

**PLANNING COMMISSION
CITY OF WILLOUGHBY
APRIL 25, 2019
REGULAR MEETING
MINUTES**

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

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

MINUTES

Public Hearing Meeting Minutes

April 11, 2019

Mr. Kary moved to approve the Public Hearing Meeting Minutes for April 11, 2019 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

April 11, 2019

Mr. Kary moved to approve the Regular Meeting Minutes for April 11, 2019 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

**City of Willoughby
Regular Meeting Minutes
Planning Commission
April 25, 2019**

NEW BUSINESS

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 of First Interstate Willoughby Ltd., 25333 Cedar Rd., Lyndhurst, OH 44124 is representing the lot split and consolidation for PPN#27-A-013-G-01-002-0.

Mr. Vorndran said the reason for the lot split is their client, BJ's Wholesale Club, would like to do a fueling station. The fueling end of the company is a separate entity from the BJ's Wholesale Club. They do not wish to consolidate and would like a separate tax parcel to assess the taxes to the fueling portion of their company. All of these properties are owned by First Interstate, except the Target parcel, and they do not have any cross access easements at this time.

Mr. Vorndran spoke with Chris Bernard at the Lake County Engineer's office and he said it would be acceptable to split the parcel as presented as long as it is not deeded over to a different entity. If they were to sell the property they would have to develop and present a cross access easement at that time, which would alleviate the non-conforming issue. Mr. Keller said the proposed split would create a land locked parcel.

Mr. Lucas suggested Mr. Vorndran review the yard regulations for the use of the fueling station as he may need to obtain a variance. Mr. Keller said if they were approved for the lot split, it would create an existing non-conforming lot and would require a variance. Mr. Lucas referenced C.O. 1109.06, subparagraph (a) and he believes this lot split will not meet the required criteria. There was a brief discussion on the cross access easement and yard regulations.

Mr. Vorndran said if the only option is a consolidation of parcels then he would present this to his client and come back before Planning Commission. Mr. Lucas said the minimum lot acre in General Business is one acre and this lot is less than one acre.

Mr. Lucas recommended tabling this item to let Mr. Vorndran speak with his client and to research the ordinances further and Mr. Vorndran agreed.

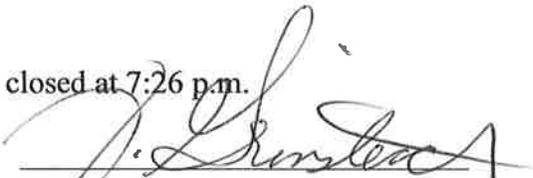
Mr. Kary moved to table the lot split and consolidation for Willoughby Commons, PPN#27-A-013-G-01-002-0 for First Interstate Willoughby Ltd. and Mrs. McCue seconded.

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

Motion Carried: TABLED

There being no further business the regular meeting closed at 7:26 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary