

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MAY 26, 2011
REGULAR MEETING
MINUTES**

PRESENT: R. Hart; B. Fiala; C. Cox, G. Merhar, Vice Chairman
ABSENT: B. Irvine, Chairman
OTHERS: Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.;
Chris Woodin, Ward 1 Councilman; Betty A. Nardelli,
Secretary

Vice Chairman Gerald Merhar Irvine called the regular meeting to order at 7:07 p.m.

MINUTES

April 14, 2011

A motion was made by Rick Hart and seconded by Bob Fiala to approve the minutes of April 14, 2011 as written.

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

Motion **CARRIED** **APPROVED**

OLD BUSINESS

NONE

NEW BUSINESS

EAGLE PROTECTIVE SERVICES
(Stephen Tryon)

4429 Hamann Pkwy
Front Unit

CUP
I/D O/D strge of fleet vehicles used
In oper of prin. Use
C.O. 1145.03(c)(3)B
L-I dist.

A public hearing was held earlier this evening. Stephen Tryon represented this conditional Use Permit application. Mr. Tryon said that his company provides security for different companies in this area and in Euclid. His employees are certified with the State and are usually off duty policemen. The security officers do not carry fire arms. There are six employees in the office. There are six

**Planning Commission
Regular Meeting minutes
May 26, 2011
Page 2**

additional employees cars. There are two rows of parking spaces along the side of the building.

The conditions stated are:

The hours of operation are 24 hours a day seven days a week.
The dumpster is outside and must be screened.
A maximum of eight cars stay parked on the property.
Six additional employees cars will be parked on the property.

A motion was made by Chuck Cox and seconded by Rick Hart to approve this conditional use permit with the conditions stated this evening.

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

Motion **CARRIED** **APPROVED**

ARBOR RIDGE SUB.
(Jim Pegararo)

P.P.#27B-53D-4
Tamarac Blvd.

**Final plat /
Improve. Plans
73 S/F lots
17.2 acres
RMF-LR / CO dist
Using R-50 regs.**

Frank Churba of Land Design Consultants and Mario DiPadova of Tamarac Apartments II LLC represented this final plat and improvement plans. Mr. Chorba said that the elevation was dropped 2' in the upper left hand corner of the plans near the Cross Creek Village development. Mr. DiPadova said that the original grade on the property is gone. They can only develop what is there which is flat land.

Mr. DiPadova said that this project was approved when the 300 apartment building was approved four years ago. The top soil there was stripped from the area. There was 1 to 1 ½ feet of top soil there. 80% has been removed. The rest will be removed when there is a break in the weather. Mr. DiPadova said that he has an approval letter from when the condos were done. The entire site was done at the same time.

Mr. DiPadova said that a REPA wetlands study was done when Cross Creek was done 4 to 5 years ago. Mr. Sayles said that a wetlands study is good for five years. Mr. Sayles said that a permit or

**Planning Commission
Regular Meeting minutes
May 26, 2011
Page 3**

letter is needed certifying that a wetlands study was done and meets all federal environment and state department issues.

Chris Woodin said that the biggest issue is potential water. Mr. Sayles said they are installing a drainage system that will reduce the amount of water. There will be rear yard drains. A retention basin will be installed on the north end by the apartments which will be maintained by the home owners association.

Mr. DiPadova said he wants final plat approval for the entire development and not in phases.

Mr. Sayles has not completed his review of the final plat and improvement plans. Mr. Chorba said that he will try to get the revised plans back by the end of next week for Mr. Sayles review.

A motion was made by Rick Hart and seconded by Chuck Cox to table the final plat and improvement plans.

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

Motion **CARRIED** **TABLED**

ADDENDUM

ADDITIONAL NEW BUSINESS

PLANNING COMMISSION
(Janice Lipscomb)

**Sunset Park/
Osborne Park -
Sched. Work session**
W/Council & Public
For 6/16/11 @ 6:00 p.m.

After much discussion the members want to schedule a work session on a regular Planning Commission meeting night. Janice wasn't present this evening so she will have to let Planning Commission know what night is good for her for a work session.

A motion was made by Bob Fiala and seconded by Rick Hart to table this work session meeting scheduling.

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

Planning Commission
Regular Meeting minutes
May 26, 2011
Page 4

Motion **CARRIED** **TABLED**

There being no further business the public hearing closed at 8:00 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary