

**PLANNING COMMISSION
CITY OF WILLOUGHBY
NOVEMBER 9, 2017
REGULAR MEETING
MINUTES**

PRESENT: C. Cox; Wade Mitchell; R. Fiala; K. Kary; G. Merhar, Chairman
ABSENT: None
OTHERS: Darryl Keller, Chief Bldg. & Zoning Official; Mike Germano, Asst. Law Director;
Jim Sayles, City Engineer; Vicki Grinstead, Secretary

Chairman Merhar called the regular meeting to order at 7:22 p.m.

MINUTES

Regular Meeting Minutes

October 26, 2017

Mr. Mitchell moved to approve the Regular Meeting Minutes for October 26, 2017 as submitted and Mr. Kary seconded.

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| ROLL CALL: | Yeas: | Mr. Mitchell; Mr. Kary; Mr. Cox |
| | Absent: | Mr. Fiala |
| | Nays: | None |
| | Abstain: | Chairman Merhar |

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Former Willoughby Career Academy

Re-Zoning Four Parcels

(PPN# 27A-029-001 from retail business
and multi-family low rise to downtown business)

(PPN# 27A-026D-032 from multi-family low rise to downtown business)

(PPN# 27A-029-003 from retail business to downtown business)

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(PPN#27A-029-002 from retail business to downtown business)

Mr. Cox moved to approve the rezoning of PPN# 27A-029-001 from retail business and multi-family low rise to downtown business as submitted and Mr. Mitchell seconded.

ROLL CALL: Yeas: Mr. Kary; Mr. Cox; Mr. Mitchell; Chairman Merhar
 Absent: Mr. Fiala
 Nays: None

Motion Carried: APPROVED

Mr. Mitchell moved to amend the previous motion for the reclassification (rezoning) of PPN# 27A-029-001 from retail business and multi-family low rise to downtown business, to include Sub-District D-2, and Mr. Kary seconded.

ROLL CALL: Yeas: Mr. Mitchell; Mr. Kary; Mr. Cox; Chairman Merhar
 Absent: Mr. Fiala
 Nays: None

Motion Carried: APPROVED

Mr. Mitchell moved to approve the reclassification (rezoning) of PPN# 27A-026D-032 from multi-family low rise to downtown business; Sub-District D-2 and Mr. Kary seconded.

ROLL CALL: Yeas: Mr. Kary; Mr. Cox; Mr. Mitchell; Chairman Merhar
 Absent: Mr. Fiala
 Nays: None

Motion Carried: APPROVED

Mr. Mitchell moved to approve the reclassification (rezoning) of PPN# 27A-029-003 from retail business to downtown business; Sub-District D-2 and Mr. Kary seconded.

ROLL CALL: Yeas: Mr. Cox; Mr. Mitchell; Mr. Kary; Chairman Merhar
 Absent: Mr. Fiala
 Nays: None

Motion Carried: APPROVED

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Mr. Cox moved to approve the reclassification (rezoning) of PPN#27A-029-002 from retail business to downtown business; Sub-District D-2 and Mr. Kary seconded.

ROLL CALL: Yeas: Mr. Mitchell; Mr. Kary; Mr. Cox; Chairman Merhar
 Absent: Mr. Fiala
 Nays: None

Motion Carried: APPROVED

Ian Lewis (Little Scholars, Inc.)
1125 Lost Nation Rd.

**Conditional Use Permit/
Child Care Facility**

Mr. Lewis, President of Little Scholars, Inc., 1125 Lost Nation Rd. is representing his application.

Mr. Lewis stated he operates a child care facility for children ages 5-12 that attend the Willoughby-Eastlake school district. They will provide before and after school care and transportation if needed. He gave some background on additional services they provide for the children.

Chairman Merhar explained the Conditional Use Permit procedure . He explained that Mr. Lewis should give the maximum hours he will be operating and if he goes outside those hours he will need to come back before the board to amend his CUP. Mr. Lewis stated his hours of operation will be Monday through Friday from 5:30 a.m. until 7:00 p.m.

Chairman Merhar asked Mr. Lewis about his dumpster. Mr. Lewis explained that there is a one yard dumpster that they would like to enclose. Chairman Merhar explained that it is required by city ordinance. They are generally board-on-board. Mr. Lewis agreed to fence the dumpster.

Mr. Kary asked if there will be any issues with parking. Mr. Lewis stated the employee's park on the side of the building and parents would utilize the front spaces for pick up and dropping off of their children. He stated parking has never been an issue.

Mr. Kary asked if Mr. Lewis would consider some type of landscaping to spruce up the look of the building. Mr. Lewis stated he had already spoken to his landscaper that handles his other properties and they are looking at options to add some landscaping. They have planters in front of the building that may be utilized as well. There is a playground in the back that is currently fenced in with swing sets with a stone fall surface. There was more discussion on adding landscaping.

Mr. Kary moved to approve the Conditional Use Permit for the Little Scholars child care facility at 1125 Lost Nation Road as submitted with the hours of operation from 5:30 a.m. until 7:00 p.m., Monday through Friday and the dumpster on site is to be enclosed and Mr. Mitchell seconded.

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ROLL CALL: Yeas: Mr. Cox; Mr. Mitchell; Mr. Kary; Chairman Merhar
 Absent: Mr. Fiala
 Nays: None

Motion Carried: APPROVED

Mr. Fiala arrived after public hearing at 7:39 p.m.

Fitness Group Investments, LLC
5880 SOM Center Rd. (Khoury Bldg.)
(Rep.-Mr. Sam Khouri, Bldg. Owner /
Mr. Greg Dietz, Star, Inc.)

**Development Plan/EAS-Proposed
new 4-tenant retail strip center
w/drive thru**

Mr. Sam Khouri of Fitness Group Investments, LLC, 32725 Albion Dr., Avon Lake, OH 44012. They would like to develop a prominent corner in Willoughby off of I-90. They will be demolishing the current building but keeping the existing footprint and will build a whole new building. Their purpose is to match the existing strip plaza (shows brick sample). They were before the BZA and received approval and have spoken to other committees and are making some changes per their suggestions. The building will have some pillars and a tower element to give it some depth.

Chairman Merhar stated he heard there was going to be a Starbucks in the plaza and Mr. Khouri stated yes. They will be able to self contain the traffic for the drive thru and adjust the traffic and keep it on the right side of the building. The drive thru will not be off of a public road. They shortened the patio on the original plan and have added landscaping along Halle Drive.

Mr. Greg Dietz from Star Builders, 49934 Graystone Dr., Amherst, OH is also representing this application. Mr. Dietz explained that originally there was a patio proposed on the north end of the building but has since been removed. This is how they made up some landscape area they were short per the BZA recommendations. The BZA stated they needed to come up with 16,210 s.f. of landscaped space and they now have 16,631 s.f.

Mr. Dietz stated from the EAS meeting there were comments in regard to storm water mitigation. They have added between 5-8% hard surfaces and are going to do a small bio-swale on north end which will take roof water into the city's storm sewers. The existing sanitary control manhole is currently located under the drive thru for Starbucks but will be relocated to the west into the landscape area for ease of accessibility.

The sidewalk in front of the proposed building will connect to the existing city sidewalk. The drive thru speaker for Starbucks will face directly south as not to impact the residents. The dumpster area on the west side of the building will be screened with masonry and the gates will be board-on-board wood. The ingress/egress of the proposed drive thru will have the directional signage and pavement markings and will help the consumers properly navigate the parking lot. The pole lighting in the main parking lot will remain the same. The lighting in the back at the building will not affect the adjacent residences.

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Mr. Kary asked about a previous issue with another business in that area in regard to maintenance issues being performed after hours that were causing noise concerns with the adjacent neighborhoods. Mr. Dietz stated the owners plan is to address this with each tenant specifically and some tenants may not even have any sort of maintenance requirements. Mr. Dietz stated he understands about the power washing of hood systems and it should not be performed at 3:00 a.m. He is aware that residents were concerned at the Council meeting. Mr. Fiala asked them to make sure they include that stipulation into their lease and Mr. Khouri stated they would include it.

Mr. Cox asked what the maximum amount of cars will be in the drive thru. Mr. Dietz stated he cannot predict how many cars will be in line, but they have met Starbucks expectations with 8-10 in the cue (shown in rendering). They do have the ability to stack more cars off of the main drive by the dumpsters and stay on their property (also showed Board on rendering).

Chairman Merhar stated semi-trucks making deliveries should not be left idling in the parking lot.

Mr. Cox asked if they have all of the tenant spaces filled and Mr. Khouri stated three out of four.

Mr. Fiala asked Mr. Keller if the proposed building meets all the parking requirements and Mr. Keller stated yes.

Mr. Fiala asked about the parking for the new building (in flag area). Mr. Khouri stated the entire strip plaza does have joint agreements to share the parking and right-of-ways.

Mr. Fiala moved to approve the Development Plan/EAS for Fitness Group Investments, 5880 SOM Center Rd., Willoughby, OH with the tenant leases to state no exterior maintenance to be performed after hours and Mr. Mitchell seconded.

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| ROLL CALL: | Yeas: | Mr. Mitchell; Mr. Kary; Mr. Fiala; Mr. Cox; Chairman Merhar |
| | Absent: | None |
| | Nays: | None |

Motion Carried: APPROVED

Smartland 1, LLC
PPN#27B-053-D-01-028-0
(Steven Gesis)

Lot split of 2.5857 acres

Mr. Steven Gesis, 67 Alpha Drive, Highland Hts., OH 44143 is representing Smartland 1, LLC.

Mr. Gesis stated they have one home on the existing lot and would like to split the lot to construct another single family residential home. He gave some background on the former plan with more homes, but has since decided against building that many homes.

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Mr. Fiala asked Mr. Sayles about storm water concerns and Mr. Sayles stated he had no concerns. Mr. Gesis stated the lot has 100' of frontage so they will be splitting it 50/50. He is unsure where the future home will be placed on the lot, but more than likely it will mirror where the current home is situated. Each lot will have approximately 1.25 acres. There was some discussion on the setbacks for the future home.

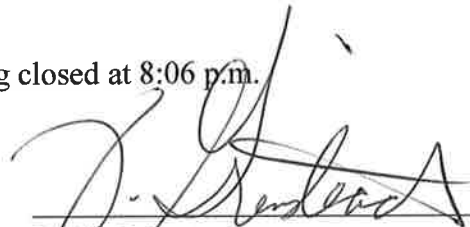
Mr. Kary moved to approve the lot split of 2.5857 for Smartland 1, LLC for PPN#27B-053-D-01-028-0 as submitted with the stipulation that the metes and bounds meet the approval of the city engineer and Mr. Mitchell seconded.

ROLL CALL: Yeas: Mr. Kary; Mr. Fiala; Mr. Cox; Mr. Mitchell; Chairman Merhar
 Absent: None
 Nays: None

Motion Carried: APPROVED

There being no further business the regular meeting closed at 8:06 p.m.


Gerald Merhar, Chairman


Vicki Grinstead, Secretary