

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JANUARY 12, 2017
REGULAR MEETING
MINUTES**

PRESENT: C. Cox; K. Kary; R. Fiala; G. Patt, Vice Chairman
ABSENT: G. Merhar, Chairman
OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engineer
Darryl Keller; Chief Bldg. & Zoning Official; Vicki Grinstead, Secretary

Vice Chairman Patt called the regular meeting to order at 7:00 p.m.

MINUTES-7:10 p.m.

Regular Meeting Minutes

December 8, 2016

Mr. Cox moved to accept the minutes of December 8, 2016 as submitted and Mr. Fiala seconded.

ROLL CALL: Yeas: Mr. Cox; Mr. Fiala; Mr. Kary; Mr. Patt, Vice Chairman
 Absent: Mr. Merhar
 Nays: None

Motion Carried: APPROVED

Public Hearing Meeting Minutes

December 8, 2016

Mr. Cox moved to accept the minutes of December 8, 2016 as submitted and Mr. Kary seconded.

ROLL CALL: Yeas: Mr. Fiala; Mr. Cox; Mr. Kary; Mr. Patt, Vice Chairman
 Absent: Mr. Merhar
 Nays: None

Motion Carried: APPROVED

OLD BUSINESS-Opened 7:00 p.m.

Fraden Holdings (Adam Wujnovich, Mark Katcher)

Preliminary Plans

Mr. Adam Wujnovich requested that the Fraden Holdings proposal to be permanently tabled.

**Planning Commission
City of Willoughby
Regular Meeting Minutes
January 12, 2016**

Mr. Kary moved to permanently table Fraden Holdings preliminary plan application and Mr. Cox seconded.

ROLL CALL: Yeas: Mr. Kary; Mr. Fiala; Mr. Cox; Mr. Patt, Vice Chairman;
 Absent: Mr. Merhar
 Nays: None

Motion Carried: Permanently Tabled

Vista Springs
SOM Center Rd.
(Brian Osborne-Parkstone Development Partners)

Zoning Code Text Amendments

Mr. Bill Brooks requested that the Vista Springs application for Zoning Code Text Amendment Change and Lot Split be permanently tabled.

Mr. Kary moved to permanently table Vista Springs Zoning Code Text Amendment change application and Mr. Cox seconded.

ROLL CALL: Yeas: Mr. Cox; Mr. Fiala; Mr. Kary; Mr. Patt, Vice Chairman;
 Absent: Mr. Merhar
 Nays: None

Motion Carried: Permanently Tabled

Vista Springs
SOM Center Rd.
(Brian Osborne-Parkstone Development Partners)

Lot Split

Mr. Kary moved to permanently table the Lot Split application and Mr. Cox seconded.

ROLL CALL: Yeas: Mr. Cox; Mr. Fiala; Mr. Kary; Mr. Patt, Vice Chairman;
 Absent: Mr. Merhar
 Nays: None

Motion Carried: Permanently Tabled

**Planning Commission
City of Willoughby
Regular Meeting Minutes
January 12, 2016**

Mr. Garrett stated the proposed complex will be a 73-unit market rate, 4-story apartment complex and is roughly 81,000 square feet. The exterior façade will consist of cultured stone and a composite panel fiber cement and vinyl siding. The main rear façade, which faces the ravine will be only vinyl siding. The roof will have asphalt shingles. This is now open market instead of the original plan with the assisted living. Mr. Marous explained the large renderings in detail to the board. The vinyl siding will be a beige color. The setback for the new apartment building from Mentor Avenue will be 40 feet. Mr. Kary visited the original apartment site and took some photographs. He was disappointed to see the balconies on the apartments have raw timber underneath each balcony. The raw timber is making the white siding dirty and cheapens the look of the apartment complex. He hopes the new development will not be built the same way. Mr. Marous stated it was the same. Mr. Kary suggests putting a soffit on the underside of the balconies. Mr. Fiala stated this is a radical change from the original Development Plan. It has gone from a 2-story assisted living facility to a 4-story market rate apartment. The other apartment buildings are 3-stories and they want to build a 4-story building across the street from single story buildings and will have the parking right against the street. His concern is that there will be market rate apartments next to one story retail shops and feels there is no sense of scale to this project. Mr. Marous stated the reason the assisted living facility is no longer on the plan was due to the company being unable to obtain financing. Mr. Fiala would like to look at this plan as a whole. Mr. Germano agreed and stated this was a substantial deviation from the original master plan that was submitted and approved. He believes there should be a whole new Development Plan resubmitted to the city. There was some discussion on the Zoning Code requirements. Mr. Kary asked what Phase I, II, and III were originally. Mr. Marous stated Phase I was the original apartments that are already built, Phase II was going to be the assisted living, and Phase III was the office building and retail shops. Mr. Kary feels they are not seeing what was originally proposed on this rendering presented this evening. There was discussion about the office building and they reduced the square footage by removing a floor. Mr. Germano stated the major thing was the original Master Development Plan was approved and now with the changes the agenda should state this is a Change of the Master Plan and these new plans should be submitted to the Board for approval. They need to amend the Master Development Plan of the project to incorporate all of the changes presented this evening. The Board originally approved the original plan and not the changes presented tonight. There was more discussion about the assisted living, the office building and the calculation of the number of parking spaces on the original Development Plan. There was also discussion on the original apartment complex and the expiration date of the Master Plan being extended. Mr. Germano stated they need the Amended Master Plan to show the new proposed buildings, and removal of the assisted living facility. They need a rendering of the complex as a whole. Mr. Garrett stated the office building has not changed. Mr. Fiala stated it has because a whole floor, which is 25,000 square feet, was removed out of a 75,000 square foot building and is a significant alteration. They will also have to resubmit another EAS for the amended proposal. Mr. Kary feels that the proposed new building does not even seem like part of the entire composition. The original overall presentation was approved and was unified and worked well together and

**Planning Commission
City of Willoughby
Regular Meeting Minutes
January 12, 2016**

each section complemented the other. The current proposal does not work with the building off to the side with cars in the front. Mr. Fiala suggested that they come back and explain the plan from 2009 to where the project is now. Mr. Patt would like to see the difference in the parking from where the assisted living was to be built. He would also like to see an elevation drawing from one building to another. There was some discussion on the parking situation. Mr. Sayles stated there should be a traffic study submitted because of the increase in volume because of the comments by Willoughby Fine Arts and Andrews Osborne School. There was more discussion on the design elements of the project. Mr. Patt gave an overall summary of what the Board would like to see improvement on. The relationship of the visual scale between the buildings, the proximity of being close to the street as well as all of the appearance of the parking, the underside of the balcony decks being unfinished, and the access of the driveways that were commented on by Willoughby Fine Arts and Andrews Osborne School. Mr. Germano stated Vintage Development Group needs to resubmit revised plans to the Planning Commission.

Mr. Cox moved to table the Development Plan for Vintage Development for Chagrin Riverwalk until they resubmit a revised Development Plan and Mr. Kary seconded.

ROLL CALL: Yeas: Mr. Kary; Mr. Cox; Mr. Fiala; Mr. Patt, Vice Chairman
 Absent: Mr. Merhar
 Nays: None

Motion Carried: TABLED

Ace Willoughby, LLC
4850 E. 355th St.
(Mr. Lance Osborne)

**Development Plan, EAS
Storage Space Addition**

Mr. Lance Osborne, 7670 Tyler Blvd., Mentor, Ohio is representing Ace Willoughby, LLC. Mr. Osborne gives some background on the property and explains where the addition will be built on the rendering. One of the challenges is they do not have 10 x 10 units. They currently have 5 x 10 units and they can do two 5 x 10 units together. The motivation of the plan is to add 10 x 10 units to the facility. He explains the layout of the units. The materials they will be using will be tan half high split face masonry on the whole building. There was discussion on where the building will be built and where the drive ends. The new addition will have a pitched roof. The overall scheme is royal blue. The awnings and garage doors are royal blue and the steel roof will be a similar royal blue color. The existing facility has a flat roof and they would like to enhance the appearance by doing the pitched roof on the new building. Mr. Osborne stated his neighboring businesses are in support of this addition and refers to the letters that are on record. Mr. Kary wondered if they were any landscaping concerns or parking with this facility. Mr. Keller stated the landscaping is an

**Planning Commission
City of Willoughby
Regular Meeting Minutes
January 12, 2016**

item they will need to seek a variance for. The landscape area is twenty percent and is not sufficient. Parking will also require a variance with the Board of Zoning Appeals (BZA). Mr. Osborne explains they will not be eliminating any landscaping, it is currently asphalt. They will also speak with the City to see if the current area they have can be considered as parking before the BZA meeting. Mr. Fiala stated he does not have an issue with the parking, but would like to see landscaping along the street side for aesthetic purposes and Mr. Osborne agreed. There was more discussion on landscaping.

Mr. Fiala moved to accept the site plan as submitted for the Ace Willoughby, LLC agent for E-Z Storage, 4850 E. 355th St., Willoughby, Ohio with the stipulations that additional landscaping be installed along E. 355th and recommend to the Board of Zoning Appeals as part of their review process that it be included as well and Mr. Kary seconded.

ROLL CALL: Yeas: Mr. Fiala; Mr. Cox; Mr. Kary; Mr. Patt, Vice Chairman
 Absent: Mr. Merhar
 Nays: None

Motion Carried: APPROVED

Liberty Development Company
37641 and 37649 Euclid Ave
(Dru Siley, Vice President – Development)

Discussion of Development Plan

Mr. Dru Siley, 28045 Ranney Parkway, Westlake, Ohio is representing Liberty Development Company. Mr. Siley presented renderings of a concept proposal for twenty townhome units 37641 and 37649 Euclid Ave. to the Board. This will be a gateway into the downtown district. Mr. Siley gave some background about this company. He presented renderings of a similar project that is currently underway in Lakewood, Ohio and is called McKinley Place. He explains the renderings of McKinley Place to the Board. The townhomes will be owned and not rentals. The Willoughby project will probably be more brick and siding for the townhomes. They have rooftop decks for private space. On the plans provided to the Board there is a 40 foot front setback, so there is a fairly substantial front yard. They would only use approximately 60% of the site for development and are leaving a green balance for the remainder of the site, not only to manage storm water, but to create a buffer and outdoor space for the residents. The Lakewood units are in the \$300,000 selling range and would be approximately the same for this project. There is primary access off of Euclid Avenue and also an access easement on the Willo Hill property that serves the house that is behind the two houses that are on this site. There are currently in negotiations with the homeowners. They would like this easement for trash purposes and fire department access. If they cannot come to an agreement on the easement they would do a cul-de-sac at the end and would confer with the Fire department. These townhomes would be fee simple (a permanent and absolute tenure of an estate in land

**Planning Commission
City of Willoughby
Regular Meeting Minutes
January 12, 2016**

with freedom to dispose of it at will, especially in full fee simple absolute a freehold tenure, which is the main type of land ownership). Mr. Fiala advises that if this is a private drive that they advise the homeowners that the city will not snow plow or pick up their trash; that it will be handled by the Homeowners Association and Mr. Siley agreed. Mr. Patt stated he noticed only four guest parking spaces and Mr. Siley said they are still working on that part of the plan. There will be either twelve traditional townhouses with three stories and the balance would be eight master units or six traditional townhouses and fourteen first floor masters. The frontage would look the same, two groups of three story buildings. The first floor master provides more guest parking and has two driveway spaces. Each unit in the plan has two garage spaces. They would like to keep as many of the trees as possible on the site. There was discussion about the grade of the property. Mr. Patt made the suggestion of moving the front setback further back than 40 feet. There was some discussion on the setbacks in the immediate neighborhood and the materials that would be used on the project. There are two homes on the site that that will need to be taken down before the project can proceed and the developer would need to obtain permission to do so.

Planning Commission


**Election- 2017
Chairman and Vice Chairman**

Mr. Kary moved to table the Election of Chairman and Vice Chairman until next the meeting of January 26, 2017 and Mr. Fiala seconded.

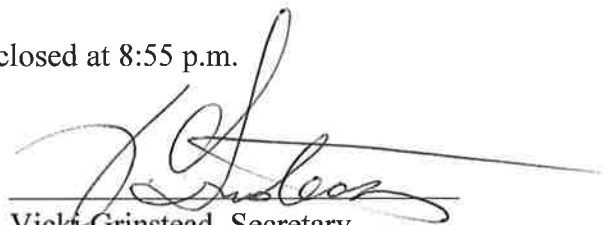
ROLL CALL: Yeas: Mr. Cox; Mr. Fiala; Mr. Kary; Mr. Patt, Vice Chairman
 Absent: Mr. Merhar
 Nays: None

Motion Carried: TABLED

There being no further business the regular meeting closed at 8:55 p.m.



Greg Patt, Vice Chairman



Vicki Grinstead, Secretary