



**City of Willowick**  
**PLANNING COMMISSION**  
Monday, December 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 December 10th, 2024, Planning Commission to order at 7:00pm.

**Pledge of Allegiance to the Flag**

**Roll Call**

PRESENT

Chairman Carden

Mr. Houry

Mr. Hren

Mr. Foisel

Ms. Raymond

Mr. Fortney

Mr. Loncala

ALSO PRESENT

Councilman Phares

**Approval of Minutes**

Planning Commission Minutes - October 14, 2024

Motion made to approve the October 14th, 2024, Planning Commission meeting minutes by Mr. Foisel,  
Seconded by Ms. Raymond.

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

Voting Abstaining: Mr. Fortney

**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**

Public portion was opened and closed at 7:10pm with no public present.

**Remarks – Old Business**

Revision of Codified Ordinance Chapter 1167 - Air Conditioning Units

There was some discussion regarding Codified Ordinance Chapter 1167 - Air Conditioning Units. It was stated that the only change to this ordinance is to add "external and commercial units", previously this ordinance was only for air conditioning units.

Motion made to recommend the approval of the revision of Codified Ordinance Chapter 1167 - Air Conditioning Units to City Council by Mr. Hren, Seconded by Mr. Foisel.

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

Revision of Codified Ordinance Chapter 1165.04, 1165.05 & 1165.10

The board started with a discussion regarding ordinance 1165.04 (Solid Fencing), the only change to this ordinance is the strike of (c), to no longer prohibit solid fencing in the City of Willowick.

Chairman Carden moved on to 1165.05 (Double Fencing), to allow double fencing in the City of Willowick, however they must abut the existing fence with no more than 6" of setback between fences. The fence owners are responsible for all maintenance of the fence to include weed control in-between the fencing.

Chairman Carden moved on to 1165.10 (Survey Requirement), this ordinance the board is looking to replace the beginning portion of (b), it shall be the duty of the property owner to determine the property lines by obtaining a survey by a licensed surveyor or obtain the written consent signatures from each adjacent property owner. No permits will be granted until of these options have been completed. There was some discussion regarding different types of survey options and to no longer (per previous discussions) require a notary to notarize the signature if a survey is not obtained.

Motion made to recommend the approval of the revision of Codified Ordinance Chapter 1165.04, 1165.05 & 1165.10 to City Council by Mr. Fortney, Seconded by Mr. Houry.

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

Continuation of the discussion regarding the moratorium on recreational marijuana

Chairman Carden started by discussing the moratorium that has expired and then moved to discussion regarding the options to move forward and allow the sale of marijuana or to not allow the sale the marijuana in the City of Willowick. There was also discussion regarding the locations of this type of business based on the state guidelines, the locations in the City of Willowick would only be a small area on East 305 (near Euclid Avenue) as well as an area on Euclid Avenue.

Motion made to recommend the approval of allowing the sale of recreational marijuana and adopting the State of Ohio regulations to City Council by Ms. Raymond, Seconded by Mr. Houry.

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

Voting Nay: Chairman Carden

**Remarks – New Business**CLE Electric LLC - Located at 31222 Vine Street

Aaron Leben was present representing CLE Electric LLC - Located at 31222 Vine Street. Chairman Carden asked Mr. Leben to provide details of his plans of the business. Mr. Leben stated that the business will have administrative offices as well as electrical storage in a portion of the building. He plans to have all administrative work out of this building. He stated that the technicians will not work out of this building as they work out of their work vans, the technicians will not dispatch from the building. The only time they will be at the building will be for weekly meetings or to pick up material. He advised that the front half of the building he is going to open up for lease for a retail business. Mr. Houry asked what territory CLE Electric LLC covers, Mr. Leben stated all of Northeast Ohio. Chairman Carden asked what the hours of operation would be, Mr. Leben stated 8am to 4:30pm Monday through Friday. Ms. Raymond asked what type of business ideally, they would want to rent the front portion out to, Mr. Leben advised that there is still a pending liquor license for that building so he would like to have a restaurant lease the front space. It was clarified that this is the old Walker's Hardware store on Vine Street. Mr. Loncala asked if Mr. Leben owned the building, Mr. Leben stated that he owns the building. Chairman Carden asked Mr. Leben about his background, Mr. Leben provided his past work history and experience. He stated CLE Electric LLC in 2016. Ms. Raymond asked if CLE Electric is all commercial business and Mr. Leben stated that his business is commercial and residential and provided details of his other shop in Perry and what operations are out of that location. This location will be basic residential and commercial service. At this time Mr. Lebens partner, Felix arrived. There was some further discussion regarding the timeline of this project as well as the plans for this building to include the parking lot plans, the plans for the areas on the interior as well as landscaping.

Motion made to recommend the approval of CLE Electric LLC - Located at 31222 Vine Street to City Council by Mr. Foisel, Seconded by Ms. Raymond.

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

**Adjournment**

Motion made to adjourn the December 9th, 2024, Planning Commission meeting at 7:35pm by Mr. Houry, Seconded by Ms. Raymond.

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