

**INGRESS/EGRESS BOARD  
CITY OF WILLOUGHBY  
DECEMBER 5, 2019  
REGULAR MEETING  
MINUTES**

**PRESENT:** Tom Trem, Asst. Police Chief; Michael Kocab, Fire Marshall;  
Karen Brooks, Zoning Code Inspector, Randy Sevel, KPD  
**ABSENT:** Darryl Keller, Chief Bldg./Zoning Code Inspector  
**OTHERS:** Vicki Grinstead, Secretary

Mrs. Grinstead opened the meeting at 9:00 a.m.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Marc's**  
34881 Euclid Ave.  
(Rep.- Chuck Andrews, Developer and  
Urban Cornacchion, USA Management)

**Development Plan/EAS**

Fire Marshall Kocab asked Mr. Andrews to give an overview of the project.

Mr. Andrews said they will put a Marc's store in the existing Fitworks building. They will extend the existing building in the front and rear approximately 10-20'. They will remove part of the existing strip mall in front of the existing Fitworks building to make way for more parking. IHOP, H&R Block, Sprint and the bank will remain. Mr. Andrews said the traffic flow and servicing will remain the same.

Fire Marshall Kocab said the area between the existing Fitworks and TJ Maxx building will be infilled.

**Vine Street Willoughby LLC**  
36933 Vine St.  
(Rep.-Michael Christoff & Victor Barbalato, Vocon,  
Mike Marous, Owner, Les Yager)

**Development Plan/EAS**

Fire Marshall Kocab said they were in a pre-construction meeting and not much has changed on the plan. He said they will install a yelp feature for the back gates off of Code Avenue for Fire and Police Department access. There will be a fire hydrant in the middle of the property in the island. There are currently two existing entrances which will be filled in so there will be one entrance off of Vine St. He said the flow for the vehicles will be fine. There are hydrants on Code Ave. and Vine St.

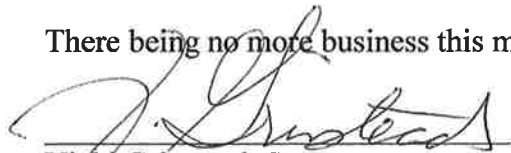
Fire Marshal Kocab said the new office building will be sprinklered. Mr. Marous said they will also be sprinklering the existing warehouse. Everything will be sprinkled with the exception of the two-story building off the side of the warehouse, which will have the 3-hour separation wall.

**City of Willoughby  
Ingress/Egress Parking Board  
December 5, 2019**

Mr. Marous had some concerns about some city property behind his building which has become overgrown. Mrs. Brooks said she would speak with Lee Bock, Service Director who governs the right-of-way and see what he wishes to do in regard to the overgrown property.

There were no police or fire issues. The plans were all approved, stamped and signed.

There being no more business this meeting closed at 9:12 a.m.



Vicki Grinstead, Secretary  
Ingress/Egress Parking Board  
City of Willoughby