year which is intended for individual sales. Councilman Phares stated the passage of the zoning change was for retail and industrial districts not for residential. Ms. Raymond asked relating to vehicle sales, if she wants to sell her car for sale by owner and it was parked in a repair shop parking lot because it was getting an oil change or she asks a Vine Street business to allow her to put her car in their lot because of the visibility of the public and the owner allows her to do so, that would not be permitted? It was advised that due to the passage of the zoning for automobile sales, Ms. Raymond would not be allowed to do so. There was some further discussion.

Chairman Carden stated that the takeaway he has is that it looks as though everything that has been discussed previously is already covered within our current ordinances and this as a standalone is not needed. Mr. Houry asked Councilman Phares what his take on this is as he is who brought this to the Planning Commission, Councilman Phares stated that now that he sees that everything is covered, he is good with it all. Mr. Fortney asked about chemical storage, Law Director Landgraf stated that is covered under the fire code. Councilman Phares asked with regards to organizational purposes, it would be great to have these points all listed in one section. There was some discussion regarding the way the current ordinances are written. Law Director Landgraf stated that the building and zoning enforcement are on top of it in its current condition. Mr. Hren also asked about putting these in place under only car repair shops, Law Director Landgraf advised that it would make it challenging to enforce as there would be the same ordinances covered under different sections and can cause inconsistencies.

Ms. Raymond stated that as these are all already covered, she would see no reason to silo out car repair shops.

Chairman Carden asked Law Director Landgraf that if there is no recommendation, there would be no need for a vote. Law Director Landgraf advised that there would be no need for a vote, as this has strictly been only a discussion and there is not a written ordinance in front of the board. It would only require a vote if there was an ordinance in front of the board for passage or recommendation, there is nothing that needs to be done.

After discussion, the board has reviewed the current ordinances in place and there is no need for changes at this time.

Remarks – New Business

None.

Adjournment

Motion made to adjourn the November 13th, 2023, Planning Commission meeting at 7:55pm by Ms. Raymond, Seconded by Mr. Houry.

Voting Yea: Chairman Carden, Mr. Houry, Mr. Hren, Ms. Raymond, Mr. Fortney