

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MAY 12, 2022
REGULAR MEETING
MINUTES**

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

Chairman Norris called the regular in-person and Zoom meeting to order at 7:10 p.m.

MINUTES

Regular Meeting Minutes

April 28, 2022

Mr. Kary moved to approve the Regular Meeting Minutes for April 28, 2022 as submitted and Mr. Cook seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

This item will remain tabled per the applicant's request.

Family Dollar
38000 Euclid Ave.
(Rep.- Joe Myers, Myers Architect)

**Development Plan/EAS#4-3-22
(retail store)**

NEW BUSINESS

Chick-fil-A
35441 Euclid Ave.
(Rep.- Jack Meaney, GBC Design, Inc.)

**Conditional Use Permit
(dual lane drive thru)**

Mr. Meaney of GBC Design, agent for Chick-fil-A, 35441 Euclid Ave., Willoughby, OH 44094 is representing this application for a Conditional Use Permit.

Mr. Meaney said they are trying to contain the queuing for the drive thru and not block parking spaces or entry points and this is why they acquired the additional property. They can accommodate thirty-one more cars for the drive thru and it keeps the cars out of the drive isle, which will allow room for guests who would like the

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in-store experience. He said the extra space for food storage and food prep has changed the drive thru times drastically in other stores.

Mrs. McCue asked if they anticipate the cars extending past the two lanes for queuing and where will they have the cars wait. Mr. Meaney said during peak hours if the drive thru queuing is not enough, they will spill back toward the east toward E. 355th St. and contain them on Chick-fil-A's site. Their goal is to have cars enter through Euclid Ave. or E. 355th instead of the cross access.

Chairman Norris asked where the orders will be taken. Mr. Meaney responded during normal hours, and not peak times such as lunch and dinner, the order points will be under the face-to-face canopy. He directed the board to sheet C-200; there are two points marked by the badge number thirty-three. He said during peak hours they have team members that rotate and take orders on iPads. They have striped areas to protect their team members while they are taking orders. Chairman Norris said he does not anticipate any issues with noise from the speakers due to the location. Mr. Meaney said they also have designated curb side pickup spots so guests would not have to wait in line at the drive thru.

Chairman Norris asked what hours they would prefer on their Conditional Use Permit (CUP). Mr. Meaney said he would like the hours of operation to be Monday through Sunday, 24 hours, 7 days a week. The dumpster shall be enclosed. Any outdoor maintenance shall not be done from 10:00 p.m. to 7:00 a.m. There will be no outdoor music. Any outdoor speakers must remain at a conversational level. Chairman Norris asked about lighting. Mr. Meaney said there will be LED lights under the canopies. The lighting proposal shows the lighting will stay within the property limits.

Mr. Kary moved to approve a Conditional Use Permit for Chick-fil-A, 35441 Euclid Ave., Willoughby, OH 44094 as submitted with the following conditions: 1) Hours of operation are Monday through Sunday, 24 hours, 7 days a week, 2) Dumpster shall be enclosed/screened, 3) No outdoor maintenance from 10:00 p.m. until 7:00 a.m., 4) No outdoor music, 5) Any outdoor speakers must remain at a conversational level, 6) Any lighting on the property will stay within the property limits and Mrs. McCue seconded.

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

Motion Carried: APPROVED

Chick-fil-A
35441 Euclid Ave.
(Rep.- Jack Meaney, GBC Design, Inc.)

**Development Plan/EAS#3-2-22
(bldg. addition for drive thru)**

Mr. Meaney of GBC Design, agent for Chick-fil-A, 35441 Euclid Ave., Willoughby, OH 44094 is representing this application for a Conditional Use Permit.

Mr. Kary addressed the EAS. Traffic: Police and fire departments have no issues and feel this will be an improvement with traffic backups. Storm water: No stormwater issues. Mr. Lannon said the code addresses storm

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water standards and retention with the new parcel. Noise, water, and air pollution: Any outdoor speakers must remain at a conversational level. No demands on the school system. No hazardous waste concerns. The timeline: Begin in the fall of 2022 and will take approximately three to four months to complete. The restaurant will be closed for this project. WPCC's comment was all previous sanitary flow is going through the dedicated manhole. Any additional sanitary flow will go through the same manhole. If it is to be relocated, they asked it to be located for easy access for city personnel to sample. Mr. Meaney said they are installing a new grease trap for the expansion on the back of the building.

Chairman Norris said they will address the Development Plan. Mr. Meaney said they will be screening the trash enclosure and it will be similar to what is there now, but newer. The building additions will match the existing brick. Mrs. McCue asked if they modify the pylon sign is it allowed since these types of signs are no longer allowed in the city. The Building Department was not present at this meeting and Mr. Meaney said he will inquire about this. Chairman Norris said the city is moving toward monument signs and the Planning Commission would request they propose a monument sign instead of the current pylon sign.

Mr. Cook moved to approve a Development Plan/EAS#3-2-22 for Chick-fil-A, 35441 Euclid Ave., Willoughby, OH 44094 as submitted and McCue seconded.

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

Motion Carried: APPROVED

Blue Falls Car Wash

34201 Euclid Ave.
(Rep.- Jeff Certo, DSC Architects)

**Conditional Use Permit
(car wash)**

Mr. Certo of DSC Architects, 401 Front St., Berea, OH 44017 agent for Blue Falls Car Wash, 34201 Euclid Ave., Willoughby, OH 44094 is representing this application for a Conditional Use Permit.

Mr. Certo said they are proposing a state-of-the-art facility with a "tunnel" style car wash. The user will enter the property with three lanes for stacking to the east side of the building. They will proceed to the pay station will there is a covered canopy. There will be three lanes; one with an attendant, one with automatic payment, and the outside lane will be for memberships. They will exit at the south end and can use any of the sixteen vacuums stations provided. They have provided six parking spaces for employees. The trash enclosure is a composite wood material. All lighting will be within property limits. They are proposing a monument sign at the front entry. There is heavy landscaping around the perimeter of the property.

Mr. Certo said his hours of operation are to be Monday through Sunday, 24 hours, 7 days a week. The dumpster shall be enclosed. Any outdoor maintenance shall not be done from 10:00 p.m. to 7:00 a.m. There will be no outdoor music and no music of any kind. Any outdoor speakers must remain at a conversational level. The only speakers are inside the car wash which has volume control. The lighting will stay within the property limits.

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Mr. Cook moved to approve a Conditional Use Permit for Blue Falls Car Wash, 34201 Euclid Ave., Willoughby, OH 44094 as submitted with the following conditions: 1) Hours of operation are Monday through Sunday, 24 hours, 7 days a week, 2) Dumpster shall be enclosed/screened, 3) No outdoor maintenance from 10:00 p.m. until 7:00 a.m., 4) No outdoor music, 5) Any outdoor speakers must remain at a conversational level, 6) Any lighting on the property will stay within the property limits and Mr. McCue seconded.

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

Motion Carried: APPROVED

Blue Falls Car Wash

34201 Euclid Ave.
(Rep.- Jeff Certo, DSC Architects)

**Development Plan/EAS#5-4-22
(car wash)**

Mr. Certo of DSC Architects, agent for Blue Falls Car Wash, 34201 Euclid Ave., Willoughby, OH 44094 is representing this application for a Development Plan/EAS.

Mr. Kary addressed the EAS. Traffic: PD/FD: No concerns, Storm water: No concerns, redevelopment will follow code, Fire- No concerns, Noise, water and air pollution: No outdoor speakers, only speakers are inside the car wash, Schools: No demand on schools, Hazardous waste: No concerns, WPCC: Control manhole shall be installed, with all sanitary flow routed through it before entering city's sewer system, Timeline: Begin March 2023 and will take 7-8 months to complete.

Mrs. McCue said the pear tree will be on the invasive species list in 2023 and suggested it be replaced with a different species of tree and Mr. Certo agreed. She said the code says either 24" or 30" between the parking area and the front for plantings. She said some of the items show 24" and others show 18". These plantings should comply with the city's current code.

Chairman Norris said it appears they are reducing a significant amount of existing parking space with grass and plantings. Mr. Lannon said the code requires a 20% reduction for redevelopment. Mr. Kary said the city code does require sidewalks and Mr. Lannon said it is on the plan. Mr. Kary asked if there was a drain as you exit the carwash for safety on the sidewalks and public street during the winter months and Mr. Certo said yes. Chairman Norris asked if Mr. Lannon feels the need for signalization in this area and he did not. Mr. Turk said they chose this location because it was on the lower traffic end of the street and ingress/egress would be smoother.

Mr. Certo said the exterior of the building is consistent with their other car washes in the area (showed the sample board). There is metal banding and EFIS which is blue and beige and around the entire building there is stone. The unique feature of the building is the acrylic roof.

Mr. Lannon said regarding the impervious area discussed earlier they are reducing the impervious area by 2.1% but they are showing retention.

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Mrs. McCue moved to approve a Development Plan/EAS for Blue Falls Car Wash, 34201 Euclid Ave., Willoughby, OH 44094 as submitted and Mr. Kary seconded.

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

Motion Carried: APPROVED

DISCUSSION

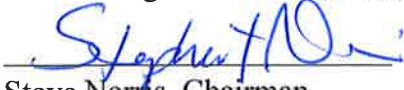
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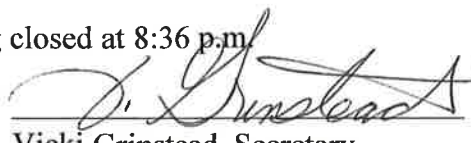
Potential Zoning Updates and Revisions

A letter from Mr. Greg Patt submitted some suggestions for zoning code updates (in record 5-12-22).

- 1- RECOMMEND the city places vehicular restricting bollards to protect outdoor diners within the right of way.
- 2- RECOMMEND language being added to the building codes that adds performance bonds.
- 3- CONSIDER the addition of dedicated rideshare/autonomous vehicle loading zones in DTW.
- 4- RECOMMEND adding a required number of EV/PHEV charging stations in new retail/dining/commercial/residential developments based and some percentage of the total parking spots.
- 5- RECOMMEND adding a minimum number of car spaces in queuing lines (similar to the required number of car spaces in drive through lanes).
- 6- RECOMMEND stipulating the length of DRB approval without progress to be one year.
- 7- CONSIDER adding language in the zoning codes that defines space-sharing uses (so that something like the new building on Euclid has a defined usage).
- 8- CONSIDER updating the landscaping plan process (with input from Jodi).
- 9- RECOMMEND reevaluation of the codes as they relate to fencing.

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


Steve Norris, Chairman


Vicki Grinstead, Secretary