

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
MAY 10, 2018  
REGULAR MEETING  
MINUTES**

**PRESENT:** C. Cox; M. Wildermuth; S. Norris; K. Kary; G. Merhar, Chairman  
**ABSENT:** None  
**OTHERS:** Darryl Keller, Chief Bldg. & Zoning Official; Mike Germano, Asst. Law Director;  
Jim Sayles, City Engineer; Vicki Grinstead, Secretary

**Chairman Merhar called the regular meeting to order at 7:07 p.m.**

**MINUTES**

**Public Hearing Meeting Minutes**

**April 12, 2018**

Mr. Kary moved to approve the Public Hearing Meeting Minutes for April 12, 2018 as submitted and Mr. Cox seconded.

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

**Motion Carried:    APPROVED**

**Regular Meeting Minutes**

**April 12, 2018**

Mr. Kary moved to approve the Regular Meeting Minutes for April 12, 2018 as submitted and Mr. Cox seconded.

ROLL CALL:           Yeas:           Mr. Kary; Mr. Cox; Mr. Wildermuth; G. Merhar, Chairman  
                          Absent:        Dr. Norris  
                          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.**



**Planning Commission  
City of Willoughby  
Regular Meeting Minutes  
May 10, 2018**

**NEW BUSINESS**

Chairman Merhar stated on the current CUP for The Morehouse, originally granted 7/28/16, Condition #5 Fire pit to be natural gas only; to comply with local fire codes will be stricken.

Mr. Kary moved to amend the original CUP for Condition #5 on the Conditional Use Permit (CUP) dated July 28, 2016. There has been no substantial progress made on this item within one year and therefore the approval has expired and shall be stricken from the CUP and Mr. Cox seconded.

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

**Motion Carried:    APPROVED**

*Dr. Norris arrived late at 7:17*

**The Morehouse**

4054 Erie St.

(Rep.- Jason Rice & Seamus Coyne, Owners)

**Development Plan/EAS for  
patio expansion**

Mr. Rice and Mr. Coyne, Owners of The Morehouse, 4054 Erie St., are representing this application.

Mr. Rice stated they are expanding the existing concrete 24' out and installing a covered structure approximately 20' off the existing building.

Chairman Merhar asked about the elimination of parking spaces. Mr. Coyne stated they met with the building owner, Jean Long who rents out the two apartments above The Morehouse and designates two parking spaces for her tenants. They obtained her approval to move the two tenant spaces to behind the patio expansion, which will run parallel along the fence. They also obtained approval from the owner of Kleifelds to use their parking lot for access to The Morehouse.

Mr. Keller stated he spoke with the Police and Fire Departments and there were no objections to the parking situation.

Mr. Kary asked where the current dumpster would be moved to with the expansion. Mr. Coyne stated they have been in discussions with the owner of Pranzo in regard to eliminate The Morehouse's dumpster altogether and to combine, with more pick-ups, to Pranzo's dumpster. Chairman Merhar stated this will be put in the motion that they must make this agreement with Pranzo.







**Planning Commission  
City of Willoughby  
Regular Meeting Minutes  
May 10, 2018**

Chairman Merhar stated he did not believe the members of the Board would have an issue approving fee simple homes, but he would hesitate to do anything until there is a 100% agreement among the condo owners so they can all be transferred to the fee simple homes. Ms. Hall explained if they created two sub-associations they would have equal voting rights.

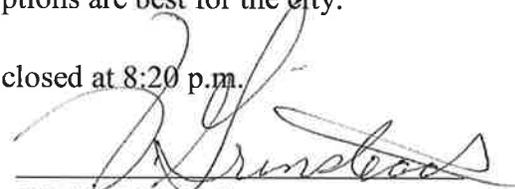
Mr. Sayles stated that the city approving the Overlay option to multi-family district to allow simple fee homes would have nothing to do with whether or not the existing homeowners agree or do not agree. All of the legalities would have to be taken care of before they could come back before the Board with a Development Plan if the zoning was changed and Mr. Germano agreed. Mr. Germano stated you must first put the mechanism in place with conditions then being added.

Mayor Fiala stated that Kirtland Tudor Estates may try also to blend condos with fee simple units and they currently have three HOAs. There was more discussion on this subject.

Dr. Norris would recommend proposing that Planning Commission allow, in the future, a fee simple attached development overlay with the condition that a by-law change must occur prior to any proposal for a text change, allowing for that fee simple overlay. This could apply to any condo association. A Conditional Use would be a text change, but an Overlay District would be a zoning change and would require a public hearing. The Law Department will draft the language for the recommendation once the Mayor and Law Department have discussed what options are best for the city.

There being no further business the regular meeting closed at 8:20 p.m.

  
G. Merhar, Chairman

  
Vicki Grinstead, Secretary