

**PLANNING COMMISSION
CITY OF WILLOUGHBY
FEBRUARY 8, 2018
REGULAR MEETING
MINUTES**

PRESENT: C. Cox; S. Norris; G. Merhar, Chairman
ABSENT: K. Kary; M. Wildermuth
OTHERS: Darryl Keller, Chief Bldg. & Zoning Official; Mike Germano, Asst. Law Director;
Jim Sayles, City Engineer; Karen Brooks, Zoning Code Inspector

Chairman Merhar called the regular meeting to order at 7:10 p.m.

MINUTES

Public Hearing Meeting Minutes **January 25, 2018**

There was not a quorum to approve the Public Hearing Meeting Minutes of January 25, 2018.

Regular Meeting Minutes **January 25, 2018**

There was not a quorum to approve the Regular Meeting Minutes of January 25, 2018.

Dr. Norris moved to untable Old Business for Dollar General, 38878 Euclid Ave., Willoughby, OH and Mr. Cox seconded.

ROLL CALL: Yeas: Dr. Norris; Mr. Cox; Chairman Merhar
 Absent: K. Kary; Mr. Wildermuth
 Nays: None

Motion Carried: UNTABLED

OLD BUSINESS

Greenleaf Gardens, LLC **Development Plan/EAS**
30841 Euclid Ave.
(Dave Neundorfer, CEO)
Oscar Hackett, CFO

This item remains tabled.

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Dollar General
38878 Mentor Ave.
(Rep.-Todd Hamula, Zaremba Group, LLC)

Development Plan/EAS

Mr. Todd Hamula of Zaremba Group, LLC, 14600 Detroit Ave., Lakewood, OH agent for Dollar General is representing this application.

Mr. Zaremba gave an overview of the site. The development is limited to the front parcel. There is one entrance southwest of Arcadia and there are no traffic concerns. The building is 9,100 square feet with a front entrance that faces the roadway and has approximately 30 parking spaces. The delivery and dumpster area is in the rear. The cement slabs from the previous building will be removed and they would plant natural knee high style grass.

There are several changes to the site plan; the sidewalk is stubbed to the property line but they are not proposing a crosswalk on the eastern side of the road owned which is privately owned. The subdivision association may decide at a later date to construct a crosswalk. There is a two to three foot mound that serves as a buffer between the subdivision and the Dollar General store and they added evergreens for additional screening. They have enlarged the dumpster enclosure to accommodate excess cardboard which will be fenced/screened.

Mr. Zaremba stated they enhanced the roof area on the front and sides of the structure and added a hip roof. They would like to switch the short side with the gutters and downspouts to the Arcadia Circle elevation and make it entirely brick with a window in the first bay. The parking lot side will be a higher elevation and also have a window in the first bay and will be all brick with stone columns to match the front of the building. Mr. Zaremba stated he is not able to accommodate the request to add two false roofs on the sides of the front of the building because of the expense.

They have eliminated the awnings on the front of the building, but have added dimensional shingles to the roof as previously suggested.

Chairman Merhar asked if Dollar General intends to install a monument sign. Mr. Zaremba said they will be installing channel letters on the front of the building and is unsure what type of additional signage will be installed at a later date.

Mr. Zaremba stated they would like to amend the landscape plan and remove the additional evergreens since they have greatly improved the aesthetics of the building, but the trees on the mounding will remain.

Chairman Merhar recognized Mayor Bob Fiala and asked Mayor Fiala for his comments on this project. Mayor Fiala's concern is that they reversed the building with the low end being toward Arcadia Circle and it will expose the rooftop units and if the additional landscaping is removed it will be more noticeable. He suggested switching the low side back to the Mentor Ave. side of the building or adding a parapet. Mr. Hamula agreed to switch the high side toward Arcadia. Mayor Fiala suggested they increase the width

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of the cornice piece of EIFS. Mr. Hamula agreed to increase the EIFS cornice to a minimum of two feet six inches tall. Mayor Fiala inquired about the type of brick material that will be utilized for the project. Mr. Hamula stated it is very similar to hardy board and presented samples of materials for the Board members. Mayor Fiala stated they have had trouble with another store having sales outside on their sidewalk and does not want this to happen at this location. He also asked Mr. Hamula about the discussion on fencing and would they consider constructing fencing closer to the end of their parking lot, leaving the green space open to the neighborhood. Mr. Hamula would not be in favor of adding fencing.

The changes for the cornice being wider and switching the higher elevation back to the Arcadia side are not reflected in the current renderings presented to the Board, but will be noted on any approvals.

Dr. Norris moved to approve the Development Plan/EAS for Dollar General, 38878 Mentor Ave. as modified and stated in the minutes, and Mr. Cox seconded.

ROLL CALL: Yeas: Mr. Cox; Dr. Norris; Chairman Merhar
 Absent: Mr. Kary; Mr. Wildermuth
 Nays: None

Motion Carried: APPROVED

NEW BUSINESS

Bestway Tank & Trailer
3657A Lost Nation Rd.
(Tim Meyer, Owner)

Conditional Use Permit

Mr. James Lyon, 240 E. Main St., Painesville, OH attorney for Mr. Meyers of Bestway Tank & Trailer, 3657A Lost Nation Rd., Willoughby, OH is representing this application.

Mr. Lyon stated they meet all the criteria required by the city for the Conditional Use Permit (CUP). It is a multi-unit building with six bays. Mr. Meyer is in the first bay and there is parking in the front. The area he leases is where he would park these units. They can store are up to 24 trailers for display without a parking issue. He stated there are a few issues that require a variance and they are scheduled to go before the Board of Zoning Appeals on Wednesday, February 14, 2018.

There was some discussion on the storage of outdoor equipment in regard to city ordinance. This CUP will be contingent upon the approval of the Board of Zoning appeals at their February 14, 2018 meeting.

Mr. Lyon stated that if Mr. Meyer had to screen/fence these trailers it would not be practical for this type of business. Mr. Keller stated the Board could add the condition that only new trailers can be displayed.

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There was some discussion in regard to adding some evergreens or shrubs to soften the appearance of the trailers or possibly adding partial fencing.

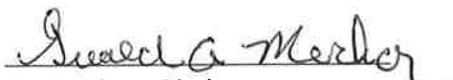
Hours of operation for sales are 8:00 a.m. until 6:00 p.m. Monday through Sunday and for repairs/service 24 hours, 7 days a week. Dumpster is currently indoors and is to remain inside. The front of the property is to be screened with hedges in the spring of this year. No storage of broken or used trailers outdoors. The limit of new trailers parked on the property at any given time must be within the two footprints that are demarcated on the renderings submitted and are not to block the fire lane. Five parking spaces are to be maintained for customer and employee parking only.

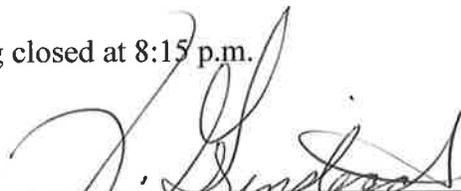
Dr. Norris moved to approve the Conditional Use Permit for Bestway Tank & Trailer, 3657A Lost Nation Rd., with the conditions as follows: Hours of operation for sales are 8:00 a.m. until 6:00 p.m. Monday through Sunday; Service 24 hours, 7 days a week; Dumpster is currently indoors and is to remain inside; the front of the property is to be screened with hedges in the spring of this year; The limit of new trailers parked on the property at any given time must be within the two footprints that are demarcated on the renderings submitted and are not to block the fire lane and contingent upon BZA approval on 2/14/18 and Mr. Cox seconded.

ROLL CALL: Yeas: Mr. Cox; Dr. Norris; Chairman Merhar
 Absent: Mr. Kary; Mr. Wildermuth
 Nays: None

Motion Carried: APPROVED

There being no further business the regular meeting closed at 8:15 p.m.


G. Merhar, Chairman


Vicki Grinstead, Secretary