

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
FEBRUARY 12, 2015
REGULAR MEETING
MINUTES**

PRESENT: R. Fiala; C. Cox; K. Kary; G. Patt Vice Chairman
ABSENT: G. Merhar, Chairman
OTHERS: Jim Sayles, City Engr.; Darryl Keller; Chief Bdg & Zoning
Bldg. Inspec.; Betty Nardelli, Sec'y

Vice Chairman Greg Patt called the regular meeting to order at 7:00 p.m.

MINUTES

January 22, 2015

A motion was made by Chuck Cox and seconded by Ken Kary to approve the minutes of January 22, 2015 as written.

ROLL CALL: Yeas: B. Fiala; C. Cox; K. Kary; G. Patt;
Nays: None
Absent: G. Merhar

Motion Carried: APPROVED

NEW BUSINESS

COURT HOUSE SQ.	P.P.#27B-36-48 Vine St.	Site/elev. plans
(Bill Martin)	P.P.#27B-36-46 Elm St.	(4) New Bdgs - Apts
		64 units - 4 floors
		4,953 sq. ft. per
		floor on 1.41 acres
		Resid. use
		D-B / C-M dist

Bill Martin of Barrington Homes and Bo Knez of Knez Homes represented this proposal for four apartment buildings for residential condo use with outdoor parking. Each building, serviced by an elevator, will have four floors with four units per floor giving sixteen units per building. Each floor is 4,953 sq. ft. Mr. Martin said the condo units will for sale and they will not for rent.

The demographics is for both young and older people who are single or are a couple who are at both ends of the spectrum who don't have children or are pre-children or are post-children who are interested in owning and want a maintenance free life.

Mr. Martin said they will not have patios. There will be a sliding door with a railing that will look like a patio and serve as a gate from the patio door. This railing is called a Juliet balcony. The railing will be attached to the outside wall with a 3 inch gap between the railing and the building.

**Planning Commission
City of Willoughby
Regular Meeting minutes
February 12, 2015
Page 2**

The alternative is a non-operative window.

Mr. Martin said that they anticipate a roof top to sit out on. There also will be a club room in the lower level.

One building at a time will be built. When a building is sold the next building will be built and so on until all the buildings are sold. The condos will be managed by the developer until 75% of the entire complex is sold than a home owners association will take over. If the condos are not sold at 75% than it can be self managed under an umbrella of a master association. Mr. Martin said they also could divide the project up and phase it. Mr. Martin said that the Law Department is allowed to review the home-owners by-laws in response to Bob Fiala's question.

Mr. Martin said that the Code limits the building height to 50'. He would like to have higher ceilings on the top floor.

Mr. Sayles said that they have to come to a compromise on the calculated pre-development run-off and the post development run-off to get it right for the retention amount so that they are discharging with a pre-development discharge rate. Mr. Sayles said they are also looking into how connections were made from the former Pontiac dealership that was there; whether or not to get the front condo building to connect those connections to the storm sewer on Vine St. because the sewer system has problems with the sewer on Elm St. Mr. Sayles said that they found out that there were connections to Vine St. from the previous Pontiac dealership. Mr. Sayles also said they haven't nailed down what area it is in so they will be working on it. Mr. Sayles said that they need on-site detention. The size depends on the Engineer's Calculations. The detention will be underground in response to Vice Chairman Patt's question.

There are two parcels fronting on Elm St. that will be used for parking and they are in a different zoning district than the apartment buildings on Vine St. The parking lots are zoned Commercial Manufacturing and the apartment's are zoned Down Town Business. One parcel is owned by the City. The parcel for the parking lot that is labeled owned by Krihwan actually is owned

**Planning Commission
City of Willoughby
Regular Meeting minutes
February 12, 2015
Page 3**

by someone else and they represent the Jehovah Witnesses. Mr. Martin said they are having a parking lot swap with the Jehovah Witnesses for their parking lot.

Being no more discussion or questions Vice Chairman Patt asked for a motion.

A motion was made by Chuck Cox and seconded by Ken Kary to approve the site and the elevations plan as presented.

ROLL CALL: Yeas: B. Fiala; C. Cox; K. Kary; G. Patt;
 Nays: None
 Absent: G. Merhar

Motion Carried: APPROVED

ADDENDUM

ADDITIONAL NEW BUSINESS

LOCAL SOL

(Willow Properties LLC)
38257 Glenn Ave.
(Former Gavi's)
(Matt Danford)

**Revised elev./
site plan -
rear addt'n -
(2) O/H doors /
store front window
Flat roof**

Was pitched roof /
(3) O.H doors
D-B dist.

Matt Danford, General Contractor, and Tim Roush, operations, represented this revised elevation and site plan for an addition to enclose an existing patio for the former Gavi's Restaurant now known as Local Sol. Mr. Danford said that Sean Heineman is part owner with new investors. The property is still listed under Willow Glen Properties. Mr. Danford that the original plan was for a structure with a pitched roof and three overhead doors. The patio was existing. The revised plan is for a flat roof to keep within the architectural style of the building. With a pitched roof there are problems weather wise. The gutters run across the back of the building. Mr. Danford said that there will be one operational

Planning Commission
City of Willoughby
Regular Meeting minutes
February 12, 2015
Page 4

window in the center of two overhead doors with a knee wall across the bottom. Bob Fiala said that the proposed bar is larger than Gavi's bar was. The big issue is that the overhead doors facing the Chagrin River causes the noise to be heard across the Chagrin River valley. Mr. Fiala said that he would like to see the middle glass fixture a fixed glass window with mullions matching the overhead doors.

Mr. Fiala said that no live music outside is permitted. Mr. Danford said that was discussed when the conditional use permit was approved.

Mr. Roush said he is taking over the operations with other investors. Mr. Roush said they still plan on having Latin fusion food which is common food mixed with South American and Spain spices. It will be a high end restaurant but not as high end as Gavi's was. The prices will be more approachable. Mr. Roush said that they are going after an older clientele, 35 years old and over. Mr. Roush said they want a restaurant and not a night club. They are not interested in the 2:30 a.m. crowd.

Vice Chairman Patt said that there was an area designated as the dance floor shown on the site plan. Mr. Danford said that was not supposed to be on the plan. Mr. Danford said to cross dance floor off of the plan.

Chuck Cox questioned the parking. Mr. Roush said that where the addition is proposed for is John Forker's property. Mr. Roush said they have been talking for a week discussing parking. John Forker who was in the audience said that they want to build on property that they don't have an agreement to build on. Mr. Danford said that the plot map will encompass the lease space.

Being no more discussion or questions Vice Chairman Patt asked for a motion.

A motion was made by Ken Kary and seconded by Bob Fiala to approve the revised site and elevations plan with the two overhead doors changed from three overhead doors, the middle door is to be a stationary window with the mullions to match

**Planning Commission
City of Willoughby
Regular Meeting minutes
February 12, 2015
Page 5**

the overhead doors and the pitched roof is changed to a flat roof.

ROLL CALL: Yeas: B. Fiala; C. Cox; K. Kary; G. Patt;
 Nays: None
 Absent: G. Merhar

Motion Carried: APPROVED

There being no further business the regular meeting closed at 8:00 p.m.

Greg Patt, Vice Chairman

Betty A. Nardelli, Secretary