

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
FEBRUARY 26, 2015
REGULAR MEETING
MINUTES**

PRESENT: R. Fiala; C. Cox; K. Kary; G. Patt; G. Merhar, Chairman

ABSENT: No one

OTHERS: Mike Germano, Asst. Law Director; Darryl Keller, Chief
Bldg. & Zoning Inspec.; Betty Nardelli, Sec'y

Chairman Gerald Merhar called the regular meeting to order at 7:00 p.m.

OLD BUSINESS

NONE

MINUTES

February 12, 2015

A motion was made by Greg Patt and seconded by Chuck Cox to approve the minutes of February 12, 2015 as written.

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

Motion Carried: APPROVED

NEW BUSINESS

CHAGRIN RIVER WALK PH II	P P.#27B-37A-9	Devel. Plan - new bdgs
(Vintage Dev.)	Mentor Ave.	(2) 1-story retail bdg
(Chuck Tackett)	P P.#27B-38A-11	(1) 4-story retail/ Office/pkg bdg
	Pelton Rd.	Ug pkg / surface pkg
		New drive to Pelton Rd. D-B dist.

Chuck Tackett of Vintage Development Group represented this proposal with a development plan and a presentation using a 3-D program displaying it on the overhead screen. The proposal is for a 4-story building with underground parking. The first floor is for retail use. The second, third and fourth floors are for office use

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for a single tenant. Chip Marous said that 60,000 sq. ft. is for office use and 32,000 sq. ft. is for retail use. Mr. Marous said that they are using 24,000 sq. ft. for The Marous Brothers head quarters.

The main entrance into the development is entered from Mentor Avenue. Upon entering the site you have your choice to turn either right or left. There is straight in parking in front of the building as well as parallel parking along the pedestrian walk-way. There is also an entrance drive from Pelton Road to the rear of the building. This entrance drive is for deliveries and trash pick-up. There is also a ramp on the east side of the building that takes you to an under-ground garage. There are two fenced in patio areas with tables and umbrellas in front of the building on each corner of the pedestrian area.

The building entrance that has a roofed structure with six columns is located in the center of the building. Inside the entranceway are elevators and stairs that take you to the top floors. The roofed structure also serves as a balcony with a patio that is accessed from the third floor.

The 4-story building is a mixture of traditional and modern materials with a balcony at each end on the top floor of the building. The store fronts have anodized metal for the 4' X 7' windows. The brick, 8" units, is structural brick with scoring lines for a pattern. The awnings for the store front windows are charcoal black and installed above the windows using cables. The digital illuminated signs for each retail business are installed on the brick walls above the awnings.

Mr. Tackett said that they would like to install a fountain in the center of the site at the end of the front entrance way. They would also like to install brick pillars with lights and wrought iron fences on the flank sides of the entranceway. There will also be light poles in the parking areas. They won't be historic but they will add character to the site.

One-story out buildings are located on the left side and on the right side of the entranceway near Mentor Avenue. The out building on the west side could be a bank with a drive-thru and with a

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gas grills will not be permitted on the balconies in response to Greg Patt's question. This rule will be in the tenant's lease. There also will be storage space in the basement for the tenants use. Cable hookup will also be available.

Darryl Keller said that there are no height issues with this building in response to Bob Fiala's question. Mr. Keller said that there is a height issue with the commercial building. Mr. Marous said that they got approval for the commercial building height(s) when the project was first submitted.

A motion was made by Ken Kary and seconded by Greg Patt to approve the revised drawing with a deck, pool and underground parking for building #8 of the Chagrin River Walk Phase I.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:50 p.m.

Gerald Merhar, Chairman

Betty A. Nardelli, Secretary