

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JUNE 13, 2019
REGULAR MEETING
MINUTES**

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

Chairman Wildermuth called the regular meeting to order at 7:01 p.m.

MINUTES

Public Hearing Meeting Minutes

May 23, 2019

Mr. Kary moved to approve the Public Hearing Meeting Minutes for May 23, 2019 as submitted and Mrs. McCue seconded.

ROLL CALL: Yeas: J. McCue; K. Kary; S. Norris; Mike Wildermuth, Chairman
 Absent: C. Cox
 Nays: None

Motion Carried: APPROVED

Regular Hearing Meeting Minutes

May 23, 2019

Mr. Kary moved to approve the Regular Hearing Meeting Minutes for May 23, 2019 as submitted and Mrs. McCue seconded.

ROLL CALL: Yeas: K. Kary; S. Norris; J. McCue; Mike Wildermuth, Chairman
 Absent: C. Cox
 Nays: None

Motion Carried: APPROVED

OLD BUSINESS

Mr. Kary moved to untable Old Business for Willoughby Commons for PPN#27-A-013-G-01-002-0 and Mrs. McCue seconded.

**City of Willoughby
Regular Meeting Minutes
Planning Commission
June 13, 2019**

ROLL CALL: Yeas: S. Norris; J. McCue; K. Kary; Mike Wildermuth, Chairman
 Absent: C. Cox
 Nays: None

Motion Carried: UNTABLED

Willoughby Commons
(Rep.- First Interstate Willoughby Ltd., David Vorndran)

**Lot Split & consolidation/
PPN#27-A-013-G-01-002-0
Sublot 5-A2 (BJ's Wholesale Club)**

Mr. Vorndran is representing the lot split and consolidation for BJ's Wholesale Club.

Mr. Vorndran said the original submittal was a lot split that created an individual parcel just for the fueling station, but did not meet the city's zoning requirements. They did create the same parcel but are now adjoining it to the larger parcel that BJs Wholesale Club is located on. This is a lot split and consolidation and has been preapproved by the County.

Chairman Wildermuth asked Mr. Sayles if there were any concerns and Mr. Sayles said no.

Mr. Kary moved to approve the lot split and consolidation of PPN#27-A-013-G-01-002-0, Sublot 5-A2 for BJ's Wholesale Club, Willoughby, OH 44094 and Dr. Norris seconded.

ROLL CALL: Yeas: J. McCue; K. Kary; S. Norris; Mike Wildermuth, Chairman
 Absent: C. Cox
 Nays: None

Motion Carried: APPROVED

NEW BUSINESS

At Witz End
38501 Lakeshore Blvd.
(Rep.-Stephen Ciciretto, AIA, Architect)

Development Plan/EAS

Mr. Ciciretto, Architect for the project is representing his application for At Witz End.

Mr. Kary said the Environmental Committee met and approved the EAS with the recommendation to Planning Commission with the stipulation they review two items. The first item is the appropriate front setback in regard to the right-of-way. The second item is the timber guardrail that is in the proposed plans and would like to discuss options for this guardrail.

**City of Willoughby
Regular Meeting Minutes
Planning Commission
June 13, 2019**

Mr. Ciciretto said they are proposing a timber element with the columns and would like to carry that down to the street level with the guardrail. He said the City Engineer had some concerns with the guardrail meeting the ODOT requirements. He entered into record (6-13-19) the schematic for the guardrail and explained they back the timber guardrail with a steel plate. They had a brief discussion on other options for the guardrail. A new plan was entered into record (6-13-19) with a survey, current setbacks and landscape plans. They will do landscaping on the inside of the timber guardrail because the other side of the guardrail is not their property.

Mr. Kary asked who put in the cement planters in front of the current guardrail and Mr. Ciciretto said they belong to the city. Mr. Kary would like to see that front of the patio landscaped and Mrs. McCue agreed.

Dr. Norris said he likes the plan very much. The rendering shows the pole sign and his personal view is he would like to see the city move away from pole signs. Mr. Ciciretto said they may decorate the pole with some timber to integrate it with the rest of the plan.

Mr. Kary asked if they were changing the color of the brick building. Mr. Ciciretto said it will remain the gray color, but will be repainted as part of the project. The logo on the side of the building will remain.

Mr. Keller said the applicants will have to come back to amend their Conditional Use Permit to include the proposed outdoor patio.

Mr. Sayles said the plans submitted for the new timber guardrail meet the federal highway requirements and it will be the city's guardrail to maintain. Mr. Ciciretto said the applicants agree to stain and maintain the timber to match their building.

Mr. Kary moved to approve the Development Plan/EAS for At Witz End, 38501 Lakeshore Blvd., Willoughby, OH 44094 as submitted and Dr. Norris seconded.

ROLL CALL: Yeas: S. Norris; K. Kary; J. McCue; Mike Wildermuth, Chairman
 Absent: C. Cox
 Nays: None

Motion Carried: APPROVED

Dan Sammon
4706 River St.
(Dave Novak, Barrington Consulting Group)

Lot split/PPN#27-A-019-0-00-009-0

Mr. Novak of Barrington Consulting Group, 9114 Tyler Blvd., Mentor, OH is representing the application for the Sammon residence.

**City of Willoughby
Regular Meeting Minutes
Planning Commission
June 13, 2019**

Mr. Novak said, as shown on the rendering, they would like to split the existing house in the front and reserve the property in the rear for a future home.

Mrs. Grinstead said Mr. Novak entered into record a new plan (in record 6-13-19) with the corrected street name. The original rendering said River Road and the corrected copy shows River Street.

Mrs. McCue asked if there was a swimming pool in the rear yard. Mr. Novak said yes, but it is in disrepair and will be filled in.

Mr. Kary asked if the owners would voluntarily install sidewalks. Mr. Novak said he cannot agree to the sidewalks but will convey this information to the owners. Mr. Sayles said when the new owners of the rear property submit site plans for a new home, the city will require them to install sidewalks for the frontage.


Chairman Wildermuth asked if there will be an access easement agreement between the two property owners. Mr. Novak said yes he believes this agreement is almost finalized. It will be a condition of the sale of the property.

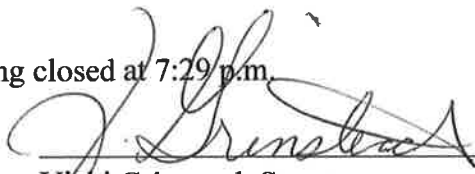
Mrs. McCue moved to approve lot split of PPN#27-A-019-0-00-009-0 for the Sammon residence, 4706 River St., Willoughby, OH and Dr. Norris seconded.

ROLL CALL: Yeas: K. Kary; S. Norris; J. McCue; Mike Wildermuth, Chairman
 Absent: C. Cox
 Nays: None

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:29 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary