

CITY OF WILLOWICK, LAKE COUNTY
MINUTES & PROCEDURES OF A
PLANNING COMMISSION MEETING

DATE: March 14, 2022
PLACE: City Hall
TIME: 7:30 p.m.

The meeting was called to order by Mr. Carden at 7:30 p.m. and opened with the Pledge of Allegiance.

PRESENT WERE: Carden, Rising, Hren, Houry, Mohorcic,
and Law Director Landgraf

ABESENT: Heckman and Foisel

ALSO PRESENT: David Phares and Mayor Regovich

Approval of Minutes

February 14th, 2022 meeting minutes are in process and not completed.

February 22nd, 2022 meeting minutes were approved. Motion by Mr. Mohorcic, second by Mr. Houry Vote: All ayes. Motion carried.

Development & Plan Review Committee - Mr. Rising

Mr. Rising had nothing to report tonight.

Rules Committee - Mr. Rising

Mr. Rising had no report tonight.

- Mr. Rising again stated he would like to provide the Planning Commission secretary the Planning Commission manual to complete in an electronic version and update as needed. Mr. Rising stated that in 2003 when he came on to Planning Commission and explained why the manual was completed. He explained what the manual currently includes and some items he may want to have included.

City Engineer's Report - Tim McLaughlin

There was no written report submitted and City Engineer was not present.

Law Director's Report

Ms. Landgraf had no report tonight.

Architectural Review Board - Mr. Heckman

Mr. Heckman had no report provided.

Community Reinvestment Area (CRA) - Mr. Carden

Mr. Carden had no report tonight.

Public Hearing

Consideration of an Ordinance enacting Chapter 788 of the Codified Ordinance titled "Medical Marijuana Licensure."

- There was no discussion from the public on this matter.

Motion by Mr. Mohorcic, second by Mr. Houry, to enact Chapter 788 of the Codified Ordinance titled "Medical Marijuana Licensure."

Discussion: None. Vote: All ayes. Motion carried.

Public Hearing

Moratorium regarding the prevention of the opening of any recreational marijuana dispensaries should they be legalized.

- There was no discussion from the public on this matter.

Motion by Mr. Mohorcic, second by Mr. Houry, adopting Moratorium on Applications/Permitting the Adult Use of Marijuana for Non-Medical Purposes

Discussion: None. Vote: All ayes. Motion carried.

Public hearing for Chapter 788 and the moratorium was closed at 7:39pm

Public Hearing

Consideration of an Ordinance enacting Chapter 789 of the Codified Ordinances titled "Party Centers."

- Mayor Regovich stated that he is not for limiting businesses in the city. His issue is that when a business comes before the board and that business has the word "event" in the type of establishment yet, they are not solely for that purpose then the issue arises that he would rather legislatively through council put parameters

on what those spaces could be and co-existing at night on whether they serve alcohol, if they will need security, not being in possession of weapons, etc. in order to make it more palatable for the board and the city. He stated that we are running a fine line with zoning, by limiting the number of those types of establishments when they are in a permitted district within the city.

- Mayor Regovich stated that a built up front looks better than an empty store front.
- Mayor Regovich again stated that he is not for limiting legitimate businesses.
- Mr. Houry asked Mayor Regovich what he would recommend in way of these event centers. Mayor Regovich stated that he would recommend a deeper dive by council who makes the ordinances. He stated he would like to see what surrounding cities do and how they handle this type of situation.
- There was some discussion on the current event center type establishments bring held up at moving forward with their business in the city due to these changes. It was determined that Mayor Regovich is in favor of the parameters that are being introduced as far restrictions and requirements however he is not in favor of limiting the amount of these establishments in the city. Mr. Houry asked Mayor Regovich if he recommends that the whole block of conditions that the Planning Commission board came up with should be taken care of through the city council process. Mayor Regovich stated that either by council or Plan Review Board. He explained that council implements and/or changes ordinances so it could go there or Plan Review Board. Plan Review Board can enforce the guidelines.
- Law Director Landgraf explained the process for moving forward and the process with a public hearing. She also explained those establishments that are being held up to go in front of Plan Review Board, why they are being held up and how long until a decision needs to be made. Plan Review Board is waiting to move forward after Planning Commission makes their decision.
- Mr. Mohorcic stated that with the limitations in place for party centers and revising it to remove the limit of 5 of these types of establishments in our city he would have no problem recommending it back to council with the revised draft.
- There was some additional discussion regarding the event centers that are "being held up", Mr. Carden read over the

definition of party centers to ensure those establishments being held up are considered by definition as an event center.

- There was discussion regarding an "event center" that was submitted for approval being defined as an "event center" or "office space" as the submittal for the establishment is listing both of those definitions of their establishment.
- Mayor Regovich referenced a business in Willoughby where inside the establishment there are spaces where small businesses can go in and make a video for YouTube for instance as those small rooms are equipped with the necessary equipment to make such video. In that same establishment businesses can go in and host a small business lunch or meeting gathering. One of the businesses being held up in our city is very similar to the type of business described in Willoughby.
- Law Director Landgraf stated that the board needs to first determine if the above referenced establishment is going to be listed and considered an event center or an office spaces. She stated that this would be up to the building department to really vet through the application for new businesses to determine what that type of business it is really going to be.
- It was discussed that the need for rentalable office spaces in our city is needed as there are more and more individuals that are working from home with the occasional need for a work office space for meetings.
- Monica Drake the economic developer for the City of Willowick was present and spoke on the matter. She stated that she has had conversations with Mayor Regovich discussing limiting the number of event centers in the city as well as the definition of an event center. She also provided additional details about one of the businesses that is waiting to go in front of the Plan Review board for approval. Monica Drake also spoke about the same business that Mayor Regovich spoke on, she stated that this business is a co-op business space, they have a small event space for meetings, as well as a dining area. She stated that she is unsure as to her intent with a liquor license. Monica spoke about the rent rates this business would be paying as well as stating that this business is investing in our city.
- Monica Drake stated that she understands Chief Turner's previous statements and concerns with regards to guns at these establishments. However, she stated that if the

business has a liquor license then patrons are not permitted to carry a firearm into that establishment. Monica discussed details regarding a previous event center located on East 305th street that had a gun incident in the parking lot, outside of the premises. She spoke on Mr. Mohorcic's statement regarding occupancy with the county as well as hours of operation limitations. She wanted to make note that with the broad description of party centers, would that include conference centers falling under the same rules. Monica Drake asked for the board to take a full 360 degree look at this. She stated that she has some concerns with the board limiting businesses in the city. She also spoke on types of businesses that generates revenue and those that do not.

- Natalie Antosh ward 2 councilwoman was present and spoke on this matter. She stated that she is for limiting the event centers in the city. She asked about revenue and how much revenue these types of establishments bring to the city stating that we are a small community and we need income in the city. These establishments are not a bar, a restaurant, a store, they do not have employees paying payroll taxes. They are solely renting a space. She spoke about other event centers in our city, the one that has been previously mentioned on East 305th Street, two in NorthShore Mall, one of which in Northshore Mall has drapes over the window and the other is inside of NorthShore Mall so from a view standpoint you cannot tell they are there. Natalie spoke on the differences between an office space and an event space. She stated that she does not believe that the co-op businesses should be categorized under event centers. She reiterated that she is for limiting event centers in our city. Mr. Mohoricic asked if raising the licensing fees would help her concerns. Natalie Antosh stated that based on the budget meeting the City of Willowick needs income, she stated that her and David Phares have been discussing increasing fees and fines to help bring in additional revenue, giving away space for event centers does not bring in revenue for the city which is why she would like to limit these establishments to 5.

Public Hearing for Consideration of an Ordinance enacting Chapter 789 of the Codified Ordinances titled "Party Centers" closed at 8:10pm.

Motion by Mr. Rising, second by Mr. Houry, enacting Chapter 789 of the Codified Ordinances titled "Party Centers," as amended: Recommendation: adoption with the following revisions: Rename chapter "Event Centers," instead of "Party Centers;" and Strike the limitation of five (5) permitted Event Centers within 3 square miles.

Discussion: None. Vote: All ayes. Motion carried.

Public Portion

The public portion for the general Planning Commission meeting was opened and closed at 8:10pm.

Remarks - Old Business

There were none at this time.

Remarks - New Business

Motion by Mr. Mohorcic, second by Mr. Houry, to enact Chapter 788 of the Codified Ordinance titled "Medical Marijuana Licensure."

Discussion: None. Vote: All ayes. Motion carried.

Motion by Mr. Mohorcic, second by Mr. Houry, adopting Moratorium on Applications/Permitting the Adult Use of Marijuana for Non-Medical Purposes

Discussion: None. Vote: All ayes. Motion carried.

Motion by Mr. Rising, second by Mr. Houry, enacting Chapter 789 of the Codified Ordinances titled "Party Centers," as amended: Recommendation: adoption with the following revisions: Rename chapter "Event Centers," instead of "Party Centers;" and Strike the limitation of five (5) permitted Event Centers within 3 square miles.

Adjournment

Motion by Mr. Carden, second by Mr. Mohorcic, to adjourn the meeting. Discussion: None. Vote: All ayes. Motion carried.

The meeting adjourned at 9:05 p.m.



Mark Carden, Chairman

ATTEST:



Heather K. Boling, Building Secretary