PLANNING COMMISSION
CITY OF WILLOUGHBY
JULY 7, 2011
SPECIAL MEETING
MINUTES

PRESENT: B. Fiala; G. Merhar; C. Cox; B. Irvine, Chairman
ABSENT: R. Hart
OTHERS: Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.; John Neeley, Mario DiPadova; Betty A. Nardelli, Secretary

Chairman Robert Irvine called the special meeting to order at 6:04 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: B. Fiala; G. Merhar; C. Cox; B. Irvine
Nays: None
Absent: R. Hart

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

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 Chorba of Land Design Consultants represented this final plat and improvement plans. Mr. Chorba said there were no changes since the last meeting but they were waiting for the wetlands report and storm water management agreement which were forwarded to the City Engineer for his review. They were also waiting for the covenant restrictions. Mr. Chorba said he requested this special meeting for approval so they can get on the July 12, 2011 Council agenda for final plat approval.

Jim Sayles, City Engineer, said he has the wetlands report which was submitted this evening. Mr. Sayles said there are no wetlands on the site. Mr. Sayles said that he also has the previous wetlands report which has expired. Mr. Sayles said that the Law Department reviewed the plat and there was some wording on the plat that was

modified but it is not for Planning Commission's review or approval. That is for the Law Department's approval. Mr. Sayles said that he recommends that Planning Commission approve the final plat and improvement plans. Mr. Sayles requested that Mr. Chorba submit the current set of plans for approval which he has done so this evening. Included in the submittal are: Final Plat Phase 1A for S/L 1 thru S/L 13; Final Plat Phase 1B for S/L 14 thru S/L 44; Final Plat Phase 2 for S/L 45 thru S/L 73 and the improvement plans for the entire subdivision. Mr. Sayles said that if there are any changes to any of the final plat phases, the plat phase with the change(s) will be null and void and would have to be resubmitted for Planning Commission approval.

Being no further discussion Chairman Irvine requested a motion.

A motion was made by Jerry Merhar and seconded by Bob Fiala to approve the final plat(s) and improvement plans based on the plans submitted this evening.

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

Motion **CARRIED** **APPROVED**

There being no further business the regular meeting closed at 6:10 p.m.

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Robert Irvine, Chairman Betty A. Nardelli, Secretary