



City of Willowick
PLANNING COMMISSION
Monday, September 09, 2024 at 7:00 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 September 9th, 2024, Planning Commission meeting to order at 7pm.

Pledge of Allegiance to the Flag

Roll Call

PRESENT

Chairman Mark Carden
Mr. Houry
Mr. Hren
Ms. Raymond
Mr. Fortney
Mr. Loncala

ALSO PRESENT

Councilman Phares
Councilwoman Antosh
Councilman McFarland

ABSENT

Mr. Foisel

Approval of Minutes

Planning Commission Meeting minutes - July 8th, 2024.

Motion made to approve the July 8th, 2024, Planning Commission minutes by Mr. Hren, Seconded by Mr. Loncala.

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

Development & Plan Review Committee

None.

Rules Committee

None.

City Engineer's Report – Mr. McLaughlin

None.

Law Director's Report – Ms. Landgraf

None.

Architectural Review Board

None.

Community Reinvestment Area – Mr. Carden

None.

Public Hearings

None.

Public Portion

Chairman Carden opened and closed public portion at 7:03pm with no public present.

Remarks – Old BusinessDiscussion regarding the revision of Codified Ordinance Chapter 1167 - Air Conditioning Units

Mr. Hren and Mr. Fortney discussed the addition of generators and heat sources to this ordinance, remaining with the requirement of a rear yard installation only. There was some discussion regarding the verbiage of the ordinance such as a revision to the title changing to something along the lines of "exterior household appliance" and adding definitions of the additions to the ordinance.

This will be reviewed with the Law Director at the next meeting for the revision of this ordinance.

Discussion regarding the revision of Codified Ordinance 1165.05 Double Fencing

Mr. Loncala and Ms. Raymond discussed with the board their findings with regards to other cities ordinances on double fencing, solid fencing and survey requirements. Mr. Loncala stated that between Ms. Raymond, Councilman Phares and himself they were in agreement to strike the 1/4" spacing requirement to allow solid fencing as long as it met the height requirements. There was some discussion amongst the board members, Councilman Phares, Councilwoman Antosh to ensure that solid fencing was defined clearly to ensure other materials (non-fencing) materials were not used as a solid fence. Mr. Hren provided some information with regards to the longevity of a solid fence. Councilman Phares advised that the goal to these possible revisions would be to prevent homeowners from having to go to Board of Zoning Appeals. Ms. Raymond will compose an example of the new proposed ordinance with regards to solid fencing. It was mentioned to speak with Chief Daubenmire to see if he would be in agreement to allow solid fencing, due to no space to see through.

This will be reviewed with the Law Director and the Chief Building and Zoning Inspector at the next meeting for the revision of this ordinance.

There was lengthy discussion regarding the possibility of requiring homeowners when submitting for a fence permit to have a survey completed on the property or requiring the homeowners to have all abutting property owners sign an acknowledgment (possibly having to be notarized) allowing the fence to be installed. There was brief discussion regarding other cities that have this or similar in place. Council Phares does not believe homeowners should be forced to get a survey due to its cost however if the homeowner is unable to get the signatures from neighbors, then in lieu of the signatures they would need a survey, this will allow two options. There was some discussion regarding examples of scenarios with this. Councilwoman Antosh suggests that the City of Willowick mandates a survey. Chairman Carden asked if all surveyors are state certified, Councilwoman Antosh stated that yes, they are all state certified. There was some discussion regarding the verbiage of the current ordinance as well as property lines and different scenarios with the way the current ordinance is written. Councilman Phares stated by having to obtain signatures from the neighbors it ensures that the neighbors are informed of what is taking place in their surrounding area. Councilwoman Antosh asked how we would verify if the signatures obtained are actual or falsified. There was some discussion regarding how to combat that, it was suggested that the signatures would need to be notarized. The board then circled back to mandating a survey, Councilman Phares again stated that he does not want to force the homeowner to have to obtain a survey. Chairman Carden stated he likes the option of having two options of either a survey or signatures.

This will be reviewed with the Law Director and the Chief Building and Zoning Inspector at the next meeting regarding the possible requirement of a survey or signatures in lieu of a survey with regards to fencing.

The board moved on to discuss double fencing in the city. Mr. Loncala stated that per their discussion, he and Ms. Raymond were in agreeance regarding double fencing, they would not want any spacing were an animal or a person could be trapped in between the two fences. There was some discussion regarding surrounding cities requirements for double fencing, where some cities do not address double fencing however when it is questioned, they allow the double fencing as long as it is abutting (no spacing) between the two fences. Councilwoman Antosh asked what they do regarding the weeds growing through the fences, Ms. Raymond stated that if the fences are up against one another, you could put round up down, it would be easier to maintain. Councilman Phares stated that if it is not maintained we have property maintenance violations, and that homeowner can be sited. There was also some discussion allowing double fencing with a gap (such as three feet) in between the fences to allow someone to get in between to maintain the space however that option was not favored. There was some discussion regarding requirements the board could put in place if a homeowner is looking for double fencing (abutting up to the existing fence), such as a weed tarp needing to be put down or gravel, things along those lines to help to ensure the area is maintained.

This will be reviewed with the Law Director and the Chief Building and Zoning Inspector at the next meeting for the revision of this ordinance to allow double fencing abutting (no spacing) against the existing fence.

Discussion regarding the revision of Codified Ordinance 1165.07 Fences in front yard, Side yards and on corner lot; proximity to sidewalks

This item was briefly touched on with no revisions needed.

This will be reviewed with the Law Director at the next meeting to keep the ordinance the way it reads currently.

Discussion regarding the moratorium on recreational marijuana with an expiration date of November 21st, 2024

- Reference Planning Commission meeting minutes - pages 11 - 14
- Reference City Council meeting minutes - page 7
- Ordinance No. 2023-51

There was some discussion regarding the pro's and con's to allowing an establishment to sell recreational marijuana in the City of Willowick. Due to the newness of this, the board would like to extend the moratorium until there are more stipulations from the state and to see what other cities do moving forward.

Motion made to recommend to City Council a 12-month extension of the moratorium on recreational marijuana with a new expiration date of November 21st, 2025, by Chairman Carden, Seconded by Mr. Hren.

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

Remarks – New Business

None.

Adjournment

Motion made to adjourn the September 9th, 2024, Planning Commission meeting at 8:16pm by Ms. Raymond, Seconded by Mr. Fortney.

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

Chairman Carden

Heather Boling – Planning Commission Secretary