

**PLANNING COMMISSION
CITY OF WILLOUGHBY
OCTOBER 24, 2019
REGULAR MEETING
MINUTES**

PRESENT: S. Norris; C. Cox; 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 7:10 p.m.

MINUTES

Public Hearing Meeting Minutes

October 10, 2019

Mr. Cox moved to approve the Public Hearing Meeting Minutes for October 10, 2019 as submitted and Mr. Kary seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

October 10, 2019

Mr. Kary moved to approve the Regular Meeting Minutes for October 10, 2019 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Zeppe's Tavern has asked to be tabled until the November 14, 2019 meeting.

Zeppe's Tavern

5680 SOM Center Rd.
(Leon Sampat, LS Architects)

Conditional Use Permit

Mr. Kary moved to table and recess the public hearing for Zeppe's Tavern, 5680 SOM Center Rd., Willoughby 44094, per their request, for a Conditional Use Permit and Dr. Norris seconded.

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

Motion Carried: TABLED

Zeppe's Tavern

5680 SOM Center Rd.
(Leon Sampat, LS Architects)

Development Plan/EAS

Mr. Kary moved to table Development Plan/EAS for Zeppe's Tavern, 5680 SOM Center Rd., Willoughby 44094, per their request, and Dr. Norris seconded.

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

Motion Carried: TABLED

Sheetz, Inc.

6035 SOM Center Rd.
(Rep.- David Mastrostefano, PE)

Development Plan/EAS

Mr. Mastrostefano, PE is representing the Development Plan/EAS for Sheetz, Inc.

Mr. Mastrostefano said this parcel is situated on three roads, SOM Center Rd., Maplegrove, and Commerce Circle. There is an existing entrance onto SOM Center right which is right in, right out which will remain and a full access onto Commerce Circle. They will be developing the existing site into a Sheetz gasoline station with retail and restaurant uses. They will modify the entrance onto Commerce Circle to allow for larger vehicles for delivery to the site and for customers. Both entrances will remain at the same location, as far from the

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intersection as possible. The store is approximately 4,913 sq. ft. There is parking on three sides of the facility. There are three public entrance ways and non-public entrance doors. The main entrance door is at the corner vestibule located at the northwest corner and a public door that faces Commerce Circle. There is a trash enclosure to the east. There is additional parking facing Commerce Circle and SOM Center Rd. There are underground fuels tanks located to the east of the fuel canopy. The current site has no storm water management and are proposing to install an underground detention system to the northeast corner of the lot.

There will be indoor and outdoor seating for patrons. There is an existing cross access easement behind Cracker Barrel that will be maintained. There is an existing shopping multi-tenant sign that will remain but they will occupy the vacated Eat'n Park sign. The pylon sign will be located at the southwest corner. There will be landscaping installed around and within the site.

The building will be brick with a stone feature that will wrap the facility 360° at public entrance locations. They will provide signage above the entrance doors. The ground sign will be the same stone that will be used on the store. The dumpster will be enclosed with the same stone as well with bronze gates.

Mrs. McCue asked about moving the landscape on the west side near SOM Center Rd. to the top rather than low where the grade drops off and Mr. Mastrostefano said they can move it. She would also like to see some evergreen shrubs on the north property line and he agreed to have those added.

Mr. Kary said there were questions in regard to the setbacks in the EAS Committee meeting that he would like to discuss. Mr. Mastrostefano said they were at the Board of Zoning Appeals (BZA) last evening and were tabled concerning a setback variance of 15 ft. variance along Maplegrove. They are looking at the circulation of the site to see if they can lessen the variance. He said the BZA board would be comfortable with a 10' ft. variance, which he is confident they can achieve. He said that Board did not have an issue with the 2 ft. variance along Commerce Circle. They may shrink the site vertically north to south, by removing footage out of the various isles or pushing the building back a foot.

Mr. Cox asked if there would be any effect on traffic. Mr. Mastrostefano said there will be no adverse effect on traffic to the neighborhood or the other businesses in the area. They are hoping to begin the project in the Spring of 2020; the process will be 20-23 weeks. They have will have up to seven employees in the store per shift.

Chairman Wildermuth mentioned that there were no police or fire issues during the Ingress/Egress meeting of October 17, 2019.

Dr. Norris moved to approve the Development Plan/EAS for Sheetz, Inc., 6035 SOM Center Rd., Willoughby, OH 44094 subject to the grant of the necessary variances currently tabled by the BZA and Mr. Kary seconded.

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

Motion Carried: APPROVED

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Sheetz, Inc.

6035 SOM Center Rd.
(Rep.- Kevin Detroy, Esq.)

Conditional Use Permit

Mr. Detroy, Esq. is representing the Conditional Use Permit for Sheetz, Inc.

Mr. Detroy said they meet the general conditions for a conditional use permit for a fueling station. They will also provide a restaurant offering hot food as well as snacks. They will be open 24 hours, seven days a week. They will meet all the safety and parking requirements. There will be security cameras inside and outside. There will be no adverse effects on the business or property owners in the neighborhood. They've also provided a landscaping plan this is compliant.

The conditions of the Conditional Use Permit will be: The hours of operation will be 24/7. The dumpster will be enclosed with brick on three sides to match the existing building with bronze gates. The overhead canopy columns, which house music speakers, will be kept at conversational level only. Mr. Mastrostefano said if the music is too loud, per city standard, they can adjust them to an acceptable level.

Mr. Kary moved to approve the Conditional Use Permit for Sheetz, Inc., 6035 SOM Center Rd., Willoughby, OH 44094 with the conditions as listed above and subject to the grant of the necessary variances currently tabled by the BZA and Dr. Norris seconded.

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

Motion Carried: APPROVED

Adapted Advantage

37229 Euclid Ave.
(John Vespa, Owner & Mr. Jim Lyons, Esq.)

Conditional Use Permit

Mr. Lyons, Esq. is representing the Conditional Use Permit for Adapted Advantage.

Mr. Lyons said the adult daycare business is located on the lower level in the rear of the building and is accessed through a private drive off of Euclid Ave.

Mr. Lyons stated that these are mostly administrative offices for the business. Adapted Advantage is a certified agency through the Ohio Department of Developmental Disabilities and has been in business since 2012. The adult day service program is designed to have the disabled adults out in the community. They have 27-29 clients on average per day who do stop at the offices 1-2 hours a day. There are no outdoor activities. He believes all of the criteria are met for the use of this business. There are approximately 7-8 employees.

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Mr. Lyons would like to amend the hours of operation from the application of Sunday through Saturday 7:30 am until 4:00 pm to 24 hours, 7 days a week. There will be no outdoor activities. All occupants shall be capable of self-preservation and a fire alarm and detection system shall be installed and maintained in accordance with Section 907.2.6 of the 2017 Ohio Fire Code. Mr. Vespa said they do have fire, tornado drills etc. with their clients.

Mr. Kary moved to approve the Conditional Use Permit for Adapted Advantage, 37229 Euclid Ave., Willoughby, OH 44094 with the conditions as stated above and Mrs. McCue seconded.

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

Motion Carried: APPROVED

There was a brief recess before the discussion portion of the meeting.

DISCUSSION

Apartment Building

Erie and Second St.

(Rep.- Ronald Kluchin, Ronald Kluchin Architects, Inc.)

Proposed apartment building

Mr. Kluchin is representing Harsax's Management Company. They are proposing a 3-story apartment building with retail below at Erie and Second streets. The building would be next to a bank with a large parking lot with approximately 46 parking spaces underneath supported by columns. He explained that half the building is in the local historical landmark and the other half is the national historical landmark. He explained the floor plan to the board on the renderings. There are nine suites per floor, with three floors, for a total of twenty-seven suites with a combination of studio and one-bedroom apartments. Each unit will have balconies around the entire building. The building is designed to remain within the setbacks and to allow windows in the front for each suite. The roof would be utilized as common space for seating etc. They will line the roof with a 4' high fence for safety.

The building will be a combination of concrete, brick and glass. Some units have sliding glass doors and others have large glass windows. There will be a combination of French balconies (approximately 1 ft.) and regular 6' x 8' balconies off the living areas. There will be awnings and landscaping added on the lower level. The proposed building will be 50' high and is next to a 37' building. There was a brief discussion on the parking lot that is utilized by a current business.

Mr. Kary suggested they have a discussion with the Design Review Board on the exterior of the building. He said there is a height limitation of 35' for buildings in downtown and they are asking for 50', so they will have to come before the Planning Commission to ask for a variance.

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Former Car Dealership
36933 Vine Street
(Rep.- Mike Marous, Vine Street Willoughby LLC)

**Multi-tenant office building/
proposed zoning change**

Mr. Wildermuth recused him from the discussion because he works for Vocon and has been involved with this project.

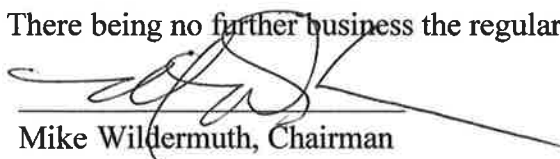
Mr. Marous purchased this property, which was the old Krihwan car dealership which has been vacant for a while. They now own five acres, including the previous Firenza Stone building. There are currently ten parcels which they will combine into one. There are also two different zoning classifications. The existing site (on site map) say G-B (light purple). The other portion of the site was C-M. He would like the two front parcels to be G-B and the rear parcel will be G-I so they can have a warehouse. They would demolish the existing front showroom and construct a new 2-story office building attached to the existing warehouse for a new headquarters. The addition would be approximately 32,000 sq. ft. and the existing warehouse is approximately 18,000 sq. ft. or 48,000 sq. ft. in total. They will have over 20% or 52,000 sq. ft. of green space. They will have 219 parking spaces of the required 170. There are currently two entrances and they would like to centralize the entrance and have one main entrance into the site. The rear portion will be a future yard with fencing. The former Firenza building will remain the same but will be landscaped and will be used for retail. This parcel will remain General Business.

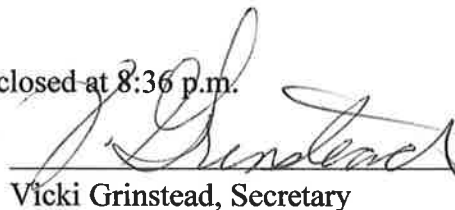
Mr. Kary asked where would they put their equipment. Mr. Marous said there would be no large equipment at this facility. He said they would be using it for storage materials. The yard area, which will have a 10 ft. fence and landscaping, will have racks of scaffolding etc. but no large equipment. Mr. Kary doesn't want this yard to be a staging area for a lot of materials.

Mrs. McCue asked if they have considered storm water management. Mr. Marous said they will be adding more green space to the site. He said there are many catch basins throughout the parking lots.

Dr. Norris said he is in favor of this rezoning.

There being no further business the regular meeting closed at 8:36 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary