

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
SEPTEMBER 11, 2014
REGULAR MEETING
MINUTES**

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

ABSENT: G. Patt

OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engr.;
Darrel Keller; Chief Zoning & Bldg. Inspector; Chris
Woodin, Ward 1 Councilman; Betty Nardelli, Sec'y

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

REGULAR MEETING

MINUTES

August 28, 2014

A motion was made by Chuck Cox and seconded by Ken Kary to approve the minutes of August 28, 2014 as written

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

Motion Carried: APPROVED

OLD BUSINESS

LAKE EDGE SUBDIVISION (Steven Gesis)	P.P.#27B-53D-01-0282 Lakeshore Blvd.	Subdiv. - final plat/improve. plans 9 S/F lots 2.586 acres RMF-LR dist.
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Steven Gesis and David Novak represented this final plat and improvement plans.

Jim Sayles, City Engineer, said that by ordinance they are installing storm water detention on-site so there will be no increase in run-off plus they are installing perforated piping so a lot of the water will soak into the sandy soil by Lakeshore Blvd.

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Mr. Sayles said that they are building a large enough detention basin regardless if the soil can absorb the water. Mr. Sayles said that they checked the hydraulics at two-town ditch and there's no impact so they are good to go.

Mr. Sayles said that the language was tweaked on the second page of the revised plat submitted this evening. Because this is a private street the City has no responsibility to maintain it so the association will handle that. There's a public statement on that page to that effect. It is recorded in a public record that this is a private street. If they later want to dedicate the street they can't unless they do all the improvements and pay for them. This site is also in the conservation overlay district and the street is not curbed like our standard improvement standards are.

Ken Kary said he wanted to know the impact of the area being filled where three homes are going to go. He wanted to know if filling will affect the pond and drainage. If filling that area Ken wanted to know where the water goes. Mr. Sayles said that water doesn't overflow now during flood conditions and won't when the stream is filled in response to Mr. Kary's question.

Jim Sayles said that the pond on S/L 7 is in an easement owned and controlled by the Association. The revised plat submitted this evening reflects that. The original plat showed S/L 7 as "Bloc A". The flood is dictated by outlets. The flow coming off the site is the same as before it was developed because that's the way the basin is designed. Mr. Sayles said the shortest distance across the pond is 60' in response to Ken Kary's question.

Chris Woodin Ward 1 Councilman said that he has issues and concerns with this development. Mr. Woodin said that when you get to the low line area it is wet for 20 to 30 feet from where the creek is. Mr. Woodin said that they are dealing with flooding issues there now and they are working on a master drainage plan.

Bob Fiala said he doesn't see this development improving the situation or making it worse.

Dave Novak said that on S/L 9, 8 and 7 they are actually creating a swale behind those lots. Mr. Novak said that any water shedding off

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of the land will be picked up by that swale and directed to that pond. Mr. Novak said that on the plat behind S/L 7 is a dashed line that's the existing pond that's behind Lakeview Estates. South of that pond is where the actual creek is. Mr. Novak said that this property is not within 30' of that creek. Mr. Novak said that they added perforated pipe so there won't be any discharge up to a 100 year storm. It won't cure any flooding problem going on now and it won't add to it.

Mr. Sayles that in a 200 year storm the pond will over flow. Mr. Sayles said that if the pond takes on so much water the pond can overflow and go down to the stream in response to Mr. Kary's question.

Dave Novak said that the City of Willoughby or any other city would not design for a 1,000 year storm. The pond is not designed to handle a 200 year storm so it will flood.

Mr. Novak said they will have a home owner's agreement in response to Bob Fiala's question. Mr. Sayles said that the Law Department will review the agreement. They will not sign the plat until the Law Director's signature is on it.

Mr. Sayles said the basin won't hold all that water unless the HO maintains the basin. If not maintained the City can go on the property to fix what is necessary. They have easement rights.

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

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the final plat and improvement plans for Lake Edge Subdivision.

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

Motion Carried: APPROVED

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NEW BUSINESS

WOLF CITY DEV. 37047 Code Ave.
(Mike Huffman)

**Development plan-
Addt'n - rear
2,500 sq. ft.
C-M dist.**

Mike Huffman, owner, represented this development and elevations plans for an addition to the rear of an existing building. Eight variances were granted at the August 13, 2014 board of Zoning Appeals meeting. Mr. Huffman said the same materials and same design as the existing building will be used.

Jim Sayles said that there will be no increase in water runoff because there is existing asphalt there already that increased the runoff. Mr. Sayles said an aerial view photo didn't show asphalt three years ago. Now there is asphalt showing. Mr. Sayles said that the aerial photos he looked at weren't clear where the addition is going. It looks like broken pieces with grass growing through the pieces. Mr. Sayles said that he would want to investigate further. Mr. Sayles said that Planning Commission can approve the plans contingent on his findings.

Mr. Huffman said he bought the property one year ago and repaved it in response to Chairman Merhar's question.

Darrel Keller, CBZ Inspector, said that there is no increase in parking in response to Chairman Merhar's question.

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

A motion was made by Chuck Cox and seconded by Ken Kary to approve the addition based on that there's no increase in the run-off.

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

Motion Carried: APPROVED

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FAIRWAY GLENN	P.P.#27B-52-1	Major sub-div.-
(Anthony Slyman)	P.P.#27B-52-13	Preliminary plan
	Hodgson Rd.	141 S/F lots
		32.33 acres
		RMF-LR dist.

Anthony Slyman, developer, represented this preliminary plat for 141 single family homes. Mr. Slyman said that they increased the width of the Lost Nation driveway to allow right turns and left turns out and right turns and left turns in.

Jim Sayles said that a traffic impact study will be done on the detail plan review for the intersection of Lost Nation Rd. and Airport Parkway in response to Bob Fiala's question.

Bob Fiala wanted to know if S/L 29 and 30 and S/L 54 and 55 are going to be cul-de-sacs because they are dead end streets. Jim Sayles said it is in the Fire Code that dead-end streets more than 300' long shall be provided with a turnaround. These streets are less than 300' long.

Jim Sayles said that the detention for run-off for this site is already constructed. The run-off is mostly on the golf course.

Jim Sayles said that lots S/L 34 thru S/L 38 abut the golf course in response to Chuck Cox's question.

S/L 55 thru S/L 73 are lots abutting along the first hole of the golf course. Ken Kary said there isn't a fencing issue for the first hole but there is a fencing issue for the tenth hole.

Mr. Slyman said this development will not be an impact for the schools.

Mr. Slyman said he hasn't selected his builders yet but they will be quality builders.

Mr. Slyman said he will have a management company during the construction to Chairman Merhar's question regarding a home owners association.

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

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A motion was made by Ken Kary and seconded by Bob Fiala to approve the preliminary plan for 141 single family lots for P.P.#27B-52-1 and P.P.#27B-52-13 Hodgson Rd. with the understanding that a landscape plan is included.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 8:10 p.m.

Gerald Merhar, Chairman

Betty A. Nardelli, Secretary