

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JUNE 28, 2018
REGULAR MEETING
MINUTES**

PRESENT: C. Cox; G. Merhar; K. Kary; M. Wildermuth, Chairman

ABSENT: S. Norris

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

Chairman Wildermuth called the regular meeting to order at 7:04 p.m.

MINUTES

Special Meeting Minutes

June 7, 2018

Mr. Merhar moved to approve the Special Meeting Minutes for June 7, 2018 as submitted and Mr. Cox seconded.

ROLL CALL: Yeas: G. Merhar; K. Kary; C. Cox; M. Wildermuth, Chairman
 Absent: S. 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.

NEW BUSINESS

New Warehouse Building
38585 Jet Center Place
(Rep.- Kirk Pretorius, Arco National Construction, Inc.
Kurt Updegraff, Weston)

Development Plan/EAS

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Mr. Kurt Updegraff of Weston is the owner and developer, and is representing the application for the new warehouse/industrial facility located at 38585 Jet Center Place, Willoughby, OH.

Mr. Updegraff gave some background on his company. The project is a 120,000 s.f. industrial building and will have 24' of clear height inside. He presented renderings on the screen for Board to view. The building will be concrete with panels that will be poured in place. The building is 200' wide by 600' long. Since the building is so large they broke up the façade with different colors, bumped up the roof line and added some architectural elements. Chairman Wildermuth asked if the colors on the concrete will be stained and Mr. Updegraff stated no they will be painted.

The front portion of the building (60,000 s.f.) will be occupied by a tenant who is currently in Willoughby. They will use 15,000 s.f. as office space, 50-60% will be the fabrication facility and the rest of the building will be shipping and receiving. Their tenant currently has 35 employees and plans to add approximately 12 more employees over the next three years. The back half of the building has not yet been leased.

Mr. Updegraff stated they are asking for a reduction in parking from the Planning Commission. Mr. Merhar asked what type of tenant would possibly occupy the back half of the facility. Mr. Updegraff stated it would most likely be a light industrial tenant, which is what is permitted or possibly warehouse which will require a conditional use. They have proposed 116 parking spaces which is more than double the number of employees they will have. The Board of Zoning appeals at their meeting on June 27, 2018 granted a variance of 42 parking spaces. Mr. Merhar stated even with the variance they will need to land bank enough property to create future parking. Mr. Updegraff presented the board with a rendering which showed future parking which was entered into record as Exhibit "A". He explained his future plans to the Board and stated they have enough to cover the land bank requirement of 67 additional spaces.

Mr. Kary asked if the storm water detention basin was adequate enough to handle the parking. Mr. Updegraff stated it will handle all the parking shown on the plan and their engineer said it will also handle the 42 spaces that are in the middle. Mr. Kary asked if it will handle the land bank parking and Mr. Updegraff stated it will not handle all of the land bank parking. Mr. Updegraff stated there is some space to the north for possible future use.

Mr. Sayles stated there is nothing in the city ordinances that requires the applicant to provide retention for future potential development. If they put in retention in the future then they would have to modify their plans for storm water detention. The site is difficult because it is very flat and the sewers are shallow. The city only allows detention in the areas where there is employee parking. Mr. Updegraff stated he could steepen the basin to help with the drainage. He said most of the parking would be employees and there are very few visitors to a site like this. Mr. Sayles said they could also add underground storage if needed.

Mr. Kary asked how long would it take for the water to drain from the basin in the case of a large storm. Mr. Updegraff stated he did not know and that would be done when they submitted plans for review to the city engineer. He stated they normally drain down within 24 hours. Mr. Sayles stated this is true unless there is a malfunction. He said it could take up to 48 hours to drain completely. Mr. Kary had read a

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excerpt from the Chagrin River Watershed that said that retention ponds on or near public airports should be designed to allow a maximum 48 hour detention period for the design of storm water and should remain dry between storm events. He stated the reason for this is waterfowl near the airport. Mr. Updegraff stated the FAA has a deed restriction for this property and it states they cannot do anything that would promote birds in the vicinity. It will be in the deed that is filed. Mr. Sayles said the basin must be properly maintained and Mr. Updegraff agreed. Mr. Updegraff stated they do their own maintenance of their facilities. Mr. Sayles will work with their engineer to assure the basin will drain within the proper time and be in compliance with the city ordinances. There was more discussion on the retention and land banked property. Mr. Germano stated they have met the requirements for the plans they have submitted. If they have to, in the future, use the land banked parking it will be up to the applicant to show where the water will go.

Chairman Wildermuth stated the Ingress/Egress Board did not have any issues and Mr. Keller agreed. He stated the applicant will be asking for an industrial occupancy and Mr. Keller stated that is correct. He said there will be warehouse space which will be an accessory use. Chairman Wildermuth stated they will read this in as an industrial use and if they need to use it as a warehouse in the future it will come before the Board as a conditional use.

There were no concerns about the landscaping. Mr. Updegraff stated they are fencing their dumpsters.

Mr. Merhar moved to approve the Development Plan/EAS (with Exhibit "A", land banked property in accordance with C.O. 1161.06(a) for the new industrial use facility located at 38585 Jet Center Place, Willoughby, OH 44094 and Mr. Cox seconded.

ROLL CALL:	Yeas:	K. Kary; C. Cox; G. Merhar; M. Wildermuth, Chairman
	Absent:	S. Norris
	Nays:	None

Motion Carried: APPROVED

Planning Commission

Text amendment changes to:

DEFINITIONS 1103.03(b);

1135.03 SCHEDULE OF PERMITTED USES.;

Schedule 1135.04, Lot Area And Density Regulation;

1135.05 Site Development Standards (in feet);

Schedule 1135.06 Minimum Dwelling Unit Floor Area;

1155.04 SCHEDULE OF REGULATIONS FOR CONDITIONAL USES IN RESIDENTIAL DISTRICTS.;

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Text amendment changes to cont'd:

1155.07 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.;

1161.04 REQUIRED OFF-STREET PARKING SPACES.

Chairman Wildermuth stated the Planning Commission is recommending to Council the proposed language for a text amendment to address the permitting of townhouse residential category for the RMF district as a conditional use and establish the guidelines for the same.

Mr. Keller stated he, Mrs. Brooks and Mayor Fiala had discussed these changes. These changes were also discussed in a previous Planning Commission meeting. Mr. Keller stated it changes the form of ownership and is very similar to what the city currently has for condominium developments. This change will permit them to be fee simple lots.

Mr. Merhar moved to recommend to Council and approve the text amendment changes to the following:

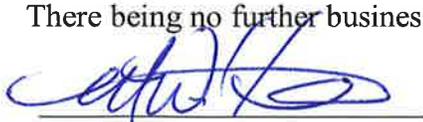
DEFINITIONS 1103.03(b); 1135.03 SCHEDULE OF PERMITTED USES.; Schedule 1135.04, Lot Area And Density Regulation; 1135.05 Site Development Standards (in feet); Schedule 1135.06 Minimum Dwelling Unit Floor Area; 1155.04 SCHEDULE OF REGULATIONS FOR CONDITIONAL USES IN RESIDENTIAL DISTRICTS.; 1155.07 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.;

1161.04 REQUIRED OFF-STREET PARKING SPACES and Mr. Cox seconded.

ROLL CALL: Yeas: G. Merhar; K. Kary; C. Cox; M. Wildermuth, Chairman
 Absent: S. Norris
 Nays: None

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:40 p.m.



M. Wildermuth, Chairman



Vicki Grinstead, Secretary