

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
AUGUST 9, 2012
MINUTES**

PRESENT: B. Fiala; G. Merhar; C. Cox; Ken Kary; B. Irvine,
Chairman

ABSENT: No one

OTHERS: Janice Lipscomb, Econ. Dev. Mgr.; Chris Wood, Ward 1
Councilman; Greg Patt, Board of Zoning Appeals mbr.;
Betty A. Nardelli, Secretary

Chairman Robert Irvine called the regular meeting to order at
7:02 p.m.

OLD BUSINESS

NONE

MINUTES

July 26, 2012

The minutes of July 26, 2012 were approved as written.

NEW BUSINESS

B.R. KNEZ CONSTR., INC.
38103 Euclid Ave.
(B.R. Knez)

**Site/elev. plans
(12) 3-story
stand-alone
Brownstone condos /
Retail/resid. use
D-B dist.**

Bo Knez, developer, represented this proposal for twelve 3-story brownstone buildings for 18 residents and 12 commercial uses. The rectangular foot print is 22' X 56' in response to Chairman Irvine's question. There will be iron or aluminum fences between buildings with a solid gate. The driveway on Sharp Ave. will be used for one-way entry. The driveway on Clark Ave. will be used for one-way exit. There are 48 parking spaces plus one handi-cap. There is a 5' wide sidewalk on the north end.

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Mr. Knez said that all the buildings will have 400 sq. ft. retail on the first floor. Units #1, #5, #12, #8, #6 and #7 are single residents for one-family occupancy with attached garages on all the buildings plus additional parking at the rear of the units. The intermediate buildings are 2-family and each will have 1-car garages. The 2,400 sq. ft. end units have 2-stories of family occupancy on floors two and three. These units are 1,200 sq. ft. each.

The driveways are stamped concrete. The sidewalk from the driveway going east to the building is stamped concrete. There are separate corridors for the residents and for the commercial. There will be a private entrance from the front and from the garage. There is one set of steps and they split off to the units. The elevator is optional. Mr. Knez said that he didn't want the garages facing the street. The garages face the parking lot.

Mr. Knez said the deed restrictions will dictate what businesses are allowed. Mr. Knez said that this development is not a for-rent establishment in response to Chuck Cox's question. It is strictly purchase. Mr. Knez said that the commercial use will be clean and professional which will be boutiques, personal outfits, law firms and CPA firms. Mr. Knez doesn't want any smells which means no restaurants, no bars and no noise. Deed restrictions will dictate where to park. Parking can be in the driveway or on the road.

Mr. Knez said he doesn't plan on being the manager in response to Chairman Irvine's question. He will stay until a percentage of units are filled. Mr. Kary wants 80% of the units filled. Mr. Knez said when they have 80% occupancy he will turn the development over to an association. Mr. Knez said that 80% occupancy is 24 units. The association is for both residential and commercial. Mr. Knez said that there will be no fee to the association if the owner is commercial.

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Mr. Knez said that storm water management is underground storage in response to Chairman Irvine's question using an oversize pipe. Mr. Goldman, the Architect, explained the function of the underground storage. Mr. Knez said yes in response to Chairman Irvine's statement saying that this is similar to a wet retention basin. It's full until it evaporates. If it's full it doesn't provide any storage Mr. Goldman said in response to Chairman Irvine's question.

Mr. Knez said there will be landscaping between the buildings along with concrete walks. There will be grass along the perimeter. The landscape planting list is included on the landscape plan.

Mr. Knez said the construction will be in phases in response to Bob Fiala's question. The phases will start on Euclid Ave. first with buildings #1 through building #5. The next phase is building #12 thru building #8. The last phase is at building #6 and building #7.

Chairman Irvine said he wants the approval based on deed restrictions, the language and the storm water management review by the City Engineer. The bylaws are to be reviewed by the Law Department and then returned to Planning Commission for their approval.

The materials are Autumn limestone, Pennsylvania limestone, black shingles, vinyl lap siding, vinyl shake siding, vinyl scallop siding, stone veneer, photo cell lights that turn on at night, vinyl clad windows, Aztec fascia trim, vinyl shutters, Aztec window and door trim, aluminum balcony railing and steel or aluminum fences with gate.

A motion was made by Bob Fiala and seconded by Jerry Merhar to approve the site plan and elevations plan for twelve 3-story brownstone condos with the following contingencies:
(1) the Law Department reviews the deed restrictions and

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by-laws subsequent to them being brought back to Planning Commission for their review and approval; (2) a performance bond is established for the project; (3) the City Engineer reviews the storm water management.

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

Motion Carried: APPROVED

Jerry Merhar left at 8:15 p.m.

ADDENDUM

DISCUSSION

B.R. KNEZ	P.P.#27B-57-3	Resid. Devel.-
(Bo Knez)	Lakeshore Blvd.	3.79 acres on Vacant parcel/ LG zone dist. (lakeshore gateway)

Bo Knez of B.R. Knez Construction, Inc. represented this discussion for 33 units for triplex buildings leaving 22' for the roadway and a 20' rear yard. Mr. Knez said this development will be multi-family fee simple. Mr. Knez said the units start at 1,050 sq. ft. going up to 2,600 sq. ft. All the units are available with first floor master bedrooms. The units also have bedrooms upstairs. There will be on-site parking and 2-car garages for each unit. Mr. Knez said he has this kind of development in Willowick. Mr. Knez said that presently there is existing single family in the area.

Chris Woodin, Ward 1 Councilman, said that if you're looking for density this development will do it. The location is there. Mr. Woodin said that the residents there are upset about the loss of business in that area. Mr. Woodin said that what Mr. Knez is

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proposing is in line for what we are looking for. The density increase in the north end will help create new business. Mr. Woodin said that the first floor will be retail, and the second and third floors will be living area. Chairman Irvine said he thought the intent here was for retail when we discussed this code amendment. Janice Lipscomb said the intent is to allow residential in-fill. Chairman Irvine said that this area is the highest density we have.

Mr. Knez said that the people he talked to in that area had no children. Mr. Knez said that this area is a complete different clientele than down town Willoughby. The attraction to this development is a Willoughby address, affordability and the park across the street. Ed Figler, owner of this property, said there is a 25' easement there to get to the rear of this property. Chairman Irvine said that the first thing is to see how the plan stacks up to the current code. Chairman Irvine wants Richard Smith, Chief Building and Zoning Inspector, to look at the site plan before the Planning Commission makes any judgments on the underline code.

Chairman Irvine suggested leaving this discussion on the table for further discussion. Mr. Knez said he would like to talk to Mr. Smith first.

No action was taken on this discussion.

There being no further business the regular meeting closed at 8:30 p.m.

Robert Irvine, Chairman

Betty A. Nardelli, Secretary