

**PLANNING COMMISSION
CITY OF WILLOUGHBY
SPECIAL MEETING
APRIL 3, 2012
MINUTES**

PRESENT: G. Merhar; C. Cox; B. Irvine, Chairman
ABSENT: B. Fiala; Ken Kary
OTHERS: Mike Germano, Ass't. Law Director; Jim Sayles, City Engr.;
J. Lipscomb, Econ. Devel. Mgr.; Richard Smith, Chief Bldg.
& Zoning Inspector; Betty A. Nardelli, Secretary

Chairman Robert Irvine called the special meeting to order at 5:02 p.m.

OLD BUSINESS

A motion was made by Jerry Merhar and seconded by Chuck Cox to remove all tabled items from the table for discussion.

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

Motion **CARRIED** **APPROVED TO UNTABLE ALL TABLED ITEMS**

GRANT ELEM. SCHOOL (Ryan Schmitt)	38281 Hurricane	CUP - Addt'n C.O. 1131.03(c)(2) R-60 dist
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Ryan Schmit, TDA Architects, represented this conditional use permit application for an addition of ten classrooms, gym and cafeteria to the existing school. A public hearing was held March 8, 2012.

A motion was made by Jerry Merhar and seconded by Chuck Cox to Approve this conditional use permit.

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

Motion **CARRIED** **APPROVED**

GRANT ELEM. SCHOOL (Ryan Schmit, TDA)	38281 Hurricane Dr.	Site/ elev. Landscape. Plans 10 classrooms R-60 dist.
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Ryan Schmit, TDA Architects, represented this site plan, elevations plan and landscape plan for a 26,000 sq. ft. addition. Variances were granted at the February 22, 2012 Board of Zoning Appeals meeting for a 33.19 foot side yard setback and parking in the front yard.

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Richard Smith, Chief Building and Zoning Inspector, said that The Ingress Egress Board at their January 19, 2012 meeting approved left turns and right turns out of the property and this plan shows in and out lanes only. A third lane was added for the exit lane.

Jim Sayles, City Engineer, said that before the Ingress Egress Board meeting he suggested on the staff report that the school entrance should be located further south of the school on the property opposite of Bell Road so if a traffic signal were installed it would cover both Bell Road and the school entrance. The other reason for putting the entrance there is because of the vehicle stack up dropping kids off. Traffic would back up all the way down Lost Nation Rd.

Mr. Schmit said that there will be more than 5% landscaping in the parents parking lot. There will be a landscaped berm across the front of addition and landscaping along the sides of the school. The basketball court will be removed. A retention basin will be installed behind the base ball diamond. The parent's parking lot contains 66 parking spaces which includes four handicap spaces. The interior road is 2-car widths.

The materials to be used are red brick to match the existing brick and shingles to match the existing shingles. The roof will be sloped.

A motion was made by Chuck Cox and seconded by Jerry Merhar to approve the site plan, elevations plan and landscape plan as stated this evening.

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

Motion **CARRIED** **APPROVED**

FINE ARTS ASSOC.	38588 Mentor Ave.	CUP
(Mike Wellman, TDA)		Classroom addtn
		C.O. 1131.03(c)(2)
		R-100 / CO dist.

Mike Wellman, TDA Architects, represented this conditional use permit application for a ceramics classroom addition. A public hearing was held February 9, 2012.

A motion was made by Jerry Merhar and seconded by Chuck Cox to Approve this conditional use permit application.

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

Motion **CARRIED** **APPROVED**

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FINE ARTS ASSOC.
(Mike Wellman)

38660 Mentor Ave.

Add'n
1,000 s.f. classroom
R-100 dist.

Mike Wellman, TDA Architects, represented this proposal for an addition. The Ingress Egress Board approved the site plan at their January 19, 2012 meeting.

A temporary road will be constructed leading from Mentor Ave. to the construction site for the addition.

The materials consist of fire brick for three sides, a flat roof and a concrete slab. There will be no basement for the addition. The parking will remain the same. The landscaping is existing.

A motion was made by Jerry Merhar and seconded by Chuck Cox to approve the site plan and elevations plan for a 1,000 sq. ft. addition.

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

Motion **CARRIED** **APPROVED**

There being no further business the special meeting closed at 5:30 p.m.

Robert Irvine, Chairman

Betty A. Nardelli, Secretary