

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 8, 2019
REGULAR MEETING
MINUTES**

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

Chairman Wildermuth called the regular meeting to order at 7:14 p.m.

MINUTES

Public Hearing Meeting Minutes

July 25, 2019

Dr. Norris moved to approve the Public Hearing Meeting Minutes for July 25, 2019 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

July 25, 2019

Dr. Norris moved to approve the Regular Meeting Minutes for July 25, 2019 as submitted and Mr. Cox seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

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NEW BUSINESS

Willoughby Paninis
37333 Euclid Ave.
(Rep.- Chris McCrone, Conor Services)

Amend Conditional Use Permit

Mr. McCrone, is representing the amendment of the Conditional Use Permit (CUP) for Willoughby Paninis.

Chairman Wildermuth said Paninis is here to amend their CUP for the addition to the outdoor patio for on-site alcohol consumption subject to the existing CUP conditions. The patio addition is 220 s.f. and is subject to Board approval.

Dr. Norris said there was a discussion about noise when he was on City Council many years ago and there were very few noise complaints. Mr. Sayles said he agreed and there was only one resident that had complaints. Dr. Norris said he recalls the city requesting noise detectors or something of that nature.

Mr. McCrone said there was a couple that lived on his street that were the complainants, but they have since moved. Mr. McCrone said they were asked to do a sound assessment at that time. He stated that Joe Myers of Joe Myers Architects helped them with this project and the evaluation was basically that there was not a noise issue. He said the Planning Commission agreed with the assessment and the CUP was approved. Mr. McCrone said he was unaware of any other noise issues until Mr. Spaw attended the meeting this evening.

Mr. McCrone said there are only two or three speakers on the exterior of the building; one is the back corner facing the baseball field. He said the quantity of speakers will not change. When the addition is built that rear speaker will be moved 13 ft. to the rear. The addition will only add fifteen people for table seating. Mr. Cox asked what the normal occupancy of the patio is and Mr. McCrone said he was unsure. Mr. Cox said, in his opinion, fifteen people will not have an effect on the noise. Mr. McCrone stated that the outdoor patio is only open four months out of the year and is closed up for the winter season. There was a brief discussion on this subject.

Dr. Norris asked if Mr. McCrone would look into the lighting complaint to see if there was a compromise so the lighting does not extend across the street and Mr. McCrone agreed. He said they have two flood lights and one is left on at all times over the stairs for safety of egress. He said the "party lights" will be extended around the perimeter of the patio addition.

Mr. Cox moved to approve the amended Conditional Use Permit for Willoughby Paninis, 37333 Euclid Ave. OH 44094 for the addition of condition #7) to include the outdoor w/the patio expansion of 13 ft. for the sale and service of alcohol for on-site consumption; all other conditions will remain the same and Mrs. McCue and seconded.

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

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Motion Carried: APPROVED

Fairway Glenn, Ph. III

Lost Nation Rd./Hodgson Rd.

(Rep.- Dave Novak, Barrington Consulting Group)

Amendment to Development Plan

Mr. Novak of Barrington Consulting Group, 9114 Tyler Blvd. Mentor, OH 44060 is representing the amendment to the Development Plan for Fairway Glenn, Phase III.

Mr. Novak said this is the last phase of Fairway Glenn. He said along the northern portion of Canterbury Drive they cannot build two-story homes due to FAA restrictions. They would like to widen these lots to accommodate ranch style homes so the square footage is the same as the other homes in the development. In order to do this, they had to reduce the number of lots originally proposed, which will also reduce the traffic flow.

Dr. Norris asked if the lots he is referring to are lot numbers 100-107. Mr. Novak said that was correct; these lots will be 65' wide instead of the originally proposed 50'. This area was reduced by four homes.

Chairman Wildermuth had a few items he wanted to reiterate that the Board has previously discussed. One item was the sidewalks. Mr. Novak stated they agreed to put sidewalks down both sides of the streets. They did provide a deposit to the city, as they have done with the previous phases, because they did not want to install the sidewalks prior to building the homes and will continue that in Phase III.

Chairman Wildermuth said the second item was the traffic signal at Hodgson and Lost Nation Roads which was discussed by Mayor Fiala in October of 2018. There had been discussion about cost sharing of this traffic signal. Mr. Novak said he remembers the discussion and also that they would participate in the cost sharing.

Mr. Sayles said they agreed to 11.5% of the cost of the traffic signal in the traffic study titled The Fairway Glenn Traffic Impact Study for Lost Nation Rd./Hodgson Rd., done by MS Consultants, September 9, 2016. At that time, they estimated the cost of the signal to be \$150,000 (\$17,250 their cost). The cost of the special signal, due to the proximity to the airport, is approximately \$400,000 (\$46,000 their cost). Mr. Sayles suggested the Board should have on record they have committed to 11.5% of the total cost of the traffic signal at the time of installation. Mr. Sayles said they also committed to installing sidewalks on Hodgson Rd. all the way to Lost Nation Rd.

Dr. Norris asked if the money for the traffic signal could be placed in escrow. He suggested that they put a termination date for the signal and if the signal is not installed by that date then the money will be refunded back to the developer. Mr. Sayles said it is an interesting idea. He said there was also a discussion, among the Commissioners, in regard to possibly relocating Lost Nation Rd. to obtain FAA grant monies, but would be quite expensive for the city.

Mr. Novak said he would like the owners to hear these items and be able to speak in regard to these terms at the next meeting for the final plat/improvement plans. The sidewalks along Hodgson to Lost Nation will be installed as part of the development. The interior sidewalks will be put in each time a house is constructed and the money will be refunded from the deposit (as discussed above) back to the developer.

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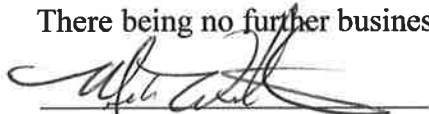
Chairman Wildermuth said the Board will be approving only the changes to the Development Plan as requested by Mr. Novak this evening. The discussion items for the traffic light and sidewalks are a continuous reminder throughout rest the process moving forward toward the Final Plat and Improvement Plans.

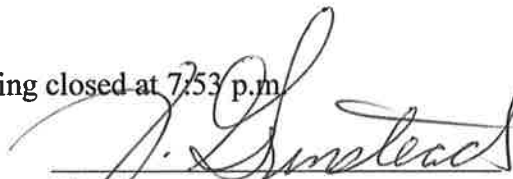
Dr. Norris moved to approve the amendment to the Development Plan for Fairway Glenn, Ph. III, Lost Nation Rd./Hodgson Rd., Willoughby, OH 44094 as submitted with the reminder of the ongoing discussions for the commitment, on the part of the developer, of 11.5% funding for a potential traffic signal at Lost Nation and Hodgson Roads and the installation of sidewalks along Hodgson Rd. connecting to Lost Nation Road to the existing sidewalks along Hodgson Rd. and Mrs. McCue seconded.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:53 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary