

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
JUNE 27, 2013
SPECIAL MEETING
MINUTES**

PRESENT: R. Fiala; C. Cox; G. Merhar, Vice Chairman
ABSENT: K. Kary; R. Irvine, Chairman
OTHERS: Mike Germano, Asst. Law Director; Janice Lipscomb, Econ. Devel. Mgr.; Jerry Ranally, Ward 3 Councilman; Judy Smalley, DRB Chairman; John Perkovich, DRB; Jeannie Gifford, DRB; Al DiFranco, DRB; Betty Nardelli, Sec'y

Vice Chairman Gerald Merhar called the special meeting to order at 6:05 p.m.

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**Resid. Devel. -
Vine St. Discuss.
In D/B District**

John Wagner of City Architects represented this discussion. Mr. Wagner presented a slide show of different buildings of projects they did. Mr. Wagner said that the materials depended on cost, neighborhood and context. Mr. Wagner said that the building's style and materials varied from project to project.

Some of the projects are:

Van Aken Blvd., Shaker Hts. - This building is all residential, no retail - The materials are brick, stone and soft palette metal panels.

Ohio City - 3-stories tall with a mixture of brick and individual front doors. The building was built to look like it was built over time.

CWRU - Fraternity house using brick, a stone base, smooth metal panels around the front door and metal windows.

Cincinnati - Mercer Commons - Historic neighborhood - Restored 22 buildings on a 2-city block which are town homes and apartment garages. Three buildings were demolished.

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Cincinnati - Vine St./Walnut St. - Renovated old buildings and built some new ones.

Walnut St. - all brick - fiber cement panel and metal panel.

Vine St. - Commercial area - all glass buildings.

Tremont Pt. - 3-stories using brick, prefab. and corrugated metal panels.

Akron - Looks like six stories but actually are ten stories using brick and metal.

Mr. Wagner asked if the group liked any of the pictures he sent. Judy Smalley said she liked Avalon and Sussex. She liked the designs and elements used on other projects. Al DiFranco liked Avalon, the Walnut St. building and Sussex. Chairman Merhar liked Avalon.

On the discussion of the Vine Street building the following comments were made:

Bob Fiala - Said that the Vine St. building will be between the Jehovah Hall and the City Court House and it needs to blend in with them.

Judy Smalley - Judy said that the building proposed for Vine St. looks institutional and like a medical building. Judy said she is looking for something more traditional like Avalon and Sussex. She said that the building needs more traditional historical features to tie in the windows which should be different styles and not the same size as shown on the proposed building or lined up. The windows also need more brick around them. Judy said that she likes the designs and elements used on the projects that City Architects did. Judy said that the Vine St. building should complement the Court House more than the Jehovah Witnesses Hall. Judy said that she is looking for something to tie in a little bit more but she is not looking for it to look like Erie St. Downtown.

John Perkovich - Mr. Perkovich said that the materials shown on the various buildings of the slide show are what they are looking for but the detail is what is going to sell it. He likes how the solid base steps up to the masonry brick up to a certain level then you

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can step up to the third material whatever that may be which is a big plus.

Jerry Merhar - Vice Chairman Merhar said he likes the Avalon building shown in the slide show. He said that if you add that to Willoughby and put a clock on top, he thinks it would be awesome. Vice Chairman Merhar further said that you should recess the entryways on the retail level. Vice Chairman Merhar said that you are limited to what you have on the lower level because of the parking situation on Vine St.

Janice Lipscomb - Janice said that there is nothing historical on Vine St. Vine St. has a different character than the Downtown area. John Wagner said that he didn't think you should wrap awnings around the entire building as was stated at the last meeting. He thinks it should be on a smaller scale, broken up by store by store.

Mr. Wagner said that they need to go beyond this point - to show something that has detail that you can understand dimensionally and materialize before they start construction going.

Judy Smalley said that the Design Review Board is having a meeting July 16, 2013 and will discuss it more among themselves.

Mr. Wagner said that everyone likes where we're going - "we just need to see it refined more". He said that the concept is good.

No action was taken on this discussion.

There being no further business the special meeting closed at 6:50 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary