

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

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

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

MINUTES

Regular Hearing Meeting Minutes

June 13, 2019

Mr. Kary moved to approve the Regular Hearing Meeting Minutes for June 13, 2019 as submitted and Dr. Norris seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Ohio Living
36855 Ridge Rd.
(Warner Anderson, Ohio Living)

Development Plan/EAS

Mr. Anderson, Director of Environmental Services for Ohio Living is representing the Development Plan/EAS for Ohio Living.

Mr. Anderson said the addition of 1989 sq. ft. is on the west side of the building, consisting of the following: a new gallery with a new aluminum storefront and entrances with 1" insulated glass on the brick sill; vertical

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metal siding on the façade and a flat roof. They will also have a multi-purpose addition that includes a platform and additional storage. The new exterior will match the existing finishes. The front addition, for the community center, will include a new canopy addition over the front entrance and enclosing of the existing porch. They will be renovating the interior as well. There will be a multi-purpose room and will be adding a bistro and a bar. They will be installing new overhead glass doors to separate the bistro from the multi-purpose room.

Mr. Anderson said the site work will consist of removal and replacement of the existing asphalt and concrete. They will be adding some topsoil and landscaping in the rear of the property. They will also be adding a new concrete patio, sidewalks and a new decorative gas fireplace.

Chairman Wildermuth asked if the new canopy will be at the drop off circle and Mr. Anderson said that is correct.

Mr. Kary said the EAS committee only has one recommendation to the Planning Commission. They want to make sure the existing retention basins can handle the increase in the storm water run-off. Mr. Anderson said they sent the plans over to their Civil Engineer and are waiting for the calculations to come back.

Mr. Kary moved to approve the Development Plan/EAS for Ohio Living, 36855 Ridge Rd., Willoughby, OH 44094 as submitted and Dr. Norris seconded.

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

Motion Carried: APPROVED

CubeSmart
31581 Euclid Ave.
(Rep.- Norm Kotoch, NAK Management)

Development Plan/EAS

Mr. Kotoch of NAK Management, is representing his application for CubeSmart.

They are proposing to raze the two current front buildings; the current office for CubeSmart, which is at the east end and the abandoned brick bungalow just west of the office. They will replace these two existing buildings with one climate controlled storage building with a retail/storefront look. It will improve the look of the site and provide additional storage, which will meet the demand for local storage.

Chairman Wildermuth noted that Mr. Kotoch was before the Board of Zoning Appeals on July 10, 2019 and did obtain a variance for an existing non-conforming use.

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Mr. Kary said the EAS committee has a few items to address. The fire department did have a concern in regard to a fire hydrant being close enough to the new building at the rear of the property, but have since visited the site and confirmed it is within the required proximity.

Mr. Kary asked Mr. Keller about parking. Mr. Keller said they would require twenty-seven parking spaces but this use does not really need that number of spaces and Mr. Kotoch can ask the Planning Commission for a reduction of parking spaces.

Mr. Kotoch said he only has one employee, so they require very little parking and typically 1.7 cars per hour visit the storage facility. The clients come to load and unload and do not park for any longer than 15-20 minutes. He said they will be adding sixty-three spaces to the rear of the property. Mr. Kotoch would like to decrease the required parking spaces to three. Their clients only park to rent a space or buy boxes and most clients rent on-line. Mr. Keller stated if the Board reduces the number of parking spaces to three, he would like the record to reflect that if more parking spaces are required, for future use, they must have a bank of parking.

Dr. Norris asked if there is a dumpster. Mr. Kotoch said yes but it is not for tenant use and is on the east end of the current office building and is locked. Dr. Norris stated it needs to be fenced from view. Mr. Kotoch said the clients take their trash and dispose of it elsewhere, which is their policy. Mr. Kotoch said if the dumpster is visible from the street, it will be enclosed.

Mr. Kary asked if there will be landscaping. Mr. Kotoch said they currently have a 6 ft. landscape bed along the building and additional landscaping near the street. They will install landscaping, possibly raised beds near the street for the purposes of aesthetics. Mr. Cox said Mr. Kotoch has done business with the city for many years and maintains his properties.

Dr. Norris moved to approve the Development Plan/EAS for CubeSmart, 31581 Euclid Ave., Willoughby, OH 44094 as submitted, but with the stipulations that the required parking spots be reduced from twenty-seven to three and the applicant must bank up to twenty-seven spaces if the city has future requirements; the front landscaping is appropriate for maintenance purposes, and if the dumpster is visible it is fenced/screened and Mr. Cox seconded.

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

Motion Carried: APPROVED

Panini's
37333 Euclid Ave.
(Rep.- Chris McCrone, Connor Services)

Development Plan/EAS

Mr. Chris McCrone of Connor Services is representing the Development Plan/EAS for Panini's.

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They will utilize the existing three-car garage for additional kitchen space. The current storage is in the basement and is a safety concern for the employees. The equipment and miscellaneous items currently stored in the three-car garage will now be stored in the proposed new garage. The new garage will have finishes to match the current exterior finishes of the building. It will be attached by a roof and creates a breezeway that enables their delivery personnel to remain out of the inclement weather. Once the renovations are complete the only item being stored in the basement will be the beer and coolers, unless in the future, they decide to utilize a portion of the new garage.

Lastly they will be adding a small extension of 13 ft. to the existing outdoor patio. This addition will not affect parking and will be 10 ft. off the property line, so no variances would be required. There will be a total of approximately 236 sq. ft. on the exterior (13 x 16.5 ft.). There will be a walkway in the rear of the building for employee access.

Chairman Wildermuth stated they will need to apply to amend their Conditional Use Permit (CUP) to include the patio expansion. Mr. McCrone said they will not be adding any more speakers, but will be moving the existing speaker back 13 ft. Mr. McCrone said he is unaware of any current noise complaints in regard to Panini's patio.

Mrs. McCue asked if the elimination of the driveway portion that runs east/west changes how the garbage will be removed and Mr. McCrone stated no, it will remain where it is.

Mr. Kary said the EAS committee expressed concern over noise mitigation with the expansion of the patio, but understands that will be addressed when they apply for the amended CUP.

Mrs. McCue moved to approve the Development Plan/EAS for Panini's, 37333 Euclid Ave., Willoughby, OH 44094 as submitted and Mr. Cox seconded.

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

Motion Carried: APPROVED

Brian Mannello
4031 Kirtland Rd.

**Lot Split A and combination of 0.005 acres
from PPN#27-A-032-A-00-005-0
to be added to PPN#27-A-032-A-00-007-0**

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Mr. Mannello is representing his Lot Split A and combination of 0.005 acres from PPN#27-A-032-A-00-005-0 to be added to PPN#27-A-032-A-00-007-0.

Mr. Mannello is Mr. McCollister's neighbor and Mr. McCollister's driveway is currently on Mr. Mannello's property. The lot split will put Mr. McCollister's driveway back onto his property and will give Mr. Mannello more frontage for his property.

Chairman Wildermuth stated as a condition of approval of the lot splits, both parties must file to combine the additional property to their existing parcels with the County. Mrs. Grinstead previously provided both Mr. Mannello and Mr. McCollister with the proper forms to combine their properties.

Mr. Kary moved to approve Lot Split A and combination of 0.005 acres from PPN#27-A-032-A-00-005-0 to be added to PPN#27-A-032-A-00-007-0 as submitted for Brian Mannello, 4031 Kirtland Rd., Willoughby, OH 44094 and Dr. Norris seconded.

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

Motion Carried: APPROVED

Daniel McCollister
4039 Kirtland Rd.

**Lot Split B and combination of 0.003 acres
from PPN#27-A-032-A-00-007-0
to be added to PPN#27-A-032-A-00-005-0**

Mr. McCollister is representing his Lot Split B and combination of 0.003 acres from PPN#27-A-032-A-00-007-0 to be added to PPN#27-A-032-A-00-005-0.

Mr. McCollister said due to the angle of the lot it made it difficult to get to his house. He said over the years it pushed the gravel driveway into Mr. Mannello's lot. They felt the best way to resolve this issue was to do the lot split.

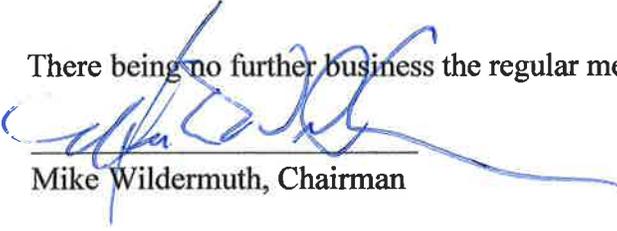
Dr. Norris moved to approve Lot Split B and combination of 0.003 acres from PPN#27-A-032-A-00-007-0 to be added to PPN#27-A-032-A-00-005-0 as submitted for Daniel McCollister, 4039 Kirtland Rd., Willoughby, OH 44094 and Mr. Kary seconded.

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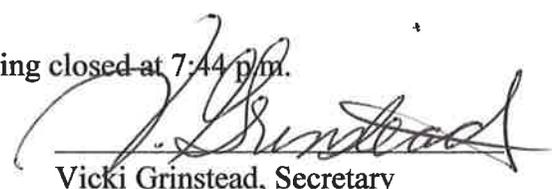
ROLL CALL: Yeas: J. McCue; K. Kary; S. Norris; C. Cox; Mike Wildermuth, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:44 p.m.



Mike Wildermuth, Chairman



Vicki Grinstead, Secretary