

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
AUGUST 27, 2009  
REGULAR MEETING  
MINUTES**

**PRESENT:** B. Fiala; G. Merhar; B. Irvine, Chairman  
**ABSENT:** R. Hart; C. Cox  
**OTHERS:** Mike Lucas, Ass't. Law Director; Janice Lipscomb, Econ. Devel. Mgr.; Richard Smith, Chief Bldg. & Zoning Inspector; Jerry Ranally, Ward 3 Councilman; Bob Carr, Ward 4 Councilman; Betty A. Nardelli, Secretary

Chairman Robert Irvine called the regular meeting to order at 6:58 p.m.

**MINUTES**

**July 23, 2009**

The minutes of July 23, 2009 were approved as written.

**OLD BUSINESS**

NONE

**NEW BUSINESS**

NONE

**DISCUSSION**

**THE CHAGRIN RIVER WALK**  
(John Spear)

P.P.#27B-37A-6  
P.P.#27B-37A-7  
Mentor Ave.

**Discuss. - devel.  
Mixed use**

Resid. - 181,000 S.F.  
Office - 60,000 S.F.  
Retail - 33,000 S.F.

**Discuss. - rezoning  
Asstd Lvg - 72,000 S.F.  
D-B dist.**

Chip Marous, Mike Marous and John Spear of the Vintage Development Group represented this mixed use development plan for 181,000 sq. ft. for Residential use on 13.75 acres, 33,000 sq. ft. for retail use and 60,000 sq. ft. for office use on 4.3 acres and for 72,000 sq. ft. for assisted living use on 3.3 acres. The entire cost of the project is \$45 million. Market studies were conducted for each use.

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Bob Fiala commented that 100,000 sq. ft. of retail was given up from the previous plan in exchange for 72,000 sq. ft. for assisted living. Mr. Fiala said this is fine with him because assisted living has less of an impact on the City.

Chip Marous stated that the assisted living facility proposed for the eastern portion of the site which includes kitchenettes will be owned by them but managed by a local company. The assisted living facility will have 83 beds but the demand is for 250 beds. There is no room on the site for any additions to this facility. Mr. Marous said that the assisted living facility will be financed by HUD.

Bob Fiala said that the biggest issue for senior housing is that it is not permitted in the Down Town Business district of which this parcel is zoned as. An application for an amendment to the zoning code would have to be made. Mike Lucas commented that assisted living would then be available in all the Down Town Business districts. Chairman Irvine said that assisted living would then be available on the second floor of the retail shops in the Down Town Business districts. Richard Smith said that the development plan reflects 3.3 acres for assisted living use therefore a 3.3 acre land mass size is needed to go along with the Down Town Business zoning. Willoughby does not have a land mass that size in any of the Down Town Business districts. Mr. Smith said this should be a text amendment and not a rezoning amendment.

Chip Marous said that the market study that was done for the residential use reflects that there has not been any new apartment buildings for 20 years. There also has not been any new multi-family buildings built in Lake County. The Pineridge Apartments were the latest apartment buildings built in Willoughby and the building behind Home Depot in Mentor was the latest project built in Mentor. The residential area proposed for the western side of the site will have two bedroom units in 75% of the residential buildings and one bedroom units in 25% of the residential buildings. The rent will be between \$750.00 and \$1,200.00 a month.

The retail and office area is located in the center of the site. Chip Marous said that there will not be access at the rear of this development as was on the previous plan. This allows to push the buildings further back on the site. Mr. Marous said that the Marous company is moving their office to this site. Retail use will be on the first floors of the office buildings for restaurants, convenience stores, coffee shops and banks. Mr. Marous said there will be some out buildings located near the front of the property for fast food, coffee shops and banks. Office use will be on the

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second, third and fourth floors for attorneys, insurance, medical, CPA's, general contractors and investment firms.

Bob Fiala said that it is incumbent on the City of Willoughby to develop a link between this development and the downtown area. The pedestrian walk over the Chagrin River bridge should be improved. Jerry Merhar said that Glenn Ave. should also be improved to tie in for the "Magic Mile".

Chairman Irvine commented on the "barracks look" of the residential buildings. Mr. Marous said that they tried different positions for the buildings because of the slope of the land. They sacrificed 30 units for this layout. The best they can do are 24 unit buildings. One third of the residential section is covered garages.

Mr. Marous said that the buildings will be masonry with hip roofs. The driveway will line up with Andrews/Osborn's School's driveway. There will be three driveways: one on the west side, one in the middle and one on the east side of the site.

Mr. Marous said that the time line to begin construction on this site is: The assisted living in the Spring of 2010, next the Marous office and residential area and then the office and retail in the fall of 2010.

Mike Lucas said that a definition for assisted living is needed. Next we need to work on the text of the code. Then we need to decide on how the application should be submitted. A development plan can be submitted at the same time as the text change or rezoning request.

No action was taken on this development plan because it was for discussion only.

There being no further business the regular meeting closed at 8:00 p.m.

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Robert Irvine, Chairman

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Betty A. Nardelli, Secretary

