

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JUNE 25, 2020
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; S. Norris; M. Merhar; J. McCue; M. Wildermuth, Chairman
ABSENT: Darryl Keller, Chief Bldg. & Zoning Official
OTHERS: Stephanie Landgraf, Asst. Law Director; Tim Lannon, City Engineer;
Vicki Grinstead, Secretary

Chairman Wildermuth called the regular virtual Zoom meeting to order at 7:06 p.m.

MINUTES

Mrs. McCue said there was a misspelling at the top of page 4 that will be corrected.

Regular Meeting Minutes

June 11, 2020

Mrs. McCue moved to approve the Regular Meeting Minutes for June 11, 2020 as corrected and Mr. Kary seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Westel's Alibi & Hush

4084 Erie St.

(Jason Rice, Managing Partner)

New Conditional Use Permit

Mr. Rice, Managing Partner of Westel's Alibi & Hush is representing this application for a new Conditional Use Permit (CUP) located at 4084 Erie St., Willoughby, OH.

Mr. Kary said Mr. Rice stated his hours of operation would be 8:00 a.m. to midnight Sunday through Thursday and 8:00 a.m. to 1:30 a.m. Friday and Saturday and asked if there would be any times that there would be employees working outside of these hours. Mr. Rice said there should not be and this is why they have chosen these hours.

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Mr. Kary asked how they will handle the trash and is there a shared dumpster in the back. Mr. Rice said there are two shared dumpsters in the back parking area. These are included in the monthly fee they pay to the landlord.

Mr. Kary asked Mr. Rice to define the operation of the patio; will there be food service, will there be an outside bar or will the patrons bring their drinks outside. Mr. Rice said there is no bar on the patio, but there are ten tables. The servers will bring drink to the patrons. Mr. Kary asked if there will be any music, including piped in music outside. Mr. Rice said there are speakers outside, but they do not know how to operate them and do not plan on having any outdoor music because of the upstairs residents. He said there will be no live music either. Mr. Kary asked if there was a place for the patrons to smoke out there. He said they do not encourage that and do not put out ashtrays since people would be eating. He said they would ask them to step outside of their property to smoke.

Chairman Wildermuth said as one of the conditions the Board would include the specific description of the theme of the restaurant; that being a restaurant/tavern/cocktail & wine bar with outdoor patio service. He explained this must remain this type of restaurant use, so this cannot be turned into a sports bar for example.

Mr. Merhar moved to approve the new Conditional Use Permit for Westel's Alibi & Hush, 4084 Erie St., Willoughby, OH 44094 with the following conditions: 1) Hours of operation: 8:00 a.m. to midnight Sunday through Thursday and 8:00 a.m. to 1:30 a.m. Friday and Saturday 2) The two shared, landlord provided, dumpsters must remain in the rear of the building 3) There will be no outdoor music of any kind on the patio 4) There will be food and beverage service provided on the patio 4) The theme of the restaurant must remain a restaurant/tavern/cocktail & wine bar with outdoor patio service and Mrs. McCue seconded.

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

Motion Carried: APPROVED

DISCUSSION

Sommers Real Estate Group
37100 Euclid Ave.

Rezoning of former YMCA, front property only, from Residential Multi-Family Low Rise (R-MF-L) to General Business (GB)

Mr. Sommers said they are proposing to redevelop the former YMCA property. They provided some renderings and a concept site plan. He said their vision for the property is two high quality retail sites along Euclid Avenue and for sale townhomes in the rear. He has worked with the city administration and Councilman Garry to gain their input. He would like some initial feedback from the Board.

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Ms. Carolyn Tippie CFO for the YMCA said they completely support any transition and good use for this prime corner in the city.

Dr. Norris asked if there has been a resolution to a previous discussion of this property that there may be title restrictions for this land use.

Mr. Sommers said his legal team and title company did thorough due diligence in researching this issue. He will be providing the legal and deed to the Board secretary, city administration and the Law Department. He said there are no deed restrictions in the title work that will restrict future use for the site, and will provide all the documentation to support that. Mr. Sommers said they also intend to preserve some green space on the site.

Dr. Norris had a concern in regard to a buffer behind the townhomes because of the schools and the location of the athletic fields etc. Mr. Sommers agreed and said landscaping is an important part of the plan. He said they will probably put mounds behind the townhomes and landscape them.

Mr. Merhar asked about the back parking area being owned by the school district. Mr. Sommers said this is correct and they have some initial ideas for the space there that they will be sharing. Mrs. McCue said then is this school property potentially part of this project and Mr. Sommers said it could be.

Mr. Kary asked what types of businesses are they looking at for the front portion of the property. He said they have been in talks with a couple successful businesses, one of which is an existing business within the city. The other would be a new business that has been successful on the national stage. He said he has to be careful about nondisclosure early in the process.

Mrs. McCue asked if they planning on developing this as one whole parcel or individually. She was asking in terms of storm water management etc. Mr. Sommers said the plan may evolve, but he believes it may be the two front parcels and the townhomes separate.

Mrs. McCue asked if the minimum requirements for an R-MF-L is five acres. Mayor Fiala said he believe this to be correct, but this site will require a partial rezone which would make the residual property far less than five acres. She asked if it would require a variance in that case and Mayor Fiala said yes.

Mrs. McCue said she is concerned about the number of guest parking spaces. Mr. Sommers said the parking for the townhomes is very preliminary, but believes they have the space to incorporate more parking. There will also be within unit parking such as driveways, garages and additional guest parking.

Mrs. McCue said her other concerns are left hand turns onto Euclid Ave. and the egress onto Shankland Rd. She said a traffic study may need to be done for the light at the intersection. Mr. Sommers said they only have one new curb cut with a slight relocation onto Shankland and they will look into this further as the project progresses.

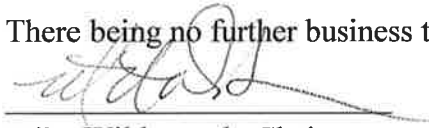
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Mrs. Grinstead suggested Mr. Sommers reach out to Mrs. Brooks, Zoning Code Inspector to address the ingress/egress drive closest to the intersection of Shankland and Euclid Ave.

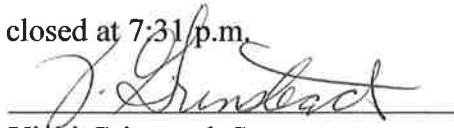
Mayor Fiala said the administration is in support of adding townhomes as a buffer between the school property and the retail properties. He said they would support a rezoning of the front parcels to General Business or Retail.

Chairman Wildermuth said the possibility of adding a third floor to the townhomes will have to be a point of discussion as to whether it would fit into the zoning. Mr. Sommers said they would not necessarily want to add a third floor, but feels the fee simple, for sale, townhomes would appeal to a buyer who wants to be close to the retail in the city.

There being no further business the regular meeting closed at 7:31 p.m.



Mike Wildermuth, Chairman



Vicki Grinstead, Secretary