



City of Willowick
PLANNING COMMISSION

Monday, July 10, 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 Meeting Minutes - June 12th, 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**
 1. 1. Consideration of an amendment to Codified Ordinance 1145.03(c)(5) captioned “Uses” in the Retail District.
 2. 2. Consideration of an amendment to Codified Ordinance 1147.05 captioned “Prohibited Uses” in the Industrial District.
12. **Public Portion**
13. **Remarks – Old Business**
14. **Remarks – New Business**
15. **Adjournment**



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

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.

Proposed amendment to C.O. 1145.03 – RETAIL DISTRICT

Item #1.

(5) ~~Used-car Sale of motor vehicles with the exception of the area identified in Section 1145.02(e).~~

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City of Willowick
CITY COUNCIL REGULAR MEETING

Tuesday, June 20, 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

1.# The Twelfth Meeting of Council opened by Council Clerk Morgan at 7:31pm

PLEDGE ALLEGIANCE

INVOCATION

ROLL CALL OF COUNCIL

PRESENT

Ward 1 Councilwoman Monica Koudela
 Ward 1 Councilman Patrick Mohorcic
 Ward 2 Councilwoman Natalie Antosh
 Ward 2 Councilwoman Theresa Bisbee
 Ward 3 Councilman Charles Malta
 Ward 3 Councilman David Phares

Also Present: Mayor Vanni; Law Director Landgraf, Finance Clerk Snyder; Fire Chief Malovhr; Police Chief Turner; Service Director Shannon; Housing Chief Brennan; Engineer McLaughlin

Absent: Finance Director Benedict; Recreation Director Kless

APPROVAL OF MINUTES

2.# Motion to Approve the Minutes from the June 6, 2023, Regular Council Meeting

Motion to approve made by Ward 3 Councilman Phares; Seconded by Ward 2 Councilwoman Bisbee.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motion Passed

APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS

Clerk Morgan requested nominations for the Council President Pro Tempore for the meeting. Nomination for Monica Koudela made by Councilman Malta; nomination for David Phares made by Councilwoman Bisbee.

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Vote:

Ms. Bisbee-David Phares
 Mr. Phares-Monica Koudela
 Mr. Malta-Monica Koudela
 Ms. Koudela-Monica Koudela
 Ms. Antosh-David Phares
 Mr. Mohorcic-Monica Koudela

Vote 4-2 for Councilwoman Koudela to act as Council President Pro Tempore/Gavel passed

3.# Peace Officer Commission and Oath of Office-Erika Stutzman

Erik Stutzman took the Oath of Office as Peace Officer with the City of Willowick Police Department, which was administered by Mayor Vanni.

4.# Proclamation Honoring Willowick Police Chief Brian C. Turner

Proclamation presented by Mayor Vanni to Chief Brian Turner for his retirement from the Willowick Police Department. Comments made by Chief Turner.

5.# Proclamation Honoring Willowick Police Chief Dispatcher Kelly Tadiello

Proclamation read for Chief Dispatcher Kelly Tadiello for her retirement from the Willowick Police Department (she was unable to attend).

ADMINISTRATIVE APPEALS

6.# Administrative Appeals Order No. 2023-10

An Order Granting a Variance and Exception of a Front Yard Fence Non-Ornamental 4' in Height to Enclose an Area and to Extend 54' from Front Line of the House in the Application of Section 1165.07(a) of the Codified Ordinances in Board of Zoning Appeal

Motion to suspend the rules made by Ward 3 Councilman Malta; Seconded by Ward 1 Councilman Mohorcic.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 1 Councilman Mohorcic; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried; Order Granted

7.# Administrative Appeals Order No. 2023-11

An Order Granting a Variance and Exception of 576 Sq. Ft. to Construct a 1152 Sq. Ft. Garage in the Application of Section 1163.07 of the Codified Ordinances in Board of Zoning Appeals

Motion to suspend made by Ward 3 Councilman Malta; Seconded by Ward 3 Councilman Phares.

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Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 3 Councilman Phares; Seconded by Ward 1 Councilman Mohorcic.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried and Order Granted

8.# Administrative Appeals Order No. 2023-12

An Order Granting a Variance and Exception of 6' High Solid Fencing in the Rear Yard in the Application of Section 1165.04(c) of the Codified Ordinances in Board of Zoning Appeals

Motion to suspend the rules made by Ward 3 Councilman Malta; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 3 Councilman Phares; Seconded by Ward 3 Councilman Malta.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried; Orders Granted

REPORTS & COMMUNICATIONS FROM THE MAYOR/SAFETY DIRECTOR

Cigna quoted insurance rates for the year with a 28.63% increase due to high number of employee illnesses. This year, there were no bids against Cigna. The amount that was negotiated down and allotted for a change in the plan co-pay for specialized visits to go from \$20 to \$40. The dental plan changed which allowed it to decrease. The final overall increase in insurance rates is to 21.41%.

Willowick sponsoring the fireworks with Eastlake and Wickliffe at Captain Stadium for Fourth of July.

Mayors from Willowick, Eastlake and Willoughby participated in a panel with Laketrans leaders put on by the Lake County Development Authority to discuss Vine Street Corridor Project set for 2025-2026.

Residents on Noble Road sent a nice thank you to service, police, and fire for their road being closed during the St. Mary Magdalene festival.

Willoughby Eastlake Library sent thank you email to the police and fire for their response to an incident of a sealed vial left at the library, which caused the facility's closure for a day and a half. As of meeting time, FBI testing results have not been received.

CP's Cooler was featured on Fox 8.

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COUNCIL DISCUSSION OF THE MAYOR'S REPORT

Councilman Mohorcic discussed possible options with the county healthcare plan to reduce costs.

Mayor Vanni mentioned he is aware of it and he and Director Benedict were shocked that no one bid against CIGNA to assume the risk. All options are on the table but will review and see what happens next year but risk analysts are projecting numbers to get worse due to severe illnesses.

GENERAL COMMUNICATIONS & REPORTS – Directors & Officials**Service Director – Todd Shannon**

Wrapping up the road program with a walk-through next week to address any issues. Worden Road to be shut down in Wickliffe. New warning sirens are to be put in and paid for by the county.

President Pro Temp Koudela asked for an update on the air conditioning in the senior center. Director Shannon explained it was completed but incorrectly. Repairs to be done at no cost. In addition, a follow up about the Manry parking lot issue presented by Councilwoman Bisbee at last council meeting. Director Shannon did review and did not see any issues but will address any at the walk through scheduled next week. Councilwoman Bisbee stated it was in one spot and appeared they rolled the lot cold allowing for chipping.

Recreation Director – Julie Kless

No Report/Absent

City Engineer – Tim McLaughlin

Discussed the items on the agenda for consideration by Council.

Finance Director – Cheryl Benedict

No report

Law Director – Stephanie Landgraf

Item 23 on the agenda (motion to amend codified ordinance 1145.03). Per charter, any changes must go back to planning commission for public hearing. This is a change of use of property already owned and it does need placed on the ballot in November.

The councilperson at large position needs filled within 30 days and if not, the Mayor will appoint someone at that time. President Patton resigned from his position effective 5/31/2023.

Police Chief – Brian Turner

Police Chief's last meeting and he reiterated his sincere appreciation for all the years of support.

Fire Chief – Bill Malovrh

No Report

Chief Housing/Zoning Inspector – Sean Brennan

No Report

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WARD MATTERS

President Pro Temp Koudela noted a resident who is also the site crossing guard, with questions regarding no flashing lights at the crosswalk and 315th St. and Royalview since flashing lights are located at 305th St.

Director Shannon mentioned they were not warranted at that location, and it was at the discretion of the City, but he would follow up with traffic code.

Engineer McLaughlin noted that it is not typically mandated but doesn't mean it couldn't be.

PUBLIC PARTICIPATION

a) Public statement (1 minute maximum)

b) Council response to the public

c) Public clarification (30 seconds to 1 minute for the purpose of restating or rearticulating an original question, concern, suggestion or idea)

None

REPORTS OF STANDING COMMITTEES

Finance – Bisbee, Koudela, Mohorcic

No Report

Safety – Phares, Malta, Bisbee

Safety Committee meeting held prior to council meeting to discuss Section 521. The committee decided to change the language in the section describing a graduating scale for penalties for each of the minor misdemeanor ordinances. There was also a discussion regarding 284th and Lakeshore regarding the misuse of the island at that intersection with vehicles going the wrong way. There are 2 signs to 'keep right' and due to no accidents in that area, the committee is not going to take any action.

Service, Utilities & Public Lands – Malta, Phares, Bisbee

No Report

Streets, Sidewalks & Sewers – Malta, Antosh, Mohorcic

No Report

Tax Compliance – Koudela, Antosh, Patton

No Report

Moral Claims – Antosh, Phares, Patton

No Report

Budget – Koudela, Bisbee, Mohorcic

No Report

LIAISON REPORTS

Planning – Phares/Alternate Koudela

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Planning commission meeting held on June 12, to discuss future meetings regarding 2 ordinances; rezoning the Euclid Ave area with industrial retail boundaries and ordinance to moving the exception for used car lots on Vine Street.

Board of Zoning Appeals – Koudela/Alternate Mohorcic

No Report

Volunteer Fire Fighters' Dependents Fund Board – Antosh, Phares

No Report

Recreation Board – Bisbee/Alternate Phares

Councilwoman Bisbee expressed appreciation for the fields being done for opening weekend for the 'littles' and for Mayor to come show his support and throwing out the first t-ball pitch.

Plan Review Board – Antosh

No Report

Hearts & Hammers – Malta

Hearts reminder of Tuesdays for various projects if anyone wants to volunteer their services.

FUND TRANSFERS & BID AUTHORIZATIONS

None

CONTRACT APPROVALS

- 9.# Motion Authorizing the Mayor to Enter into a Contract with Trax Construction Co., for a Fee not to Exceed \$777,619.00 for the E. 327th Street Sewer Rehabilitation-Phase II Project

Motion to approve made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Malta.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motion Carried

- 10.#Motion for the Mayor to Enter into a Contract with Active Networking not to Exceed \$10,000.00 for the Renewal of the Existing Service Agreement with the City of Willowick Fire Department

Motion to approve made by Ward 2 Councilwoman Antosh; Seconded by Ward 2 Councilwoman Bisbee.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motion Carried

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INTRODUCTION & CONSIDERATION OF LEGISLATION11.#Ordinance No. 2023-19

An Ordinance Amending Ordinance No 2005-65 Establishing the Salary of the Councilperson-At-Large (President of Council) of the City of Willowick and Declaring an Emergency

1st Reading 6/6/23; 2nd Reading 6/20/23

Motion to suspend the rules made by Ward 3 Councilman Malta; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Voting Nay: Ward 1 Councilwoman Koudela

Motion to approve made by Ward 3 Councilman Malta; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

2023-19 and 2023-20 as explained by Councilwoman Bisbee to the residents, there has not been an increase in salary wages for council since 2005 and is needed for the purposes of retirement.

No Other Discussion; Motions Carried

12.#Ordinance No. 2023-20

An Ordinance Amending Ordinance No. 2005-66 Establishing the Salary of Members of Council of the City of Willowick, Ohio and Declaring an Emergency

1st Reading 6/6/2023; 2nd Reading 6/20/2023

Motion suspend the rules made by Ward 3 Councilman Malta; Seconded by Ward 3 Councilman Phares

Voting Yea: Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Voting Nay: Ward 1 Councilwoman Koudela

Motion to adopt made by Ward 3 Councilman Malta; Seconded by Ward 2 Councilwoman Antosh.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

2023-19 and 2023-20 as explained by Councilwoman Bisbee to the residents, there has not been an increase in salary wages for council since 2005 and is needed for the purposes of retirement.

No Other Discussion; Motions Carried

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TAX BUDGET HEARING 8:15PM

The tax budget is prepared for all funds receiving property tax revenues. It re-certifies to the County Budget Commission how much millage the City is allowed to assess under current legislation and justifies the need for that millage. The millage requested is 19.75 mills and reflects no change from the millage currently assessed. The total taxes of the City will be \$5,375,427.00

13.#Ordinance No. 2023-27

An Ordinance Directing the Director of Finance to Certify Delinquent Accounts to the Lake County Auditor and Lake County Treasurer for Collection as Property Tax and Declaring an Emergency

Motion to suspend the rules made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 3 Councilman Malta; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried

14.#Ordinance No. 2023-28

An Ordinance Authorizing the Mayor of the City of Willowick to Reaffirm the City's Commitment with the Lake County Board of Commissioners to Participate in the Urban Entitlement Community Development Block Grant (CDBG) Program and for Utilization of Funds Made Available by the Housing and Community Development Act of 1974, as Amended, and Declaring an Emergency

Motion to suspend the rules made by Ward 1 Councilman Mohorcic, Seconded by Ward 2 Councilwoman Antosh.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried

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15.#Ordinance No. 2023-29

An Ordinance Amending Ordinance 2023-5 to Provide for Additional Appropriations from the General Fund (101); Fire Emergency Rescue Fund (208); Street Improvement Levy Fund (213); for Current Expenses and Other Expenditures of the City of Willowick, State of Ohio, During the Calendar Year Ending December 31, 2023, and Declaring an Emergency

Motion to suspend the rules made by Ward 3 Councilman Malta; Seconded by Ward 2 Councilwoman Antosh.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried

16.#Ordinance No. 2023-30

An Ordinance Authorizing the Finance Director of the City, to Temporarily Advance Funds from the General Fund (101) to the Sewer Revenue Fund (205), and Declaring an Emergency

Motion to suspend the rules made by Ward 2 Councilwoman Antosh; Seconded by Ward 1 Councilman Mohorcic.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried

17.#Resolution No. 2023-28

A Resolution Adopting the Tax Budget for the Fiscal Year Beginning January 1, 2024, and Declaring an Emergency

Motion to suspend rules made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

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Motion to adopt made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried

18.#Resolution No. 2023-29

A Resolution to Approve Authorization (Then and Now Certificate) to City of Eastlake in the Amount of \$8,586.00 for the City of Willowick and Declaring an Emergency

Motion to suspend the rules made by Ward 2 Councilwoman Antosh; Seconded by Ward 1 Councilman Mohorcic

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 2 Councilwoman Antosh; Seconded by Ward 1 Councilman Mohorcic.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried

19.#Resolution No. 2023-30

A Resolution to Approve Authorizations (Then and Now Certificate) to J and L Door Service in the Amount of \$4,860.50 for the City of Willowick and Declaring an Emergency

Motion to suspend the rules made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 3 Councilman Malta; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried

20.#Resolution No. 2023-31

A Resolution to Approve Authorizations (Then and Now Certificate) to Active Networking, Inc., in the Amount of \$10,000.00 for the City of Willowick, and Declaring an Emergency

Motion to suspend the rules made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Malta.

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Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried

21.#Resolution No. 2023-32

A Resolution to Amend the Mutual Aid Agreement Between the Lake County Board of Commissioners and the City of Willowick to Add the Lake County Sheriff, or Designee, as a Permanent Member of the Lake County Narcotics Executive Board of the Lake County Narcotics Agency, and Declaring an Emergency

Motion suspend the rules made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Malta.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to adopt made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motions Carried

MISCELLANEOUS

22.#Motion Authorizing CT Consultants to Re-Advertise and Obtain Bids for the 2023 Lateral Program

Motion to approve made by Ward 1 Councilman Mohorcic; Seconded by Ward 2 Councilwoman Antosh.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motion Carried

23.#Motion to Refer Amendment to Codified Ordinance 1145.03 as Recommended by the Planning Commission Back to the Planning Commission for Public Hearing

Councilman Phares noted the addition to the ordinance to prohibit certain types of businesses in the city. Law Director Landgraf made it clear that the city cannot just say they do not want a business; there has to be a reason such as economic development for the area. Councilman Mohorcic mentioned that it was just not wanting business but having businesses that fit the

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city's value as a community, specifically for Vine Street. For the proposed Vine Street Corridor, the plan is to promote businesses to build a vibrant, walkable, retail resident friendly district. President Pro Tempore Koudela referred to 1145.03 (c)(5) 'Used car sales with the exception of the area identified in Section 1145.02 (e)' to clarify that currently, used car sales are prohibited with the exception of Vine Street. Councilman Phares mentioned planning is looking to get rid of that section 1145.02 (e). For the used car lots on Euclid Ave and 305th Street, those will be grandfathered in as they were in place before the zoning changes. If they close, there will be no other like businesses to replace it. Councilman Mohorcic would like to review restricting payday loan lenders. He feels they are predatory to low-income residents with its high interest rates and wage garnishments in the same fashion as restricting medical marijuana facilities. Councilwoman Antosh mentioned that new cars sales should be included as well. Law Director Landgraf explained items on the ballot is set for a yes/no answer and appear on the ballot independently meaning everyone will vote for each change. July 10 is the scheduled public hearing, and the matter will return to council on July 18. Not only will this include the retail district but also the industrial district (industrial-used; new; payday and retail-used; new; payday). Mayor Vanni made comment from the perception standpoint; the city needs to consider banning businesses based on health, safety, welfare and not just because they are not wanted in this area. President Pro Tempore Koudela suggested this might not be something to rush into for this year's ballot but a discussion for a future ballot. Councilman Phares does want the exception removed from 1145.03 (c)(5) and Councilman Mohorcic agreed to tabling all the other businesses and focusing primarily on the restrictions of the used car lots in the retail district of Vine Street. The recommendation is to refer this back to planning commission for the public hearing to amend 1145.03 (c)(5) to just read 'vehicle sales' for retail and industrial districts along with removing the exception. Law Director Landgraf recommended a vote to amend item #23 to include 1147.05 and read as follows: 'Motion to Refer Amendment to Codified Ordinance 1145.03 and 1147.05 as Recommended by City Council Back to the Planning Commission for Public Hearing as Amended.'

Motion to approve original motion made by Ward 1 Councilman Mohorcic; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to suspend the rules to amend motion made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

Motion to approve the addition of Section 1147.05 made by Ward 2 Councilwoman Antosh; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

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No Other Discussion; Motions Carried

- 24.#Motion to Authorize the Expenditure of Funds to Best Equipment in the Amount of \$13,451.00 for a Cart for Mainline Sewer Camera to be Purchased from the American Rescue Plan Act (ARPA) Funds

Motion to approve made by Ward 1 Councilman Mohorcic; Seconded by Ward 3 Councilman Phares.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motion Carried

- 25.#Motion to Authorize the Expenditure of Funds to Cleveland State University Center for Emergency Preparedness in the Amount of \$8,250.00 for the Fire and EMS Feasibility Study.

Feasibility Study explanation by Mayor Vanni. Meetings will be held once the study is complete see how the fire department can move forward.

Motion to approve made by Ward 1 Councilman Mohorcic; Seconded by Ward 3 Councilman Malta.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Other Discussion; Motion Carried**PUBLIC PARTICIPATION**

Phil Dettering 469 Baybridge stated that the car shops on Vine Street in Eastlake are places where car that cannot be sold at dealerships come to be sold as is and it is not uncommon to see car carriers loading and unloading vehicles in the middle of Vine for an hour or more. There is a lot of traffic at these sites with the buyers coming in and out along with sellers test-driving. Then there are the repair shops that want to test out the repairs around the neighborhoods. His preference is not to have them in his neighborhood.

President Pro Tempore mentioned the plan goes back to planning for a public hearing on July 10, if he plans to attend and express his views.

OLD BUSINESS

Law Director Landgraf asked if anyone at the table wished to make an appointment for Councilperson at Large to change the vote from last meeting.

No response made. Original vote ended in tie between Councilman Phares and Councilwoman Koudela at the June 6, 2023 meeting.

Mayor Vanni requested special meeting be held to appoint the new Council at Large. Advertising for the new Ward representative will need to be up for 2 weeks and a meeting scheduled for interviews. That person will not have much time to get signatures and get petition in before August 9 for the November election. Special meeting agreed on for July 5 at 6:00pm.

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ADJOURNMENT

Motion made by Ward 3 Councilman Malta; Seconded by Ward 1 Councilman Mohorcic.

Voting Yea: Ward 1 Councilwoman Koudela; Ward 1 Councilman Mohorcic; Ward 2 Councilwoman Antosh; Ward 2 Councilwoman Bisbee; Ward 3 Councilman Malta; Ward 3 Councilman Phares

No Discussion; Motion Carried; Meeting Adjourned at 9:05pm

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1147.05 PROHIBITED USES.

- (a) Asphalt manufacture or refining.
- (b) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
- (c) Petroleum products manufacture or wholesale storage of petroleum.
- (d) Quarry or stone mill.
- (e) Wool pulling or scouring.
- (f) Acetylene gas manufacture or bulk storage.
- (g) Ammonia, bleaching powder or chlorine manufacture.
- (h) Chemical manufacture.
- (i) Concrete or cement manufacture.
- (j) Iron or steel foundry.
- (k) Rolling mills.
- (l) Any other trade, industry or use that will be injurious, hazardous, noxious or offensive to an extent equal to or greater than those enumerated.
- (m) Any industry or use creating noise and/or vibrations at the boundary of the district adjoining a residential district or public street exceeding the average intensity of street traffic noise at any point along the boundary.
- (n) **Sale of motor vehicles**