

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

PRESENT: C. Cox; S. Norris; M. Wildermuth; K. Kary, Vice Chairman

ABSENT: G. Merhar

OTHERS: Darryl Keller, Chief Bldg. & Zoning Official; Mike Germano, Asst. Law Director;
Jim Sayles, City Engineer; Karen Brooks, Zoning Code Inspector

Vice Chairman Kary called the regular meeting to order at 7:05 p.m.

MINUTES

Regular Meeting Minutes

February 22, 2018

Mr. Cox moved to approve the Regular Meeting Minutes for February 22, 2018 as submitted and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

Greenleaf Gardens, LLC

30841 Euclid Ave.

(Dave Neundorfer, CEO)

Oscar Hackett, CFO

Development Plan/EAS

This item remains tabled.

NEW BUSINESS

Fairway Glenn Subdivision

Lost Nation Rd.

(Rep.- Dave Wager, On the Greens Development, LCC)

Final Plat Revision

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Mr. Dave Wager of On the Greens Development, LCC, 5201 Richmond Rd., Bedford Hts. OH 44146 is representing the Fairway Glenn Subdivision final plat revisions. Mr. Wager explained that there are three minor changes to the final plat; 1) is changing the owners name from Dino Palmeri to Berardino Palmieri, 2) changing the sanitary easement from the City of Willoughby to the Fairway Glenn Homeowners Association, Inc., because it is a private sanitary sewer, 3) removing the Lake County Prosecutors signature line because he is not required to sign.

Mr. Wildermuth moved to approve the Fairway Glenn Subdivision final plat revisions as submitted and Mr. Cox seconded.

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

Motion Carried: APPROVED

Vice Chairman Kary asked Mrs. Grinstead to clarify a clerical error on the Conditional Use Permits for Lowes.

Mrs. Grinstead explained that there were actually two CUPS for Lowes. The previous condition, #6, on the CUP dated March 23, 2017 for Outdoors Sales of Seasonal Retail Items should have been on the original CUP dated March 23, 2009 for Outdoor Storage and Display of Seasonal Retail Items. Item #6 on the CUP dated March 23, 2017 will be removed and will then be added as item #6 with the approved amendments to the CUP dated March 23, 2009 this evening.

Mr. Wildermuth moved to accept the changes to the above Conditional Use Permits as stated by the Board Secretary Mrs. Grinstead and Mr. Cox seconded.

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

Motion Carried: APPROVED

Dr. Norris arrived late to the meeting.

Lowes
36300 Euclid Ave.
(Rep.-Mike Mackerty, Back End Support Mgr.)

**Amend Conditional Use Permit
to allow additional storage of bagged
product/customer loading zone in
parking lot**

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Mr. Mike Mackerty, Back End Support Mgr. of Lowes, 36300 Euclid Ave. is representing this application.

Vice Chairman Kary asked Mr. Germano for clarification if this CUP is a renewal or amendment. Mr. Germano stated it is an amendment of item #6 which terminated on July 15, 2017. The remaining five conditions will remain the same.

Vice Chairman Kary spoke to the owner of the property and he had a couple of concerns. One concern is the trash/debris from Lowes that tends to accumulate in the parking lot, which is not relevant to the CUP, but feels Lowes should address. Mr. Mackerty stated they are aware of this issue and have arranged for a meeting with their parking lot maintenance company. He will also have a person from his department dedicated for at least two hours a day to help with the back lot and the maintenance company will be responsible for keeping the entire parking lot clear of trash and debris. Mr. Germano stated they can make this a condition of the CUP because it is an amendment.

The other concern the property owner and the Willoughby Fire Marshal Kocab had was that Lowes tends to utilize the entire concrete area up to the edge and it forces their customers to walk in the fire lane to enter and exit the store.

Mr. Mackerty explained that Exhibit "A" is the same location as they submitted last year with the exception that they are corralling it in with a combination of cinder block posts with 4 x 4 s in between to fence off the area to prevent customers from entering through the sides. The parking area which Lowes can encumber on Exhibit "A" is limited to a maximum of 49 parking spaces for this operation.

The items located on Exhibit "B" dated 3/8/18 under the contractor canopy on the island are not allowed. They are currently storing lumber there now and must remove it immediately because it is in violation of the current CUP dated 3/23/17, item #4. The request to store lumber and other items in this location has been denied by the Board.

There was additional discussion on the fire lane and keeping the sidewalks clear for customers. There was also discussion about what can be changed and added to the current CUP.

Patty Herczeg, Assistant Store Manager, Lowes, 7629 Morley Rd. Concord Twp., OH is also representing this application.

Ms. Herczeg stated that after October of each year all of outdoor seasonal items come in and the snow blowers are displayed inside in the vestibule. She stated the Fire Marshal came out and met with the Store Manager Dave Helmick and he approved the temporary set up that they had put together. The sidewalk is clear and there is a coral where they put the grills in front of the exit vestibule. In front of the entrance they have approximately 8 riding lawnmowers, one of which is partially in the stripped area, but there is a walkway behind the lawnmowers for customers.

Mr. Germano stated as far as the fire lane the motion shall read as follows: Any outdoor storage on the sidewalk adjacent to the building shall comply with any of the Fire Marshal's requirements.

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Mr. Wildermuth moved to approve the amended Conditional Use Permit for Condition #6 for Lowes, 36300 Euclid Ave., Willoughby, OH 44094 as set forth by the Secretary and Mr. Cox seconded.

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

Motion Carried: APPROVED

***Weston, Inc.**
Jet Center Place
(Kurt Updegraff, Weston, Inc.)

**EAS/ land clearing,
PPN#27B-054-0-00-017-0**

Mr. Kurt Updegraff, Director of Development for Weston, Inc. 4760 Richmond Rd., Warrensville Hts., OH 44128 is representing this application.

Mr. Updegraff stated they have not submitted a Development Plan for the building. They have an agreement with the Port Authority to buy this piece of property on Jet Center Place. It is a 10 acre parcel with approximately 7 acres of trees. Their future plan is to construct a 120,000 square foot industrial building; roughly 200 x 600 and approximately 35' high. The use will be warehouse/light industrial. There will be parking and a truck delivery/dock area.

There was a question about wetlands and Mr. Sayles stated it is up to the company to provide the wetlands delineation to the city which they have provided. Mr. Updegraff stated when the Port Authority purchased the property from the city they commissioned a wetlands study and this is the study that was submitted. They will begin clearing the last as soon as they obtain their permit from the city.

Mr. Cox moved to approve the EAS for Weston, Inc. for land clearing for PPN#27B-054-0-00-017-0 and Dr. Norris seconded.

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

Motion Carried: APPROVED

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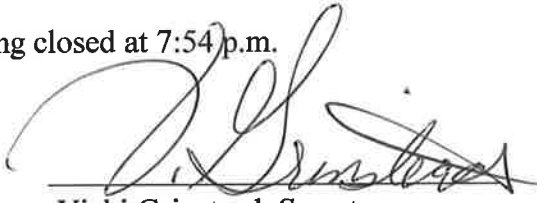
Planning Commission

**Election – 2018
Chairman
Vice Chairman
Secretary**

Vice Chairman Kary stated there was not a quorum to vote on the Planning Commission officers, so they will remain on the agenda until all members of the Board are present.

There being no further business the regular meeting closed at 7:54 p.m.


K. Kary, Vice Chairman


Vicki Grinstead, Secretary