



City of Willowick
PLANNING COMMISSION
Monday, November 14, 2022 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

Planning Commission meeting was called to order at 7:30pm

Pledge of Allegiance to the Flag

Roll Call

PRESENT

Mark Rising
Robert Houry
Eric Foisel
Patrick Mohorcic

ABSENT

Mark Carden
Jef Hren

Approval of Minutes

- September 16th, 2022

Motion to approve September 16th, 2022 meeting minutes made by Mr. Mohorcic, Seconded by Mr. Foisel.

Voting Yea: Mr. Rising, Mr. Houry, Mr. Foisel, Mr. Mohorcic

Development & Plan Review Committee - Mr. Rising

No Report

Rules Committee – Mr. Rising

No Report

City Engineer's Report – Mr. McLaughlin

No Report

Law Director's Report – Ms. Landgraf

No Report

Architectural Review Board - Mr. Heckman

No Report

Community Reinvestment Area – Mr. Carden

No Report

Public Hearings

- None

Public Portion

Public portion was opened and closed at 7:33pm

Remarks – New Business

Break Time, LLC located at 1269 E. 305th Street

Motion made to adjust the order of the agenda and move new business (Break Time, LLC) before old business (Uniform Design Codes).

Motion made by Mr. Mohorcic, Seconded by Mr. Houry.

Voting Yea: Mr. Rising, Mr. Houry, Mr. Foisel, Mr. Mohorcic

Anthony Madden and Claudia Madden were present representing their business Break Time, LLC located at 1269 E. 305th Street. Anthony presented the type of business that Break Time, LLC is to the board and advised what patrons will be breaking, those items include dishes, TVs, printers and keyboards. He stated that when the patrons arrive, they will sign a waiver, be dressed in protective gear such as a suit, helmet and gloves and then taken to either the smaller room fitting 2 patrons or the larger room fitting 4 patrons. Mr. Houry asked if the patrons would be responsible for picking the items that they would like to break, Anthony responded stating that the milk carton of items to break would already be in the room for the patrons. Mr. Foisel stated that the concern he would have would be due to the noise with how close the neighboring beauty salon is to this establishment, Anthony stated that they have established a good working relationship with the salon and the owners have come to Break Time, as well as remaining in their unit while Break Time, LLC made a significant amount of noise to ensure no disruption, the salon did not hear anything, sound proofing has been completed. It was asked if this business has insurance to which Anthony stated that they do. Mr. Houry asked how they obtain items to be broken, Anthony stated that they attend flea markets, purchase items from Goodwill and/or garage sales. It was asked if they accept donations and Anthony stated that yes, they can receive donations. However, patrons are not able to bring in their own items to break.

There was some discussion on the safety gear and Anthony stated that the helmets patrons will be using are approved and the safest because it protects the neck area as well as the full head.

Law Director Landgraf asked about the "painting rooms" in the establishment and if the paint is going to be washed down the drain. Anthony stated that the paint is water based however the patrons are painting/shooting at canvases that they take with them. She also asked about the items that patrons will be breaking and if there may be any chemicals in those items, Anthony stated that nothing they are breaking has any harmful chemicals.

Mr. Foisel advised that there is an establishment similar to this in Eastlake as part of an ax throwing business.

Motion made by Mr. Mohorcic, Seconded by Mr. Rising.

Voting Yea: Mr. Rising, Mr. Houry, Mr. Foisel, Mr. Mohorcic

Remarks – Old Business

Discussion on Uniform Design Codes for the City of Willowick

The board has previously discussed and reviewed Uniform Design Standards for surrounding cities. Mr. Mohorcic stated that this is basically to set a standard for new commercial buildings coming into our city due to the increased development in the city. This is not to restrict any business but to outline what we would like to see as the board, we would like to have a proactive approach. Mr. Mohorcic took the notes from the last discussion and put them into a format for a Uniform Design Code. There was some discussion between the board while reviewing those documents. Mr. Mohorcic asked if Chief Brennan (Housing and Zoning) has had a moment to review these documents for comment however it was advised that Chief Brennan has not yet been presented with the documents for review however he will be and will provide feedback at that time.

Mr. Houry wanted to make sure a couple things were added to the Uniform Design Code, first area he was looking at was the chromatic color area and while he understands the board does not want any pure color and would like earth tones, however there are light blues and darks greens that would look good. He would like earth tones to be more defined. Mr. Mohorcic stated that having it broad helps. Mr. Houry also wanted to add the word longevity to the area of materials as we need materials that have longevity, he would like that under primary building materials. There was some additional discussion of making adjustments to some verbiage to include keeping greenspace in the city as much as possible.

Mr. Mohorcic stated that he would make those adjustments and have available for review once completed.

Adjournment

Meeting was adjourned at 8:04pm

Motion made by Mr. Mohorcic, Seconded by Mr. Foisel.

Voting Yea: Mr. Rising, Mr. Houry, Mr. Foisel, Mr. Mohorcic