

**PLANNING COMMISSION
CITY OF WILLOUGHBY
FEBRUARY 22, 2018
REGULAR MEETING
MINUTES**

PRESENT: C. Cox; S. Norris; M. Wildermuth; K. Kary, Vice Chairman

ABSENT: G. Merhar, Chairman

OTHERS: Darryl Keller, Chief Bldg. & Zoning Official; Mike Germano, Asst. Law Director;
Jim Sayles, City Engineer; Vicki Grinstead, Secretary

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

MINUTES

Public Hearing Meeting Minutes

January 25, 2018

Dr. Norris moved to approve the Public Hearing Meeting Minutes for January 25, 2018 as submitted and Mr. Cox seconded.

ROLL CALL: Yeas: Mr. Wildermuth; Vice Chairman Kary; Dr. Norris; Mr. Cox
 Absent: Chairman Merhar
 Nays: None

Motion Carried: APPROVED

Regular Meeting Minutes

January 25, 2018

Dr. Norris stated there was a spelling error on page 2 and Mrs. Grinstead stated she had already corrected this and it can be approved as amended.

Dr. Norris moved to approve the Regular Meeting Minutes for January 25, 2018 as amended and Mr. Wildermuth seconded.

ROLL CALL: Yeas: Vice Chairman Kary; Dr. Norris; Mr. Cox; Mr. Wildermuth
 Absent: Chairman Merhar
 Nays: None

Motion Carried: APPROVED

Public Hearing Meeting Minutes

February 8, 2018

Dr. Norris moved to approve the Public Hearing Meeting Minutes for February 8, 2018 as submitted and Mr. Cox seconded.

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ROLL CALL: Yeas: Mr. Cox; Mr. Wildermuth; Vice Chairman Kary; Dr. Norris
 Absent: Chairman Merhar
 Nays: None

Motion Carried: APPROVED

Regular Meeting Minutes

February 8, 2018

Mr. Wildermuth moved to approve the Regular Meeting Minutes for February 8, 2018 as submitted and Dr. Norris seconded.

ROLL CALL: Yeas: Mr. Wildermuth; Vice Chairman Kary; Dr. Norris; Mr. Cox
 Absent: Chairman Merhar
 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

Fairway Glenn Subdivision
Lost Nation Rd.
(Rep.- Dave Novak, Barrington Consulting Group)

Final Plat

Mr. Dave Novak of Barrington Consulting Group, 9114 Tyler Blvd., Mentor, OH is representing Fairway Glenn.

Mr. Novak stated the only change on the current plat is a street name change. The street was previously called Firestone Way and is now called Ranally Way. They did also add a permanent parcel number at the top of each page of PPN#27B-052-0-00-001-0. The reason it was not on the plat before is there were two

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parcel numbers and the county suggested they combine the parcels into one because the phases overlap the parcels.

Dr. Norris asked if there are sidewalks in this development. Mr. Novak stated yes. They had originally agreed to install sidewalks on one side of the street but have now decided they will add them on both sides of the street. There was some discussion as to when the sidewalks would be installed.

Fairway Glenn Phase I has 33 lots. On the east side of the property there will be a fence halfway up the 50 ft. easement to separate the golf course from the homes. There is a golf cart path along the south easement so they would be unable install fencing in this location.

Vice Chairman Kary stated the mounding along Lost Nation Rd. is 30.5 ft. That area will be common area and the resident's property line will stop on the east side of that buffer, so they will not be able to install fencing on that mound and Mr. Novak stated that is correct. Mr. Novak stated the landscaping and fencing will originally be installed by the developer but then maintained by the HOA.

Vice Chairman Kary made the suggestion that when fencing is installed that there be consistency in the development and possibly be written into the HOA bylaws and Mr. Novak stated they would take that under advisement.

Mr. Cox moved to approve the final plat for the Fairway Glenn Subdivision (PPN#27B-052-0-00-001-0) on Lost Nation Road as submitted and Mr. Wildermuth seconded.

ROLL CALL:	Yeas:	Vice Chairman Kary; Dr. Norris; Mr. Cox; Mr. Wildermuth
	Absent:	Chairman Merhar
	Nays:	None

Motion Carried: APPROVED

Planning Commission
4896 E. 345th St.

**Text amendment changes to
allow a vocational school in a
L-I district:**

Amendment to C.O. 1145.03
*add (11) Vocational, Trade, or
Technical School
Limited Industrial L-I (C)
~~(11) Crematories~~
(12) Crematories

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Amendment to 1155.07 (qq)
(qq) Vocational, Trade or Technical School. A public or privately owned facility providing full time instruction and training for vocations in accordance with the requirements of the ORC may be permitted in a MS-B ***add or L-I** District in compliance with the following:.....

Dr. Norris stated there is a proposal with the Willoughby-Eastlake and the Mayfield School Districts to open a vocational school in a Limited Industrial District with a Conditional Use.

Mr. Germano stated there will be two motions, one for each ordinance, and the Board can approve the language as set forth in the two ordinances that were attached with the letter from Mr. Wiles dated February 6, 2018.

Mr. Scott Snyder, Treasurer of Mayfield Schools, 1101 SOM Center Rd., Mayfield Hts., OH gave the Board of brief overview of the joint venture between the school districts for a construction and trades program.

Dr. Norris moved to approve the text amendment change for C.O. 1145.03 **adding** (11) Vocational, Trade, or Technical School to Limited Industrial L-I (C), striking ~~(11) Crematories~~ and moving to (12) Crematories and Mr. Wildermuth seconded.

ROLL CALL: Yeas: Mr. Cox; Mr. Wildermuth; Vice Chairman Kary; Dr. Norris
 Absent: Chairman Merhar
 Nays: None

Motion Carried: APPROVED

Dr. Norris moved to approve the text amendment change for C.O. 1155.07 (qq) Vocational, Trade or Technical School. A public or privately owned facility providing full time instruction and training for vocations in accordance with the requirements of the ORC may be permitted in a MS-B **adding or L-I** District in compliance with the following:.....and Mr. Wildermuth seconded.

ROLL CALL: Yeas: Mr. Wildermuth; Vice Chairman Kary; Dr. Norris; Mr. Cox
 Absent: Chairman Merhar
 Nays: None

Motion Carried: APPROVED

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Dr. Norris moved to amend the motion for C.O. 1145.03 to include **as a Conditional Use** and Mr. Wildermuth seconded.

ROLL CALL: Yeas: Vice Chairman Kary; Dr. Norris; Mr. Cox; Mr. Wildermuth
 Absent: Chairman Merhar
 Nays: None

Motion Carried: APPROVED

Planning Commission

**Election – 2018
Chairman
Vice Chairman
Secretary**

Vice Chairman Kary stated there was not a quorum to vote on the Planning Commission officers, so they will remain on the agenda until all members of the Board are present.

There being no further business the regular meeting closed at 7:34 p.m.


K. Kary, Vice Chairman


Vicki Grinstead, Secretary