

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
AUGUST 13, 2015
REGULAR MEETING
MINUTES**

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

ABSENT: K. Kary

OTHERS: Mike Germano, Asst. Law Director; Janice Lipscomb, Econ. Devel. Mgr.; Darrel Keller; Chief Zoning & Bldg. Inspec.; Betty Nardelli, Sec'y

Chairman Gerald Merhar called the regular meeting to order at 7:05 p.m.

MINUTES

July 23, 2015

A motion was made by Chuck Cox and seconded by Bob Fiala to approve the regular meeting minutes of July 23, 2015 with the corrections as discussed.

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

Motion Carried: APPROVED

MINUTES

July 23, 2015

A motion was made by Greg Patt and seconded by Bob Fiala to approve the Public hearing meeting minutes of July 23, 2015 as written.

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

NEW BUSINESS

**FARRELL INDUSTRIAL
COMPLEX**

(Joe Myers, Arch.)

38227 Airport Pkwy

**Addtn -
Site/elev. plans**

17,750 sq. ft.

L-I dist.

Joe Myers, Architect, represented this proposal for an addition to

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the rear of an existing building for four additional units with an over head door and man door for each unit. Variances were granted at the July 22, 2015 Board of Zoning Appeals for a 0' building side yard setback of the required 7.5' and 0' side yard setback of the required 5' for parking setback.

Mr. Myers said that this is a multi-tenant building for contractors. Mr. Myers said that there will be no outside storage in response to Bob Fiala's question. The dumpsters will be located inside the building.

The materials for the building addition consist of split face block for the three sides of the building and painted block for the end wall.

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

A motion was made by Bob Fiala and seconded by Greg Patt to approve the site plan, elevation plan and floor plan for 38227 Airport Pkwy as submitted.

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

Motion Carried: APPROVED

SHERBROOKE 36490 Reading Ave.
(Joe Myers, Arch.)

**Addtn -
Site/elev. plans
29,308 sq. ft.
L-I dist.**

Joe Myers, Architect, represented this proposal for an addition to the rear of an existing building to be used for additional storage for goods coming in and going out that are being worked on.

There will be ten additional parking spaces. Mr. Myers said that there will be more parking now than there was before. They are not adding additional employees as the addition will be used for storage.

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The materials for the building addition consist of the same CMU units as on the existing building for the three sides of the building and painted block for the end wall.

Darryl Keller said that drainage needs to be addressed. Mr. Myers said that they still need to do the drainage calculations. Mr. Myers said that detention will be in the grassy area in the front of the building or they'll install an under-ground pipe that will drain into a larger pipe.

A motion was made by Greg Patt and seconded by Bob Fiala to approve the site plan and elevation plan pending the approval by the City Engineer of the water retention/detention for 36490 Reading Ave.

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

Motion Carried: APPROVED

CHAMBER OF COMMERCE 28 Public Sq.
(Melissa Blask)

**Addtn - 2-story
Site/elev. plans
362 sq. ft.
D-B dist.**

Melissa Blask of Then Design Architects represented this site plan and elevation plan for a 2-story addition to the rear of an existing building for additional office space. Ms. Blask said the addition will extend eight feet out from the rear of the existing building. Ms. Blask said that there will not be a basement addition in response to Greg Patt's question.

Darryl Keller said that water run-off will be minor.

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

A motion was made by Chuck Cox and seconded by Greg Patt to approve the site plan and elevation plan for an addition for 28 Public Sq. as submitted.

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

Motion Carried: APPROVED

HARBOR INN	3941 Erie St.	CUP -
PARTNERSHIP LLC		Sls/SVC alcohol Bev.
(Jason Burick)		on-premises consump.
(T.J. Reagan)		C.O.1141.03(c)(17)
		D-B dist.

T. J. Reagan represented this conditional use permit application. The existing building will be demolished and a new 2-story restaurant and brewery will be constructed. Mr. Reagan said that they want to provide a café for the early morning hours. They won't provide breakfast but they will provide an area similar to a café for coffee.

There will be a terrace on the second floor. Mr. Reagan said that it is not the roof or any part of the roof, it is the second story. Mr. Reagan said that they want to have live music. Bob Fiala said that is going to be a problem because they have been receiving complaints about noise from the down town area. Mr. Fiala said outside music is a problem. Inside music is not a problem. Mr. Reagan suggested exploring acoustical options and giving it a 90 day or six month trial because they are spending an extra million dollars for the restaurant and terrace for the second floor.

Mr. Reagan said that the existing building was there since 1985. Prior to that time there was a landfill there. After 30 years there is no risk of methane gas. It's an unmonitored site. Mr. Reagan said that soil borings were contracted by the City in 1994 that turned up steel and brick. No Organic trash was found.

Jason Burick said that Vocon's civil engineer contacted the local EPA branch in Twinsburg and what needs to be done is that they have to go through the process where plans are submitted stating what the intent is. Rule 13 of the Ohio EPA Guidelines creates a process where an engineer at EPA reviews the plan and it goes to the

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Regional Director. The Phase I report that was completed by the previous building owner was done by a local company, RP Consultants, who went through the Rule 13 process on the adjoining Fifth Third Bank property and that property wasn't required to be vented. Mr. Burick said that since the property has been inactive for so many years their thought is that Vocon's civil engineer and RP Consultants from Phase I suggest that if there was any organic or methane it is likely vented out by now. Bob Fiala said that Planning Commission will be expecting a letter saying the form for Rule 13 EPA for their review has been approved.

The conditions agreed on are:

Hours of operation are 6:00 a.m. until 2:30 a.m.

Outside music is not permitted.

The outside dumpster shall be enclosed.

A motion was made by Greg Patt and seconded by Bob Fiala to approve the conditional use permit application with the conditions stated this evening for 3941 Erie St.

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

Motion Carried: APPROVED

HARBOR INN	3941 Erie St.	New bdg - 2-story
PARTNERSHIP LLC		Restaurant/brewery
(Jason Burick)		Site/elev. plans
(T.J. Reagan)		7,616 sq. ft.
		D-B dist.

Jason Burick of Vocon represented this proposal. The building that was built in 1985 that occupied this parcel will be demolished.

Mr. Burrick said that the new building will be built on the west property line near a double driveway that will be used for both ingress and egress traffic. The total area of the new building is 7,620 sq. ft. The building footprint is 5,300 sq. ft. The parking area consisting of 52 parking spaces extends east to where the top of the ridge starts to drop off down to the Chagrin River. The

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

Motion Carried: APPROVED

DISCUSSION

BILTMORE CONSTRUCTION 37641 & 37649 **Rezone -**
(Brian O'Donnell) Euclid Ave. **LR-B**
To RMF-LR

Brian O'Donnell and Joe Myers represented this discussion. Mr. O'Donnell said that there are two parcels on Euclid Ave. with a total of 2.5 acres that he wants to develop into fourteen lots or a maximum of twenty lots. To do this he is considering rezoning the property to Residential Multi-Family Low-Rise. Currently the property is zoned Limited Residential-Business. Mr. O'Donnell said he would like to construct a development similar to a fee simple condominium complex. The units will be free standing or two units to a building.

The Cape Cod style units with three bedrooms maximum will have an area between 1,400 sq. ft. to 1,800 sq. ft. with the option of slab or a basement. The cost will be from \$250,000.00 to \$325,000.00.

Joe Myers said that they want to create a community similar to a single family condo complex. You will be able to purchase the unit along with the land.

Mr. O'Donnell said Multi-Family Low-Rise zoning will blend in here because there is Multi-Family Low-Rise zoning on the west, on the east and across the street from this property.

Mr. O'Donnell said that they have no interest in the 0.43 acre parcel with a house located north of this property. That parcel has an easement on it that is used to access it from Euclid Ave. because it is located further back from Euclid Ave.

There was discussion about accessing the Commercial Industrial property north of here through the residential property and if you are legally allowed to do this.

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Chairman Merhar said that if the industrial area north of this property weren't there this would be a nice step down from Grove Ave. Mr. O'Donnell said that you can't see the industrial buildings from this property because the land drops down there.

Bob Fiala said that this will be spot zoning. Mr. Fiala said that if they could purchase the property west of this property or encourage the owner of that property to include it in the rezoning then it will be Multi-Family Low-Rise zoning classification extending east from Manor Care to Meister Publishing which is currently Limited Residential-Business classification.

Mr. O'Donnell said he will contact the owner of the adjoining property.

No action was taken on this discussion.

There being no further business the regular meeting closed at 9:00 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary