



City of Willowick
PLANNING COMMISSION

Monday, June 12, 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

Mr. Foisel called the June 12th, 2023, Planning Commission meeting to order at 7:30pm.

Pledge of Allegiance to the Flag

Roll Call

PRESENT

Mr. Houry

Mr. Hren

Mr. Foisel

Ms. Raymond

Mr. Urwin

Mr. Fortney

ABSENT

Mark Carden

ALSO PRESENT

Law Director Landgraf

Councilman Phares

Approval of Minutes

Planning Commission Minutes - May 08, 2023

Motion made to approve the May 8th, 2023, Planning Commission minutes by Mr. Houry, Seconded by Mr. Hren.

Voting Yea: Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin, Mr. Fortney

Development & Plan Review Committee

No Report.

Rules Committee

No Report.

City Engineer's Report – Mr. McLaughlin

No Report.

Law Director's Report – Ms. Landgraf

No Report.

Architectural Review Board

No Report.

Community Reinvestment Area – Mr. Carden

No Report.

Public Hearings

None.

Public Portion

Public portion was opened and closed at 7:32pm.

Remarks – Old Business

None.

Remarks – New Business

Per Ordinance 1145.03(c)(5) - Re-Zoning of Vine street - Removing the exception to allow used car lots on Vine Street, currently reads "with the exception of the area identified in Section 1145.02(e)."

At this time Mr. Foisel gave the stand to Councilman Phares to present and discuss Ordinance 1145.03(c)(5) - Re-Zoning of Vine street - Removing the exception to allow used car lots on Vine Street, currently reads "with the exception of the area identified in Section 1145.02(e)." For clarification purposes this re-zoning would be for the retail districts for the whole City of Willowick.

Councilman Phares stated that we would want to keep used car sales as a prohibited use and remove the exception. Mr. Foisel asked if this is specific to the Vine Street corridor and Councilman Phares advised that this would be for the whole city. The existing used car sales in the city are grandfathered in, Mr. Foisel stated that this would prohibit any new ones from coming into the city. Law Director Landgraf stated that the board would want to leave used car sales and then delete everything following, she also stated that if the board is going to prohibit used car sales, similar things to used car sales are going to want to be considered so that the city has the grounds to say things that are affiliated or have the same concerns to the environment adjoining community we also prohibit in this district or in the whole city, for instance if you wanted to prohibit mechanics or oil change places. Councilman Phares wanted to note that we have 6 car repair shops from lakeshore to the Eastlake line, seems excessive. Mr. Hren wanted to clarify used car sales, would that also be taking the service station across from the Willowick Service department from them being able to put a for sale sign in the window of a vehicle on their lot? Law Director Landgraf stated that would depend, if that would be an accessory use to the primary use of that property. She stated that anyone could put a used car for sale on their own private driveway because it is a private use, and it is an accessory use. Mr. Hren asked what if it was a business that were to do so, Law Director Landgraf stated that the city would have the ability to cite them and advise them that it is not associated with the primary use of the property. Ms. Raymond provided her input regarding what is

currently in the city on Vine Street such as 2 car washes, a car parts store, fast food, one sit down restaurant and several services, what is to prohibit. There was some concern about the potential for a used car lot coming to the old taco bell on Vine Street however that is no longer a concern as the old taco bell has a restaurant moving into the location. There was some further discussion regarding concerns of different types of businesses such as vape shops and pawn shops. Ms. Raymond asked who in Willowick is responsible for attracting new business such as bakery/coffee shops or curated high end gift shops, places of that nature. Businesses can have a nice store front but that doesn't mean it is a good business, per a previous incident, that business had a nice store front. She asked who is going out to get businesses, Councilman Phares stated that we used to have an Economic Developer however we no longer have that position, at this point it would be someone on City Council or the Mayor taking the initiative to do so and the Mayor is currently working on these types of items. He advised that once a business gets through the Plan Review board and they are approved then they are approved to move into the city. Councilman Phares stated that, that is one of the reasons he is looking to make these changes so there is a way to dictate what comes into the city and what does not, this is one way of being able to do so. There was some discussion relating to the fact that while we may not like used car lots, pay day loan places, etc. some people may need those types of businesses.

Mr. Houry asked for clarification on the city limits. There was some discussion providing clarification on the city limits. Mr. Foisel stated that this proposal is for every retail district in the city to include East 305th, Vine Street, Lakeshore and Euclid Avenue, with the proposed changes this would need to go to City Council, then referred back to Planning Commission for a Public hearing, then back to City Council and then to the ballot for the vote of the people. There was further discussion regarding the current used car lots in the city.

Motion made to recommend to City Council the ordinance change as amended to delete "with the exception of the area identified in Section 1145.02(a)" by Ms. Raymond, Seconded by Mr. Urwin. Voting Yea: Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin, Mr. Fortney

Per Ordinance 1145.02 District Boundaries - Re-Zoning of Euclid Avenue - zoning change to read: any property fronting Euclid Avenue going back 300 feet is retail, beyond that is industrial to the railroad tracks

Mr. Foisel stated that the next item for discussion is Per Ordinance 1145.02 District Boundaries - Re-Zoning of Euclid Avenue - zoning change to read: any property fronting Euclid Avenue going back 300 feet is retail, beyond that is industrial to the railroad tracks. At this time Mr. Foisel asked Councilman Phares to speak on this item. Councilman Phares had a map pulled up to visually show the current zoning on Euclid Avenue, the current ordinance reads any property fronting Euclid Avenue is retail, there are areas that go all the way back to the railroad tracks that are considered retail. He stated that the idea initially came from Chief Brennan, Chief Brennan's point was who is going to put retail space all the way back by the railroad tracks. Councilman Phares stated that per Chief Brennan his thought was to put a distance from Euclid Avenue, 300 feet. Councilman Phares advised he would like the change to the ordinance to read "lots fronting Euclid Avenue going back 300 feet are retail, beyond 300 feet is industrial." There was reference back to the zoning map and what would change to industrial, an industrial area would make more sense along railroad tracks, away from the street.

Mr. Hren asked what the city considers industrial, some examples per Law Director Landgraf are manufacturing, compounding, crushing. There was some discussion regarding a previous situation where someone wanted to be selling mulch from a lot however, they were unable to do so because you

cannot have customers coming to the lots if it is zoned industrial, there was an issue with how he was looking to run the business. Law Director Landgraf stated that she spoke with the City Engineer regarding the proposal and there are some concerns. She read an email from the engineer regarding two different zoning districts on one parcel, you are not going to be able to force a property owner to create an easement, once it is rezoned that is it, also there is potential for an access issue unless property owners agree amongst themselves. Mr. McLaughlin believes that we just changed this to retail in 2012 and now we are looking to change it back to industrial. There should be some further discussion and clarification before going forward with re-zoning. Law Director Landgraf provided further industrial use clarification. It was asked about mixed use areas and the lesser use zoning that you can always use a property that is zoned a higher use for a lesser use. If an area is zoned industrial, it can be used for retail, if an area is zoned retail, you can use it for single family. Mr. Houry wants to make sure anything we do; we are business friendly.

Councilman Phares stated that he agrees there should be further discussion and clarification. Mr. Foisel advised that since we are not quite ready to move forward with this one, we are going to table this for a future meeting.

Adjournment

Motion made to adjourn the June 12th, 2023, Planning Commission meeting at 7:52pm by Mr. Foisel, Seconded by Mr. Hren.

Voting Yea: Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin, Mr. Fortney