

**PLANNING COMMISSION
CITY OF WILLOUGHBY
APRIL 11, 2019
REGULAR MEETING
MINUTES**

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

Chairman Wildermuth called the regular meeting to order at 7:06 p.m.

MINUTES

Regular Meeting Minutes

March 28, 2019

Mr. Cox moved to approve the Regular Meeting Minutes for March 28, 2019 as submitted and Mr. Kary seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

Mr. Cox moved to untable Old Business for Joel Steinberg, 5370 SOM Center Rd., Willoughby, OH 44094 and Mr. Kary seconded.

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

Motion Carried: UNTABLED

Joel Steinberg
5370 SOM Center Rd.
(Rep.- Jim Pegoraro, Land Design Consultants, Ldc)

Lot split PPN#27A-006-0-00-038-0

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Mr. Pegoraro of Land Design Consultants, Ldc is representing the Steinberg residence for a lot split of PPN#27A-006-0-00-038-0.

Chairman Wildermuth stated that the lot split had been discussed at a previous meeting and the rezoning that was requested was approved by Planning Commission and recommended to Council. It was then approved by Council. There was no further discussion on this item.

Mr. Pegoraro said he has the legal descriptions for the two lots (A and B) changed and re-stamped by the County just to add the language for the utility easement that will go across the lots (in record 4-11-19).

Mr. Kary moved to approve the lot split of PPN#27A-006-0-00-038-0 for Joel Steinberg, 5370 SOM Center Rd., Willoughby, OH 44094 and Mr. Cox seconded.

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

Motion Carried: APPROVED

As a side note Mr. Kary stated that in Council there was a reference relating to a sidewalk and it was agreed that Mr. Steinberg will help take care of this and Mr. Pegoraro agreed.

Mrs. McCue moved to untable Old Business for the Planning Commission for a text change of C.O. 1135.05 and Mr. Kary seconded.

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

Motion Carried: UNTABLED

Planning Commission

**Text Amendment Change to:
1135.05 (Site Development
Standards (in feet);
(c) Building Height and
(d) Maximum Principal Building
Height**

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Chairman Wildermuth said there were a few revisions made by the Law Department to the original submittal (dated April 10, 2019) under (Exhibit "A"):

1135.05 Site Development Regulations: (c) Building Height, striking ~~unless the Planning Commission approves a greater height as a conditional use.~~;

Schedule 1135.05, Site Development Standards (in feet): adding to (d) Maximum Principal Building Height, R-MF Low-Rise 35, R-MF Mid-Rise 45, R-MF High-Rise 80, Townhouse 35;

NOTES TO SCHEDULE 1135.05: striking ~~Planning Commission may permit a greater height as a conditional use.~~

Chairman Wildermuth explained that these items were originally slated to go before Planning Commission but will now go before Board of Zoning Appeals because the variance will remain with the life of the property.

Mrs. McCue moved to approve and recommend to Council the Text Amendment Change to C.O. 1135.05 Site Development Standards for Maximum Principal Building Height as submitted and Mr. Kary seconded.

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

Motion Carried: APPROVED

NEW BUSINESS

Weiss NA
3860 Ben Hur Ave.
(Rep.-Mark Leszynski, MVL Construction Svcs., LLC)

**Development Plan/EAS
Addition to bldg.**

Mr. Leszynski of MVL Construction Services, LLC, 16270 Lake Forest Dr., Strongsville, OH 44136 is representing the Development Plan/EAS for Weiss North America (NA).

Mr. Leszynski said that Weiss NA is a tenant in a multi-tenant building that is approximately 50,000 s.f. They will be utilizing the entire building and adding 13,994 s.f. of office space. This will allow for the expansion of their production area and they will also be able to do some warehousing on-site. It will also double their work force from twenty to forty employees.

Chairman Wildermuth stated they went before the Board of Zoning appeals on April 10, 2019 and were granted a parking variance.

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Mr. Kary stated when this application came before the EAS committee there were a few requirements that were sent to Planning Commission with a few conditions. These items were green space, parking and any landscaping requirement concerns.

Mr. Keller said that Mrs. Brooks recalculated the green space requirements and included the existing green space and it is sufficient. Mr. Leszynski said they would also be utilizing the existing signage.

Mrs. McCue said they have landscape islands near the street and suggested they re-evaluate where they are locating them and also to use a different bushes other than a burning bush which tend to be large and could impede a vehicles vision. She made a few other suggestions and showed Mr. Leszynski on the plan and Mr. Leszynski agreed. The existing monument sign will also be required to have year round ground cover at the base of the sign.

Mr. Kary moved to approve the Development Plan/EAS for the addition to the building for Weiss NA, 3860 Ben Hur Ave., Willoughby, OH 44094 as submitted with the stipulations that the landscaping suggestions are implemented and the monument sign has year round ground cover at the base of the sign and Mrs. McCue seconded.

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

Motion Carried: APPROVED

The Original Farinacci Landscaping
4958 Campbell Rd.
(Rep.- Anthony Farinacci, Owner)

Development Plan/EAS
1152 sq. ft. pole barn

Mr. Farinacci, 7516 Greenfield Trail, Chesterland, OH is representing the Development Plan/EAS for The Original Farinacci Landscaping, 4958 Campbell Rd., Willoughby, OH.

Mr. Farinacci is requesting to construct a 24' x 48' pole barn to house equipment for his landscaping business. Mr. Keller said he did go to Ingress/Egress and there were no issues. Mr. Kary said there were no concerns from the EAS committee.

Mr. Kary moved to approve the Development Plan/EAS for the 1152 s.f. pole barn for The Original Farinacci Landscaping, 4958 Campbell Rd., Willoughby, OH 44094 as submitted and Mrs. McCue seconded.

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

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Motion Carried: APPROVED

Prince Tires
38802 Mentor Ave.
(Rep.- Raed Albanna, Owner)

Amended Conditional Use Permit

Mr. Albanna and his daughter Nancy Albanna are representing this application for a Conditional Use Permit.

Chairman Wildermuth explained the Conditional Use Permit conditions to the applicant.

There was some discussion on the hours of operation and Mrs. Grinstead read the amended hours of operation back to Mr. Albanna. Chairman Wildermuth read back the rest of the existing and amended conditions and Mr. Albanna agreed to all of the conditions as stated below.

The amended conditions for Prince Tires will be:

- 1) Hours of operation: Monday through Friday from 8:00 a.m. until 8:00 p.m., Saturday 8:00 a.m. until 6:00 p.m., Sunday from 9:00 a.m. until 4:00 p.m.
- 2) Minor auto repairs limited to suspensions, alignments, & brakes.
- 3) Outside operations are not allowed other than a tire display during hours of operation.
- 4) Overnight parking of cars is not permitted.
- 5) No junk or unlicensed motor vehicles shall be permitted to be parked or stored on the property. No inoperable vehicle shall be permitted to remain on the property for more than forty-eight hours.

Mr. Kary moved to approve the amended Conditional Use Permit to include the five items listed in the minutes of April 11, 2019 for Prince Tires, 38802 Mentor Ave., Willoughby, OH 44094 and Mr. Cox seconded.

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

Motion Carried: APPROVED

Melrose Farms Subdivision
(Rep. Loreto Iafelice, Developer &
Chuck Szucs, Polaris Engineering)

Final Plat/Improvement Plans/Phase 5
PPN#27-B-049-A-00-013-0,
PPN#27-B-047-C-00-014-0,
PPN#27-B-047-C-00-015-0

Mr. Szucs of Polaris Engineering and Mr. Iafelice, Developer are representing the Final Plat and Improvement Plans for Phase 5 for the Melrose Farms Subdivision.

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Mr. Szucs stated they are doing the last thirteen lots to finish off the Melrose Farms subdivision. Mr. Sayles has corresponded with Mr. Szucs on the language changes to easements etc. suggested by Mr. Sayles and Mr. Szucs had submitted a revised plat dated April 10, 2019 with said changes. Mr. Sayles had approved the final plat with no issues. Mr. Kary inquired about drainage issues within the development.

Mr. Szucs approached the Board and explained that there are some drainage issues on Steve Gard Court. Mr. Szucs said it may need to go back to the site plan designer and home builder but he and Mr. Iafelice are also willing to help and meet with Mr. Sayles to resolve these issues.

Mr. Kary asked if there will be any issues with the new lots being developed in regard to storm water. Mr. Szucs said he does not believe Mr. Sayles has any drainage concerns with the new lots he is proposing this evening. These lots have been sold to a builder who has hired a different site plan designer.

Mr. Kary asked who would be incurring the expense if there are changes. Mr. Szucs said he thinks the site plan design and home builder. Mr. Iafelice said he would meet with Jim Sayles and Chuck and they would decide if this was an issue with the way the homes were built or if it was a pre-existing issue. Mr. Iafelice said he will do whatever they have to take care of this situation.

Mr. Kary has had some communication with Councilman Tomaselli as this development is in his ward. Mr. Tomaselli has been in contact with Mr. Sayles with concerns in regard to storm water issues in some of the areas in the Melrose subdivision.

Chairman Wildermuth gave Mr. Tomaselli an opportunity to speak. Mr. Tomaselli met with Mr. Sayles and the homeowners on Steve Gard Court approximately twelve months ago in the spring and the yards were very wet. The homeowners did reference the points where drains were put in and they were useless. Mr. Sayles did see an opportunity to take the water from Steve Gard and the newer cul-de-sac east of there out to Wood Rd.

Mrs. McCue moved to approve the Final Plat and Improvement Plans for Phase 5 for the Melrose Farms Subdivision Willoughby, OH 44094 for PPN#27-B-049-A-00-013-0, PPN#27-B-047-C-00-014-0 and PPN#27-B-047-C-00-015-0 as submitted and Mr. Cox seconded.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:42 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary