

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
DECEMBER 12, 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; Richard Smith, Chief
Bdg. & Zoning Inspec.; Jim Sayles, City Engr.;
Betty Nardelli, Sec'y

**Vice Chairman Gerald Merhar called the regular meeting to order at
7:00 p.m.**

OLD BUSINESS

MINUTES

November 14, 2013

A motion was made by Greg Patt and seconded by Ken Kary to
approve the minutes of November 14, 2013 as written.

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

Motion Carried: APPROVED

A motion was made by Greg Patt and seconded by Bob Fiala to
remove all old business from the table for discussion.

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

Motion Carried: APPROVED TO UNTABLE OLD BUSINESS

Planning Commission
City of Willoughby
Regular Meeting minutes
December 12, 2013
Page 4

SMARTLAND	P.P.#27B-53D-01-0282	Subdiv. Devel. -
(Steven Gesis)	Lakeshore Blvd.	9 lots
		New construction
		2.586 acres
		RMF-LR dist.

Steve Gesis of Smartland Development and Dave Novak of Barrington Consulting Group represented this discussion for a proposed subdivision with nine lots and private drive entering from Lakeshore Blvd. The zoning classification for this parcel is Residential Multi-Family Low-rise and Mr. Gesis said the parcel will be developed using R-50 zoning regulations. Mr. Gesis said that this parcel is a remainder of the Cross Creek subdivision. It was part of the original development.

Mr. Gesis said that a variance will be needed for a 22' side yard setback of the required 27' for S/L 1 on the corner of Lakeshore Blvd. and the subdivision's private street.

Richard Smith said there isn't enough street to be a public street in response to Greg Pat's question of why this will be a private street. Mr. Smith said that this parcel is in the Conservation Overlay district so the subdivision is allowed some relief. Mr. Smith said that the subdivision design reflects some Conservation Overlay allowances.

Mr. Gesis said that it is single family use along Lakeshore Blvd Blvd. and east of this parcel. It is condominium use west along Lakeshore and south of this parcel in answer to Vice Chairman Merhar's question.

Mr. Gesis said that the pond located there will be used for drainage in response to Vice Chairman Merhar question. Ken Kary said that he has a question about that because the condo development located there had flooding from the rain this past summer. Mr. Kary said that this proposed development is 10' from the pond that is located there. Mr. Kary said that a barrier will have to be put there. Dave Novak said that some sort of retention will be created there. Mr. Novak said that the volume will be minimum in response to Greg Patt's question. Mr. Gesis said that

**Planning Commission
City of Willoughby
Regular Meeting minutes
December 12, 2013
Page 5**

on-site detention or underground storage will have to be provided before releasing water into the pond so it will be released at a slower rate. Jim Sayles said that the rate of runoff from this site can't be increased so this development won't have any impact on the pond in response to Mr. Gesis's question.

Ken wanted to know the issue between the floodgates and the pond. Jim Sayles said that the cause of the flooding is an inadequate size culvert in Eastlake along Lakeshore Blvd. Mr. Sayles said that the gates and the pond don't cause the flooding.

There were no issues with this proposal. Vice Chairman Merhar advised Mr. Gesis to apply for his variance and talk to the Ward Councilman of that district before applying formally.

No action was taken on this discussion.

There being no further business the regular meeting closed at 7:30 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary