



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.

AGENDA

1. **Call meeting to order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Approval of Minutes**
 1. 1. Planning Commission Minutes - May 08, 2023
5. **Development & Plan Review Committee**
6. **Rules Committee**
7. **City Engineer's Report – Mr. McLaughlin**
8. **Law Director's Report – Ms. Landgraf**
9. **Architectural Review Board**
10. **Community Reinvestment Area – Mr. Carden**
11. **Public Hearings**
12. **Public Portion**
13. **Remarks – Old Business**
14. **Remarks – New Business**
 1. 1. 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)."
 2. 2. 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
15. **Adjournment**



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MINUTES

Call meeting to order

Chairman Carden called the May 8th, 2023 Planning Commission meeting to order at 7:30pm.

Pledge of Allegiance to the Flag

Roll Call

PRESENT

Chairman Carden

Mr. Houry

Mr. Hren

Mr. Foisel

Ms. Raymond

Mr. Urwin

Mr. Fortney

ALSO PRESENT

Law Director Landgraf

Councilman Phares

Approval of Minutes

Planning Commission Minutes - April 10th, 2023

Motion made to approve the April 10th, 2023, Planning Commission minutes by Mr. Foisel, Seconded by Mr. Houry.

Voting Yea: Chairman Carden, 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

Councilman Phares asked if there were any further discussions regarding limiting used car lots on Vine Street as well as the re-zoning of Euclid Avenue. Chairman Carden advised that other than email correspondence there has not been.

Remarks – New Business

St. Mary Magdalene - 31st Annual Homecoming Festival

Rosemarie Sisler was present representing St. Mary Magdalene as the Parish Secretary and the festival Co-Chair. Ms. Sisler advised that she has had several meetings with Mayor Vanni, the Police department as well as the Fire department regarding the upcoming festival. There was some discussion regarding the situation that took place at last year's festival, she advised the board that the situation was due to a tick tock social media "challenge" and many festivals and amusement parks had the same or similar situations take place. Mr. Sisler was also present representing St. Mary Magdalene who stated that St. Pascal's was able to get ahead of the tick tock challenge so that the same situation did not take place at their festival.

Chairman Carden stated that after reviewing the submitted paperwork he noticed there will not be any rides at the festival this year, Ms. Sisler stated that, that is correct. Ms. Raymond stated that she didn't believe that the rides were the culprit off the issues that took place last year. They have also shortened their festival hours. Ms. Sisler advised the board that she has been working with Officer Lawrence who is on the festival committee board as a representative of the police department, to be as prepared as possible for the upcoming festival. Mr. Foisel stated that he did speak with Officer Lawrence prior to this meeting regarding safety. Chairman Carden asked if there will be extra officers on site, Ms. Sisler stated that there would be the same number of officers as last year and there was some discussion regarding the placement of the officers on the outside and inside of the church as they are bringing back Monte Carlo and feel police presence on the inside of the church is beneficial. Ms. Sisler advised the board that this year officers will a command station on site.

Ms. Raymond asked why the church decided to get rid of the rides, Ms. Sisler stated that the city advised them to do so and unfortunately with doing so Bates will not be bringing games or food to the festival this year either. She advised that this year they will have parish games, food, Monte Carlo, raffles, band

entertainment and a car show. Ms. Raymond stated that the rides could be revisited in the future on how to bring them back in the future.

It was asked if there was the option to have the requirement of kids under a certain age requiring a chaperone to attend the festival, Ms. Sisler stated while that was something that was discussed it is not something they are able to do, they would at that point have to have only one entrance to the festival which would limit the access for emergency responders if needed.

There was discussion regarding the closure of E. 321st street, volunteers having the ability to park on one side of the street that would allow the other side of the street open for emergency personal as well as the closure of Knobel road due to the residents that live on that street not being able to use their driveways because people attending the festival block resident driveways. There was further discussion as to how to keep track of the vehicles going down Knobel, to identify which vehicles are residents of the street.

Motion made to approve St. Mary Magdalene's 31st Annual Homecoming Festival pending police approval regarding the closure of E. 321st with emergency vehicle access and the closure of Knobel road with local traffic only access by Mr. Foisel, Seconded by Mr. Hren.

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

Adjournment

Motion made to adjourn the May 8th, 2023, Planning Commission meeting at 8:08pm by Mr. Foisel, Seconded by Mr. Houry.

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

1145.03 USES.

The Retail District shall have the following main uses, accessory uses, and prohibited uses:

(a) Main Uses Permitted.

- (1) Retail establishments.
- (2) Offices. Professional, administrative, medical, public, semi-public and civil offices and other civil establishments.
- (3) Professional business and service establishments. Professional, craftsman, artisan business uses and personal services when recommended by the Planning Commission and approved by City Council.
- (4) Dining facilities, full service and drive through restaurants, ice cream parlors, pizza or other specialty food establishments.
- (5) Grocery stores.
- (6) School facilities.
- (7) Health club facilities.
- (8) Motor vehicle fueling stations.
- (9) Maximum of four entertainment device arcade(s) per three square mile(s).
- (10) Mechanical amusement devices and game rooms.

(b) Accessory Uses Permitted.

- (1) Parking areas for the use of customers of the establishments permitted in Section [1145.03\(a\)](#).
- (2) Building service facilities:
 - A. Facilities for the disposal of garbage and rubbish complying with the provisions of the Building Code.
 - B. Facilities shall be provided within an enclosed service area, separate from any pedestrian or vehicular traffic, for any accessory service needs to any retail establishment.

(c) Prohibited Uses.

- (1) Retail establishments not conducive to those uses permitted in Section [1145.03\(a\)](#).
- (2) Abortion clinics.
- (3) Motels, hotels, or mobile home parks.
- (4) Adult oriented material businesses.
- ~~Old~~ (5) Used car sales with the exception of the area identified in Section [1145.02\(e\)](#).

New ~~Delete (c) 5~~

(Ord. 2012-16. Passed 3-20-12; Ord. 2014-44. Passed 10-21-14; Ord. 2021-39. Passed 10-5-21.)

1145.02 DISTRICT BOUNDARY.

The Retail District shall be contained in five distinct areas throughout the City as identified and shown on the Zoning Map, and shall be described and bound as follows:

(a) East 288 Street Area. On the South side of Lakeshore Boulevard, bound on the West by East 288th Street and proceeding east on all parcels which front Lakeshore Boulevard to East 293rd Street; On the North side of Lakeshore Boulevard, bound on the west by Gilchrist Drive and proceeding east on all parcels which front Lakeshore Boulevard to East 291st Street.

(b) Shoregate Town Centre Area. Each of the parcels which encompass the current Shoregate Town Centre: PPN 28-A-041-0-00-007-0, PPN 28-A-043-00-004-0, PPN 28-A-043-0-00-008 and PPN 28-A-043-W-00-001-0, PPN 28-A-043-W-00-002-0; and the following parcels located on the corner of Lakeshore Boulevard and East 305th Street: PPN 28-A-043-0-00-005-0, and PPN 28-A-043-0-00-006-0.

(c) Lake Health Urgent Care Area. The current Lake Health Urgent Care center located on Lakeshore Boulevard bounded by the Shoreland Crossing development and the Shoregate Town Centre; PPN 28-A-041-0-00-005.

(d) Northshore Mall Area. Each of the parcels which encompass the area from the South boundary of East 305th Street which fronts on Lakeshore Boulevard, currently housing Rite Aid Drug Store, PPN 28-A-043-O-00-018-0, North to the end of the property which fronts Lakeshore Boulevard currently houses Northshore Mall, PPN 28-A-043-A-00-002-0.

(e) Vine Street Area. On the North side of Vine Street beginning at the intersection of Vine Street and Lakeshore Boulevard on each parcel which fronts Vine Street, Eastbound to the current Springcrest Apartments; On the South side of Vine Street beginning at the western most end of Vine Street on each parcel which fronts Vine Street Eastbound to the Eastlake corporation line.

(f) Southwest Vine Street/Willowick Drive Area. On the Northeast side of Willowick Drive from the property (multiple lots) which currently houses the Lutheran Church Northeast to Vine Street; then East on Vine Street to the Eastlake corporation line; then South to the lot lines of the Single Family parcels on Knobel Drive; then West to the lot lines of the Single Family parcels on Willowick Drive; then North along the property line of the Lutheran Church.

OLD (g) East 305th Street/Euclid Avenue Area. All parcels fronting on the East and West sides of East 305th Street from Lakeland Boulevard South to Euclid Avenue; All parcels fronting on the North side of Euclid Avenue from East 305th Street East to the Willoughby corporation line and West to the Wickliffe corporation line.

NEW (g) East 305th Street/Euclid Avenue Area. All parcels fronting on the East and West sides of East 305th Street from Lakeland Boulevard South to Euclid Avenue; All parcels fronting on the North side **300 hundred feet** back from Euclid Avenue from East 305th Street East to the Willoughby corporation line and West to the Wickliffe corporation line.

(Ord. 2012-16. Passed 3-20-12; Ord. 2022-10. Passed 3-1-22.)