

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
REGULAR MEETING  
OCTOBER 23, 2014  
REGULAR MEETING  
MINUTES**

**PRESENT:** C. Cox; K. Kary; G. Patt; G. Merhar, Chairman  
**ABSENT:** R. Fiala  
**OTHERS:** John Wiles, Law Director; Jim Sayles, City Engr.;  
Janice Lipscomb, Econ. Dev. Mgr.; Darrel Keller;  
Chief Bldg. & Zoning Inspector; Betty Nardelli, Sec'y

Chairman Gerald Merhar called the regular meeting to order at 7:02 p.m.

**REGULAR MEETING**

**OLD BUSINESS**

**MINUTES**

**October 9, 2014**

A motion was made by Greg Patt and seconded by Ken Kary to approve the October 9, 2041 public hearing minutes as written.

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

**Motion Carried:       APPROVED**

**MINUTES**

**October 9, 2014**

A motion was made by Greg Patt and seconded by Ken Kary to approve the October 9, 2041 regular meeting minutes as written.

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

**Motion Carried:       APPROVED**

**PANINI'S GRILL**                   37333 Euclid Ave.  
(R & F Realty)  
(Kevin/Chris McCrone)

**CUP - expansion**  
on exist. cup &  
**patio - enclose patio**  
G-B dist.

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There was no representative present this evening. This application remains tabled with no action taken.

<b>PANINI'S GRILL</b>	37333 Euclid Ave.	<b>Development plan</b>
(R & F Realty)		<b>Elevations plan</b>
(Kevin/Chris McCrone)		<b>structure modif.</b>
		G-B dist.

There was no representative present this evening. This proposal remains tabled with no action taken.

**NEW BUSINESS**

<b>CHAGRIN RIVER WALK</b>	P.P.#27B-37A-6	<b>Overall Mstr Plan for</b>
(John Spear)	P.P.#27B-37A-7	<b>Mixed Use -</b>
	Mentor Ave.	<b>Extend time limit of</b>
	P.P.#27B-39A-11	12/10/09 aprv'l,
	Kirtland Rd.	11/18/10 ext. aprv'l,
		11/10/11 ext. aprv'l
		10/25/12 ext. aprv'l &
		10/24/13 ext. aprv'l
		<b>For 1 year</b>
		D-B dist.

John Spear, CFO of Vintage Development Group, represented this request to extend the time limit of the 12/10/09 through the 10/24/13 extended approvals another year for the overall master plan for mixed use. Mr. Spear presented a drawing of the main building which will be used for both office use and retail use. The office use contains 60,000 sq. ft. and the retail use which includes restaurant use contains 20,000 sq. ft. Forty thousand sq. ft. of the office use will be occupied by the Marous Brothers for their headquarters and by the Vintage Development Group. Mr. Spear said that the footprint of the building is 20,000 sq. ft. with four floors.

The drawing also shows 1-story out buildings for retail use that contain 5,000 to 8,000 sq. ft.

Mr. Spear said that construction has started on the apartment buildings so extended approval is not needed for that. The apartments will be a gated community.

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Mr. Spear said that first, the apartments will be constructed. Second, the restaurants and retail will be constructed. Third, the office buildings will be constructed.

A motion was made by Ken Kary and seconded by Greg Patt to approve a one year extension of the 12/10/09 through 10/24/13 extended approvals for the overall master plan for the Chagrin River Walk.

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

**Motion Carried:       APPROVED**

<b>CHAGRIN RIVER WALK</b>	P.P.#27B-37A-6	<b>CUP - asstd lvg</b>
(John Spear)	P.P.#27B-37A-7	<b>Extend time limit</b>
	Mentor Ave.	of 12/23/09 sp'l mtg aprv'l,
	P.P.#27B-39A-11	11/18/10 ext. aprv'l,
	Kirtland Rd.	11/10/11 ext aprv'l
		10/25/12 ext. aprv'l &
		10/24/13 ext. aprv'l
		<b>For 1 year</b>
		D-B dist.

John Spear, CFO of Vintage Development Group, represented this request to extend the time limit of the 12/23/09 through the 10/24/13 extended approvals another year for a conditional use permit for an assisted living facility.

Mr. Spear said the only way this assisted living plan will change is if they can't land the operator/partner.

A motion was made by Ken Kary and seconded by Greg Patt to approve a one year extension of the 12/23/09 through 10/24/13 extended approvals for the conditional use permit for the Chagrin River Walk.

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

**Motion Carried:       APPROVED**

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**CHAGRIN RIVER WALK** P.P.#27B-37A-6  
(John Spear) P.P.#27B-37A-7  
Mentor Ave.  
P.P.#27B-39A-11  
Kirtland Rd.

**Devel./landscape Plan -  
asstd lvg fclt'y  
Extend time limit** of  
12/23/09 aprv'l,  
11/18/10 ext. aprv'l,  
11/10/11 ext. aprv'l  
12/25/12 ext. aprv'l &  
10/24/13 ext. aprv'l  
**For 1 year**  
D-B dist

A motion was made by Ken Kary and seconded by Greg Patt to approve a one year extension of the 12/23/09 through 10/24/13 extended approvals for the development and landscape plan for the assisted living facility for the Chagrin River Walk.

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

**Motion Carried: APPROVED**

**John Wiles introduced Stephanie Landgraf as a new assistant legal counselor.**

**PLANNING COMMISSION**

**Amendment - C.O. 1109.04 -  
Development Plan Review**

(e) (2)

(f)

(j)

**Amendment - C.O. 1109.05 -  
Conditional Use Permits**

(c) (2)

(g)

**Amendment - C.O. 1109.12 -  
Eliminate "Environment  
Assessment Statements"  
Paragraph**

PLANNING COMMISSION CONTIN:

**Amendment - C.O. 1345.01-  
ENVIRONMENT ASSESSMENT  
STATEMENTS**

- (a) - **EAS REQUIRED**
- (a) (1)
- (b) - **Sub. Of EAS**
- (b) (1)
- (b) (2)
- (b) (4) to (b) (9)
- (c) - **Filing fee**
- (c) (1)C
- (c) (2) - **Dev. Exempt**
- (d) to (k)

John Wiles, Law Director, represented this draft for an amendment to Chapter 1345 Environment Assessment Statements and Chapter 1109 Approval procedures for Zoning Certificates, Conditional Uses, Subdivision Plats, Appeals, Variances, Certificate of Occupancy and Environmental Assessments.

By amending chapter 1345, the Environmental Planning Committee of Council will review the EAS application prior Planning Commission's review of a development plan, rezoning application and a subdivision plat. Previously when approvals were made by Planning Commission the results were forwarded to Council for the EAS approval. Now, Planning Commission will have the opportunity to review the Environmental Committee's comments prior approval of a development plan, rezoning application or a subdivision plat. Planning Commission will forward its decision to Council where they will approve or disprove the EAS. This change might slow up the Planning Commission process.

**Chairman Merhar said there is one correction to the draft. The change is on page 4 of Chapter 1345.01(i) (3) in the 5<sup>th</sup> paragraph: The word "in" should be deleted.**

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Being no more discussion Chairman Merhar asked for a motion.

A motion was made by Chuck Cox and seconded by Greg Patt to approve the amendments to Chapter 1109 and Chapter 1345 for Zoning Certificates, Conditional uses, Subdivision Plats, Appeals, Variances, Certificates of Occupancy, and Environmental Assessments as discussed this evening.

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

**Motion Carried:        APPROVED**

There being no further business the regular meeting closed at 7:45 p.m.

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Gerald Merhar, Chairman

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Betty A. Nardelli, Secretary