

**INGRESS/EGRESS BOARD
CITY OF WILLOUGHBY
JULY 5, 2018
REGULAR MEETING
MINUTES**

PRESENT: Randy Sevel, Patrol Commander; Darryl Keller, Chief Bldg./Zoning Code Inspector
ABSENT: Mike Kocab, Fire Marshal
OTHERS: Vicki Grinstead, Secretary

Mr. Keller opened the meeting at 9:12 a.m.

OLD BUSINESS

None

NEW BUSINESS

Residential 4-unit Development

Development Plan/EAS

6 Public Square
(Rep.-Mike Ross for Payne and Payne Builders)

Mr. Ross stated they are proposing a 4-unit micro townhome development at 6 Public Square. The existing building has been condemned and will be removed. The site is approximately 54' wide x 134' deep. There will be two structures with a total of four units. Building one, the front structure, will be two attached units and will have a total footprint of 40' x 34' and will set back to match the adjacent properties. Building two, the rear structure, will also be two attached units and will have a total footprint of 44' x 40' and will be 27' from the rear of the front structure. Mr. Ross stated it will also have a strong economic impact for the downtown area. There will be two car garages for each unit and there will be an auto court. There is a fire hydrant by the #13 on the site plan. There was some discussion on the proposal needing a variance(s) in regard to the height of the buildings which are 42' to the peak. There are four stories including the rooftop.

The police department had no comments. Mr. Keller stated he has no issues, but if the Fire Marshal has questions there will need to be an additional meeting. If he has no fire issues then they will sign off on the paperwork. Mr. Ross asked if there will be any requirements for sprinklers and Mr. Keller replied he does not believe so with that many units, but he is unsure what the fire departments requirements are for egress for three story units. Mr. Ross asked what type of material would be required for the side by side units. Mr. Keller stated he believes it a two hour separation. Mr. Ross stated he left that blank because they were unsure what was required and that will be added to the construction drawings.

Paulo Products

Development Plan/EAS

4500 Hamann Pkwy.
(Rep.- Ray Delamotte Jr., Ray Delamotte, Jr. Architect LLC)

Mrs. Grinstead explained since the Fire Marshal is not available today we may have to convene another meeting and Mr. Delamotte agreed. Mr. Keller stated he could meet with just Mrs. Grinstead and Fire Marshal Kocab.

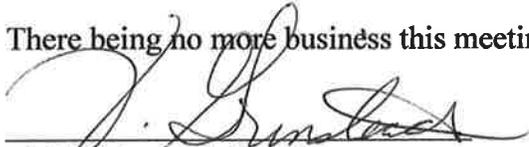
**City of Willoughby
Ingress/Egress Agenda
July 5, 2018**

Mr. Delamotte stated they purchased the Chagrin Valley Steel building and it will be demolished to make way for the new addition, which they are calling Plant #4, and is to the south of the current facility. They will be adding 50,000 s.f. to their current heat treating facility. The building is fully sprinklered. This building will have better access and turning radius for emergency vehicles because the parking lot and loading dock are at the front of the facility. The addition will be built in two different phases. The first phase will be larger than the second phase. Mr. Keller stated the drawings show the entire expansion and Mr. Delamotte stated yes. They have an expansion joint running across the entire building north to south and that would be the end of the first phase and beginning of second phase. There is no office space in this addition.

Mr. Keller asked if there would be additional electrical service. Mr. Delamotte stated on the site plan there are two transformers. For phase one there will be transformers on the west side in the rear setback of the building. Mr. Delamotte stated they will have to bring in more electrical service from the street for this addition. Mr. Keller stated they would have to go before the Board of Zoning Appeals and Mr. Delamotte stated they have already applied for the variances required. There was some discussion on landscaping, water detention and parking. They will only have 10 part-time employees for this new addition. The furnaces will occupy most of the facility. Mr. Keller stated he may have Mrs. Brook recalculate the parking based solely on the new addition and not the entire building, which may reduce the number of parking spaces required.

There were no police issues. The plans were all approved, stamped and signed.

There being no more business this meeting closed at 9:36 a.m.



Vicki Grinstead, Secretary
Ingress/Egress Parking Board
City of Willoughby