PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
OCTOBER 24, 2013
REGULAR MEETING
MINUTES

PRESENT: R. Fiala; C. Cox; K. Kary; G. Patt; G. Merhar, Vice Chairman
ABSENT: No one
OTHERS: Mike Germano,Asst. Law Director; Jim Sayles, City Engr.; Betty Nardelli, Sec'y

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

OLD BUSINESS

MINUTES **October 10, 2013**

A motion was made by Greg Patt and seconded by Ken Kary to approve the minutes of October 10, 2013 as written.

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

Motion Carried: **APPROVED**

NEW BUSINESS

RJK Construction (John Boczar) 4964 Campbell Rd. **Site/elev plans** – **New bdg –** Cold strg only **@4976 Campbell Rd.** 40' X 150' L-I dist.

John Boczar, contractor, represented this proposal for a 40' X 150' building for use as storage of supplies, scaffolds, roof panels etc. The building will not have water or heat but it will have electricity. Mr. Boczar said that presently they store their equipment outside in response to Greg Patt's question. Mr. Boczar said that the existing 2-story office building is 2,000 sq. ft.

Variances were granted at the October 23, 2013 Board of Zoning appeals meeting for 39,438 sq. ft. area for three consolidated lots of the required 43,560 sq. ft.; for a 4' building side yard setback of the required 7.5' and for 0.18 acres landscaping of the required 20%.

Ronald Kirkland, owner, submitted a copy of the document that was filed to consolidate the three parcels.

Mr. Boczar said that the reason for six man doors on the proposed building is that it is required per code in response to Greg Patt's question.

The building consists of 20 gage metal for the roof and 26 gage corrugated metal for the sides. The colors are charcoal grey for the roof and ash grey for the sides with purple grey winscot along the bottom. Mr. Boczar said the colors are nearly the same as the existing split face masonry building which is dark grey.

Mr. Boczar identified 13 parking spaces on the site plan in response to Vice Chairman Merhar's question.

Being no more discussion Vice Chairman Merhar called for a motion.

A motion was made by Chuck Cox and seconded by Bob Fiala to approve the site plan and elevation plan with the condition that all 3 parcels are consolidated.

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

Motion Carried: APPROVED

JOHN/MARGARET FORKER P.P.#27A-30A-2 Erie St. **Lot split** – Create 2 lots
Parcel A = 1.7 A.
+ a 10' wide ease.
Contains bldgs on this parcel
Parcel B = 0.7598 A.
Contains part of bldg.
On parcel
D-B dist.

John Forker, owner, represented this lot split to create two lots. Mr. Forker said that this property has always been one large parcel in response to Vice Chairman Merhar's question.

Mr. Forker said that the Willoughby Brewery has a certain amount of parking and Gavi's Restaurant has ten parking spots.

Bob Fiala said that the corner of the building on Parcel B will encroach 7.4' onto the adjoining parcel. Mr. Germano, Assistant Law Director, said it might not matter now because both parcels are owned by Mr. Forker but it could be a problem in the future if the parcel is sold.

Jim Sayles, City Engineer, said that theoretically parcel B has no access to the street. There is no recorded easement.

Mr. Forker said that there is a third parcel but it is not part of this proposal. Some of this parcel is over the hill and is unusable land.

Vice Chairman Merhar called for a motion.

A motion was made by Ken Kary and seconded by Greg Patt to approve the lot split for P.P.# 27A-30A-2 Erie St. with the recommendation to provide a cross access easement across parcel B and with a recommendation for an easement for the building that is over the property line.

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

Motion Carried: APPROVED

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

CHAGRIN RIVER WALK (John Spear)	P.P.#27B-37A-6 P.P.#27B-37A-7 Mentor Ave. P.P.#27B-39A-11 Kirtland Rd.	**CUP – asstd lvg** **Extend time limit** of 12/23/09 sp'l mtg aprv'l, 11/18/10 ext. aprv'l, 11/10/11 ext aprv'l & 10/25/12 ext. aprv'l **For 1 year** D-B dist.
CHAGRIN RIVER WALK (John Spear)	P.P.#27B-37A-6 P.P.#27B-37A-7 Mentor Ave. P.P.#27B-39A-11 Kirtland Rd.	**Devel. 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 **For 1 year** D-B dist
CHAGRIN RIVER WALK (John Spear)	P.P.#27B-37A-6 P.P.#27B-37A-7 Mentor Ave. P.P.#27B-39A-11 Kirtland Rd.	**Dev. Plan – apt bldg** 180 units **Extend time limit** of 10/25/12 aprv'l **For 1 year** D-B dist
CHAGRIN RIVER WALK (John Spear)	P.P.#27B-37A-6 P.P.#27B-37A-7 Mentor Ave. P. P.#27B-39A-11 Kirtland Rd.	**Landscape plan –** for 180 unit **apt bldg** **Extend time limit** of 11/8/12 aprv'l for **For 1 year** D-B dist

John Spear of Vintage Development Group represented this proposal for approval to extend the time limit on the 12/10/09, 12/23/09, 11/18/10, 11/10/11, 10/25/12 and 11/8/12 approvals an additional one year for the overall master plan for mixed use, a CUP for assisted living, a development plan for assisted living, a development plan for an 180 unit apartment building and a landscape plan for a 180 unit apartment building.

Mr. Spear said that nothing has changed and they are making progress. They are still seeking an operator for the assisted living facility.

Mr. Germano, Assistant Law Director, said that a motion should be made to combine all the items into one motion and a motion should be made to approve the combined items.

A motion was made by Greg Patt and seconded by Ken Kary to combine all five items into one motion.

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

Motion Carried: APPROVED

A motion was made by Bob Fiala and seconded by Greg Patt to approve all five combined items.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:35 p.m.

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Gerald Merhar, Vice Chairman Betty A. Nardelli, Secretary