

**PLANNING COMMISSION
CITY OF WILLOUGHBY
DECEMBER 13, 2018
REGULAR MEETING
MINUTES**

PRESENT: G. Merhar; C. Cox; S. Norris; K. Kary, Vice Chairman

ABSENT: M. Wildermuth

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

Vice Chairman Kary called the regular meeting to order at 7:02 p.m.

MINUTES

Mrs. Grinstead found an error on the December 13, 2018 agenda. There was no public hearing for October 25, 2018.

Regular Meeting Minutes

October 25, 2018

Mr. Cox moved to approve the Regular Meeting Minutes for October 25, 2018 as submitted and Mr. Merhar seconded.

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

Motion Carried: APPROVED

Work Session Meeting Minutes

November 13, 2018

Dr. Norris moved to approve the Work Session Meeting Minutes for November 13, 2018 as submitted and Mr. Cox seconded.

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

Motion Carried: APPROVED

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OLD BUSINESS

None

NEW BUSINESS

Young Sushi

12 Public Square

(Rep.- Kevin McCrone, Conor Services)

Amend Conditional Use Permit

Mr. McCrone is representing Young Sushi. He stated the conditions of the current Conditional Use Permit (CUP) will remain the same with the exception of the address.

Vice Chairman Kary stated 4082 Clark Ave. will be changed to 12 Public Square and the hours of operation will be 11:00 am until 2:30 am 7 days a week. There will not be an outside bar but there will be an outside patio, in the front of the property that will seat approximately 12-16 people. A speaker will be permitted at low volume at conversational level and live music is not permitted.

Mr. McCrone stated they will serve alcohol on the patio, which will be enclosed with fencing. You will enter the restaurant to the right of the patio and to gain entrance to the patio you must enter through the restaurant.

Vice Chairman Kary asked if Young Sushi had a dumpster behind the building. Mr. McCrone stated Mr. Young had not yet made arrangements for the dumpster and is unsure if he will be sharing with neighboring businesses. Vice Chairman Kary stated the dumpster must be enclosed per City Ordinance. Mr. McCrone stated they do have an area they can enclose for a dumpster if they obtain one.

Mr. Merhar inquired about what type of lighting will be on the exterior of the building. Mr. McCrone stated the lighting will be over the canopies and directed downward. Mr. Merhar asked if there will be speakers on the patio for music. Mr. McCrone stated there has been no mention of it at this time, but would like to keep his options open for his client to have background music.

Mrs. Grinstead read back the conditions of the CUP, including the new conditions: (1) Hours of operation: 11:00 am until 2:30 am, 7 days a week (2) There shall not be an outside bar (3) A speaker is permitted on the patio at a low volume at conversational level (4) Live music is not permitted (5) Outdoor patio with alcohol service must be fenced (6) Dumpster on premises must be enclosed with fencing (7) Any exterior lighting will be deflected downward.

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Mr. Merhar moved to approve the amended Conditional Use Permit for Young Sushi, 12 Public Square, Willoughby, OH 44094 and Dr. Norris seconded.

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

Motion Carried: APPROVED

Ridgewood Greens Subdivision, Ph. II

Major Subdivision/Final Plat

Johnnycake Ridge Rd.
(Rep.- Russ Berzin, Franklyn Development/BEDAOS LLC)

Mr. Russ Berzin of Franklyn Development/BEDAOS LLC is representing the final plat for the Ridgewood Greens Subdivision, Phase II.

Vice Chairman Kary made an exception since there is no public hearing and gave resident Neil Sharpe, the opportunity to speak on behalf of the neighboring communities in regard to the new development.

Mr. Sharpe stated one of the main concerns is the construction site being on Rt. 84 across from King Edward Ct. and Polo Park. The residents would prefer the construction site be on Mentor Ave. Another concern was the way the development was phased to be built. The concern is if the development was not completed it would be an eye sore to the community and they would have a road that goes nowhere. They would like to see a completed road that goes all the way through from Mentor Ave. to Rt. 84. The last concern is the ingress and egress onto Rt. 84 and the impact of the traffic from the new development. They would prefer a gated cul-de-sac.

Mr. John Tomaselli is the Councilman for this Ward. He understands the concerns of the residents in regard to the traffic onto Rt. 84. He agrees with Mr. Sharpe that construction traffic is a big concern and should be on Mentor Ave. He is also concerned as far as speed and the size of the construction vehicles and also the amount of debris they leave behind. Mentor made many conditions with their side of the development and his hope is that Willoughby will be as diligent as far as conditions.

Mr. Russ Berzin is here tonight to ask to be tabled for their final plat because they have listened to the community and are making some changes. They are planning to swap the entrances, so Phase I will now be on Mentor Ave. (site plan in record dated 12-13-18) and will continue in a south easterly direction until they reach Rt. 84. All construction traffic will be directed off of Rt. 20/Mentor Ave.

Mr. Merhar asked if the road will be completed all the way through first and Mr. Berzin said no. The original plan had three phases similar in size as far as the amount of homes. The new plan, Phase I, will now be in

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Mentor and will have 56 home sites; so roughly half of the subdivision will initially be built. This road will tie in to the north/south road that will lead to Rt. 84 and Phase II in Willoughby.

Vice Chairman Kary stated Mr. Berzin will be back in January for approval of the final plat, which is now Phase II with the seven homes in the City of Willoughby. He asked Mr. Berzin if both the Willoughby and Mentor residents are in the same home owners association and Mr. Berzin said yes.

Vice Chairman Kary said there are walking paths in the Mentor development but not in Willoughby. He asked Mr. Berzin if he would consider adding more walking paths in Willoughby to be contiguous throughout the development and Mr. Berzin agreed to add the walking paths.

Vice Chairman Kary asked if there will be the same nicely landscaped entryway and signage as on the Mentor side and Mr. Berzin said yes.

Vice Chairman Kary wanted to clarify that construction traffic will come off of Mentor Ave. Mr. Berzin said yes and the primary developer or infrastructure/improvement contractor will have it written into their contract that traffic will have to be maintained on Rt. 20. They may have some smaller trades coming in on Rt. 84 when they begin Phase II but they will try to keep this to a minimum. Vice Chairman Kary asked if there will be gravel construction roads from Rt. 20 to Rt. 84 and Mr. Berzin said no.

Vice Chairman Kary stated he heard some there was a discussion in regard to a small sidewalk. Mr. Berzin said there was a discussion several months ago to install a paved sidewalk between King Edward Ct. and Polo Park which is approximately 70 ft. which he had agreed to put in. The sidewalk will be installed when they do Phase II.

Mr. Merhar asked if there will be sidewalks on both sides of the street in the new development and Mr. Berzin said no, only on one side.

Mayor Fiala asked Mr. Berzin if he will share the home owner's agreement with the Willoughby Law Department and Mr. Berzin said yes, once it has been completed. He also said they have been working toward a consent agreement with CEI for the land that constitutes the walking path area.

Mr. Berzin said Mrs. Grinstead inquired about the status of the easement granted to CEI for the power lines. He said they will include language in their home owner's agreement not to permit any vertical improvements in this approximate 23 ft. easement such as sheds etc. He spoke to the First Energy representative today and was told the engineering department has approved it and he will have the details ready for the January Planning Commission meeting.

Mayor Fiala said he would also like special attention paid to storm water management covenants and restrictions so it is the responsibly of the Home Owner's Association (HOA) to maintain the basins and Mr. Berzin agreed.

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Dr. Norris is concerned about the cut through potential from Rt. 20 to Rt. 84. There was previous discussion in regard to a cul-de-sac with an emergency access gate on Rt. 84 and he would like to discuss this further at the next meeting.

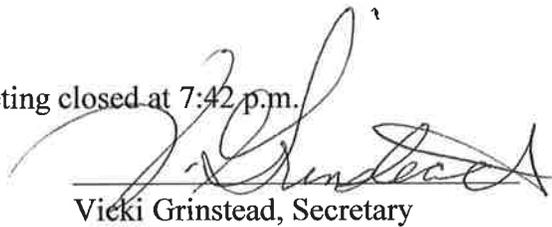
Mr. Merhar moved to table the final plat for the Ridgewood Greens Subdivision, Phase II, Johnnycake Ridge Rd., Willoughby, OH 44094 per the applicant's request and Mr. Cox seconded.

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

Motion Carried: TABLED

There being no further business the regular meeting closed at 7:42 p.m.


Ken Kary, Vice Chairman


Vicki Grinstead, Secretary