

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JUNE 7, 2018
SPECIAL MEETING
MINUTES**

PRESENT: C. Cox; S. Norris; G. Merhar; K. Kary; M. Wildermuth, Chairman
ABSENT: None
OTHERS: Stephanie Landgraf, Asst. Law Director; Vicki Grinstead, Secretary

Chairman Wildermuth called the special meeting to order at 6:45 p.m.

OLD BUSINESS

Greenleaf Gardens, LLC
30841 Euclid Ave.
(Dave Neundorfer, CEO)
Oscar Hackett, CFO

Development Plan/EAS

This item remains tabled.

New Bank Building
4015 Erie St.
(Rep.- Jeffrey Deeds, Visconsi Companies, Ltd.)

Development Plan/EAS

Mr. Kary moved to untable the Old Business for the new bank building located at 4015 Erie St., Willoughby, OH and Mr. Merhar seconded.

ROLL CALL: Yeas: G. Merhar; K. Kary; Dr. Norris; Mr. Cox; M. Wildermuth, Chairman
 Absent: None
 Nays: None

Motion Carried: UNTABLED

OLD BUSINESS

New Bank Building
4015 Erie St.
(Rep.- Jeffrey Deeds, Visconsi Companies, Ltd.)

Development Plan/EAS

Mr. Jeffrey Deeds, Visconsi Companies, Ltd., 30050 Chagrin Blvd., Pepper Pike, OH is representing the application for the new bank building located at 4015 Erie St., Willoughby, OH.

Mr. Deeds thanked the Board for holding a special meeting. He stated they were tabled at the last meeting

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so they could make some changes to the exterior of the building; but there were no issues with the site plan. The bank, on their original plan, had signage on the corner of Erie St. and Mentor Ave. The city has asked the bank for an easement on that corner to allow for some artwork and landscaping that the city would maintain (this is shown on the hatched area on the plan). They currently do not have an agreement for the easement, but will negotiate in good faith as long the bank is able to determine a reasonable size for the artwork and improvements. In lieu of not having their sign on that corner, they would like two signs at each entrance of the bank.

Mr. Kary asked if the bank would be willing to replace the two existing light poles with the historic style light poles that are in the downtown area. Mr. Deeds stated he would commit to two historic light poles along the sidewalk, but not within the parking field due to federal regulations.

Mr. Deeds stated they came up with new renderings as a result of the work session last week. They have changed the water table to brick on the east side and around the entrance. They were also before the Design Review Board (DRB) last night and the DRB had requested they add more brick to the base under the coping on both the north and south elevations, which they have done (new renderings in record). The Planning Commission Board agreed and liked the addition of the brick. Mr. Deeds provided brick and siding samples for the Board to view.

There was some discussion on the south landscaping line. Mr. Deeds clarified that the red twig dogwood are shrubs that would have nice red twigs in the winter and would lend to the landscape once the leaves have fallen off.

Mr. Kary moved to approve the Development Plan/EAS for the new bank building located at 4015 Erie St., Willoughby, OH 44094 as submitted and Mr. Merhar seconded.

ROLL CALL: Yeas: K. Kary; Dr. Norris; Mr. Cox; G. Merhar; M. Wildermuth, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

NEW BUSINESS

None

MINUTES

Public Hearing Meeting Minutes

May 24, 2018

Mr. Merhar moved to approve the Public Hearing Meeting Minutes for May 24, 2018 as submitted and Mr. Kary seconded.

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ROLL CALL: Yeas: G. Merhar; Dr. Norris; Mr. Cox; K. Kary; M. Wildermuth, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

Regular Meeting Minutes


May 24, 2018

Mr. Merhar moved to approve the Regular Meeting Minutes for May 24, 2018 as submitted and Mr. Kary seconded.


ROLL CALL: Yeas: G. Merhar; Dr. Norris; Mr. Cox; K. Kary; M. Wildermuth, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

There being no further business the special meeting closed at 6:58 p.m.



M. Wildermuth, Chairman



Vicki Grinstead, Secretary