

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
JULY 12, 2018  
REGULAR MEETING  
MINUTES**

**PRESENT:** S. Norris; K. Kary; M. Wildermuth, Chairman  
**ABSENT:** G. Merhar; C. Cox; Darryl Keller, Chief Bldg. & Zoning Official  
**OTHERS:** Jim Sayles, City Engineer; Mike Germano, Asst. Law Director; Vicki Grinstead, Secretary

**Chairman Wildermuth called the regular meeting to order at 7:03 p.m.**

**MINUTES**

**Regular Meeting Minutes**

**June 28, 2018**

Mr. Kary moved to approve the Regular Meeting Minutes for June 28, 2018 as submitted and Dr. Norris seconded.

**ROLL CALL:**           Yeas:           K. Kary; S. Norris; M. Wildermuth, Chairman  
                              Absent:       G. Merhar; C. Cox  
                              Nays:         None

**Motion Carried:    APPROVED**

**OLD BUSINESS**

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

**Development Plan/EAS**

**This item remains tabled.**

**NEW BUSINESS**

**Residential 4-unit Development**  
6 Public Square  
(Rep.-Brett Dawson, Payne and Payne Builders)

**Development Plan/EAS**

The applicant asked to be tabled until the June 26, 2018 meeting.

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Dr. Norris moved to table the application for 6 Public Square, Willoughby, OH 44094 per the applicants request and Mr. Kary seconded.

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

**Motion Carried:    TABLED**

**Paulo Products**

**Development Plan/EAS**

4500 Hamann Pkwy.

(Rep.- Ray Delamotte Jr., Ray Delamotte, Jr. Architect LLC  
Scott Herzig, Engineering Manager, Paulo Products)

Mr. Ray Delamotte Jr. of Ray Delamotte, Jr. Architect LLC, 616 Mentor Ave., Painesville, OH and Scott Herzig, Engineering Manager of Paulo Products are representing Paulo Products.

Mr. Delamotte stated they will be expanding their heat treating facility and adding a 50,000 s.f. addition. They've purchased properties adjacent to them and currently have five properties which they have consolidated into one parcel. All of the buildings have been attached and are completely sprinklered. They have just purchased the former Chagrin Valley Steel Erectors site and this is where the new addition will be constructed.

Chairman Wildermuth stated he would like to discuss the parking situation and how that was handled at the Board of Zoning Appeals (BZA) last night. Mr. Delamotte stated he had updated his drawings after the BZA's comments last night and entered those into record (dated 7-12-18, 7:07 pm). Mr. Delamotte explained the aerial photos of the property that Paulo Products owns, including the property across the street at 4399 Hamann Parkway. He said the BZA granted a 20% variance for parking and landscaping.

Mr. Germano asked Mr. Delamotte how he came up with 51 parking spaces. He and the Law Dept. came up with 62.5 spaces which are necessary. Mr. Delamotte explained that he stated he was able to pick up additional parking across the street of 58 parking spaces that is currently undeveloped.

Mr. Kary asked since the property is not adjacent to the other properties can then utilize this property for parking. Mr. Germano stated yes but they would have to have an instrument of record and it would need to be recorded with the Lake County Recorder's office. It would have to be recorded as an easement indicating the designation of parking and including that the easement cannot be relinquished without the city's authorization. Mr. Delamotte stated some of that property was used in a previous application and Mr. Germano stated then it cannot be used again. Mr. Delamotte stated only a small portion was designated at the time. The existing parking is what was used in a previous application. The

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undeveloped land behind the building is what they would use for this application.

Chairman Wildermuth asked if the current building at 4399 Hamann Pkwy. would ever be used and expanded upon. Mr. Herzig stated the building is used for storage because it is not contiguous with the rest of the other buildings. They have no plans to expand this building because they are seeking more adjacent properties to expand their business. Mr. Delamotte stated there will only be 3 additional employees for the new addition.

Mr. Germano stated the minimum amount of parking spaces required is 62.5 and the previous plans show 32 spaces. They would need to land bank 30.5 spaces on the same parcel or provide a parking easement across the street. Mr. Delamotte stated with the redesign presented this evening they now have 51 instead of the 32 and a potential for 58 more spaces across the street. He stated they met all the other requirements requested by the BZA at the June 11, 2018 meeting.

Mr. Germano explained that 70% is the minimum that is allowed under C.O. 1161.06 which is calculated of 125 required spaces for the 50,000 s.f. addition and is 87.5 spaces. The 20% variance granted by BZA also comes off the original 125 required spaces (25 spaces). The 87.50 spaces minus the 25 (or 20% variance granted by BZA) leaves 62.5 spaces. The 62.5 spaces only applies to the single parcel for 4500 Hamann Pkwy. Mr. Delamotte is providing 51 of the 62.5 spaces required on the parcel with the new addition, which leaves 11.5 spaces needed; however, Mr. Delamotte included 3 of the 51 spaces across the street which cannot be counted. He would now need a total of 14.5 (or 15) total spaces for the easement for the property at 4399 Hamann Pkwy.; and would need a total of 48 on the property at 4500 Hamann Pkwy.

Chairman Wildermuth stated Mr. Delamotte does not have to commit all 58 spaces to the easement across the street, only what is required for this addition which is 14.5 or 15 spaces. Mr. Germano stated they would have to draft an easement of the plans for the Law Departments review which will have the parameters of the easement on that property. Mr. Sayles stated they would have to show where the storm water detention for those additional spaces are on the easement as well.

Mrs. Grinstead asked about the incorrect amount of spaces quoted in the motion that BZA made for this variance and Mr. Germano stated it can just be amended at the next meeting.

Chairman Wildermuth stated the Ingress/Egress Board did not have any issues with this project.

Dr. Norris asked were the storm water detention was located. Mr. Delamotte stated they are utilizing the smaller detention pond from the former Chagrin Valley Steel Erectors site and are constructing a larger detention pond in front of the new addition.

Dr. Norris moved to approve the Development Plan/EAS for Paulo Products, 4500 Hamann Pkwy., Willoughby, OH with the following conditions: there are a total of 62.5 parking spaces required for the parcel located at 4500 Hamann Pkwy. and that an easement shall be filed, after city review, allotting 15 additional parking spaces for the site at 4399 Hamann Pkwy. Also required is space for additional storm water detention on the easement. The Board finds that there is sufficient evidence that supports the reduced parking needs of the applicant in accordance with C.O. 1161.06 and Mr. Kary seconded.

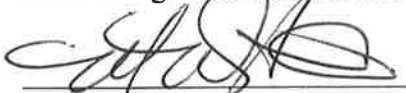
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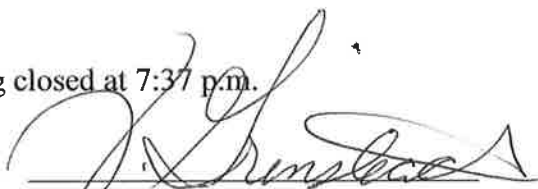
ROLL CALL:        Yeas:        S. Norris; K. Kary; M. Wildermuth, Chairman  
                     Absent:      G. Merhar; C. Cox  
                     Nays:        None

**Motion Carried:    APPROVED**

Dr. Norris stated he would like to see the Zoning Code updates be discussed at a work session with Council as soon as possible. Mayor Fiala will consult with Tom Thielman and will inform Planning Commission as to when they can schedule a meeting.

There being no further business the regular meeting closed at 7:37 p.m.

  
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M. Wildermuth, Chairman

  
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Vicki Grinstead, Secretary