

**PLANNING COMMISSION
CITY OF WILLOUGHBY
DECEMBER 10, 2020
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; S. Norris; J. McCue; M. Merhar; M. Wildermuth, Chairman
ABSENT: None
OTHERS: Abigail Bell, Esq.; Tim Lannon, City Engineer;
Darryl Keller, Chief Bldg. & Zoning Official; Vicki Grinstead, Secretary

Chairman Wildermuth called the regular virtual Zoom meeting to order at 7:05 p.m.

MINUTES

Public Hearing Meeting Minutes

November 12, 2020

Mr. Kary moved to approve the Public Hearing Meeting Minutes for November 12, 2020 as submitted and Dr. Norris seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

November 12, 2020

Mr. Kary moved to approve the Regular Meeting Minutes for November 12, 2020 as submitted and Dr. Norris seconded.

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

Motion Carried: APPROVED

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OLD BUSINESS

This items remains tabled per the applicant's request.

Former YMCA
37100 Euclid Ave.
(Rep.- Greg Sommers, Sommers Real Estate Group)

**Lot Split/PPN#27-A-015-0-00-018-0,
27-A-015-0-00-005-0,
27-A-015-0-00-004-0,
27-A-015-0-00-017-0,
Parcel A- 1.0 acres,
Parcel B- 1.031 acres,
Parcel C (Remaining
parcel)- 1.8492 acres**

This items remains tabled per the applicant's request.

Former YMCA
37100 Euclid Ave.
(Rep.- Greg Sommers, Sommers Real Estate Group)

**Rezoning/EAS
Rezoning of front parcels:
PPN# 27-A-015-0-00-018-0,
27-A-015-0-00-005-0,
27-A-015-0-00-004-0,
27-A-015-0-00-017-0
from Residential Multi-Family Low
Rise to General Business**

This items remains tabled per the applicant's request.

Former YMCA
37100 Euclid Ave.
(Rep.- Greg Sommers, Sommers Real Estate Group)

Development Plan/EAS

Abbott's Mill Subdivision
5363 SOM Center Rd.
(Rep.- Greg Sommers, Sommers Development Group)

**Final Plat, Improvement Plans and
Landscape Plans**

Dr. Norris moved to untable the Final Plat, Improvement Plans and Landscape Plans for the Abbott's Mill Subdivision, 5363 SOM Center Rd., Willoughby, OH 44094 and Mr. Kary seconded.

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

Motion Carried: UNTABLED

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Abbott's Mill Subdivision
5363 SOM Center Rd.
(Rep.- Greg Sommers, Sommers Development Group)

**Final Plat, Improvement Plans and
Landscape Plans**

Mr. Sommers of Sommers Development Group, 8500 Center St., Mentor, OH 44060 is representing the Final Plat, Improvement Plans and Landscape Plans for the Abbott's Mill Subdivision, 5363 SOM Center Rd., Willoughby, OH 44094.

Chairman Wildermuth said one of the issues with the final plat at the last meeting was the name of the subdivision and asked Mr. Sommers what he has come up with. Mr. Sommers said they have decided to change the name of the subdivision from Abbott's Mill to Chagrin Mill Farm and a street name of Bald Eagle Drive. He said Mrs. McCue and others made suggestions on plantings, which are now on the revised landscape plan. They updated the plat to show the sidewalks along Rt. 91.

Mrs. McCue said she appreciates the addition of the landscape buffer on the southeast and the north property line but had concerns about the swales (lots 5-9) and the ability to place the plant material in a quality location when it will be able to thrive and on the north there is a drainage line also. She asked if the plant material would go into a landscape easement. She wants to make sure make sure water can flow underneath the fencing on the southeast corner even though it is a screen fence. Mr. Sommers said he is in agreement and if they need to make any field adjustments for the plantings they will with the grading. They will leave it on the plan, in terms of quantity and function. Mrs. McCue wanted to make sure the sidewalk along Rt. 91 is added to the final plat as well. Mr. Kary said based on the site conditions they will have all of the trees on the plan, most of the trees, and if no trees they will install a fence for lots 5-9 and Mr. Sommers said yes, whatever makes sense.

Mr. Lannon said they are minor technical issues in the plat that need to be worked out; such as Block "C" was landlocked.

Dr. Norris moved to approve the Final Plat, Improvement Plans and Landscape Plans for the Abbott's Mill Subdivision, 5363 SOM Center Rd., Willoughby, OH 44094 expressly conditioned on Mr. Sommers submitting a new final plat, improvement and landscape plans with the new name of Chagrin Mill Farm; and per the City Engineer's comments that there are minor issues on the plat that will need final approval from the City Engineer and per the minutes of December 10, 2020 and Mrs. McCue seconded.

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

Motion Carried: APPROVED

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NEW BUSINESS

Karbella Construction
38333 Pelton Rd.
(Rep.- Shane Pierce, Owner)

**Amend Conditional Use Permit,
fence ht. from 10 ft. to 6 ft.**

Mr. Pierce, is representing the amendment to his Conditional Use Permit (CUP) for Karbella Construction, 38333 Pelton Rd., Willoughby, OH 44094.

Chairman Wildermuth said they discussed all the issues at the last meeting and Mr. Pierce is amending his CUP from a 10' fence to a 6' high fence. He asked if there was any discussion on the matter from the Board and there was none.

Dr. Norris moved to approve the amendment to the Conditional Use Permit for Karbella Construction, 38333 Pelton Rd., Willoughby, OH 44094 from a 10' high fence to a 6' high fence and Mr. Merhar seconded.

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

Motion Carried: APPROVED

Vine Street Willoughby LLC
36933 Vine St.
(Rep.- Mike & Chip Marous, Vine Street Willoughby, LLC)

**Lot split/Consolidation,
PPN#27-B-034-0-00-002-0**

Mr. Mike Marous is representing the lot split/consolidation for Vine Street Willoughby LLC, 38119 Stevens Blvd., Willoughby, OH 44094 for the property located at 36933 Vine St./ PPN#27-B-034-0-00-002-0, Willoughby, OH 44094.

Mr. Marous said this is a formality going from construction financing to permanent financing. He said they had consolidated ten parcels into one during the early development plan approval process. He said as they secure their tenant for the second parcel, they are splitting the parcels into two since they obtained the permanent financing.

Chairman Wildermuth recused himself since he had involvement with the property and asked Vice Chairman Norris to run this portion of the meeting.

Mr. Marous said the they will only have two parcels now; one being their corporate headquarters and then they will work on obtaining tenants for the other parcel.

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Dr. Norris said the parking and coverage were nonconforming. He asked Mr. Keller for clarification. Mr. Keller said the original issue was parking and green space in the parking areas, but they have since resubmitted the plan and are now both parcels are conforming with no variances required.

Mrs. McCue wanted to clarify that there is only one access point off of Vine Street currently and Mr. Marous said no there are currently two. Dr. Norris said there is access off of Vine Street and Code Avenue. Mr. Marous said that is correct, but the new plan shows the center entrance coming off of Vine Street and exiting on Code Ave. He said the second entrance for the former Firenza Stone will be removed once they developed that property.

Mrs. McCue moved to approve the lot split/consolidation for Vine Street Willoughby LLC for 36933 Vine St./ PPN#27-B-034-0-00-002-0, Willoughby, OH 44094 and Mr. Merhar seconded.

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

Motion Carried: APPROVED

Chairman Wildermuth said he is not involved in the other two Marous Development Group projects.

Marous Development Group
38025 Second St.
(Rep.-Lynn Harlan, Mike Marous & Chip Marous
Marous Development Group)

**Development Plan/EAS,
New apartment building**

Mr. Mike and Chip Marous of Marous Development Group, 38119 Stevens Blvd., Willoughby, OH 44094 are representing the Development Plan/EAS for a new apartment building deemed Marous Place on 2nd located at 38025 Second St., Willoughby, OH 44094.

Mr. Kary said the EAS should be done first for clarity purposes and Chairman Wildermuth agreed. Mr. Keller said there were some green space and some parking issues when this was originally submitted, but have since been addressed. His only concern is where they would push the snow during the winter season. Mr. Kary asked Mr. Lannon if he has any comments or concerns. Mr. Lannon has no major concerns that the code does not cover.

Mr. Kary said police and fire had no concerns except that there will be an increase on their demand for services. Mr. Kary said traffic/parking will be an issue. He knows they are in compliance as far as the code goes, but parking is an issue/concern. Mr. Kary asked what will happen with the thirty-five spaces that are currently being used by tenants etc. Mr. Chip Marous said they used to have eighteen people working in that building, but since they have moved out of the building those spaces are available. They also rented another eight parking spaces to Lure Bistro, who has since gone out of business. He said they have a few of their retail tenants who use the spaces for their customers. He said they have eight units and eight spots behind the Parker Building and visitors to the city use

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these. He said they will only displace four people. Mr. Merhar said he is assuming there will be no visitor parking and Mr. Chip Marous said that is correct, it will be street parking only. Mr. Merhar said if there are two people to an apartment then that creates eighteen additional spaces needed. Mr. Kary asked if Mr. Chip Marous would be willing to work with the neighboring areas to obtain some overflow parking from these apartments and he agreed to commit to this. Mr. Mike Marous said the code allows for one parking space per unit. He said there are definite opportunities for them to obtain some additional parking. Mr. Kary thanked Mr. Chip and Mike Marous for this gesture. Mr. Kary said the city needs to take a serious look at modifying the parking ordinances in the downtown Willoughby area. Mrs. McCue also had concerns about the parking issues.

Mr. Kary asked if the construction staging would be done on the property and Mr. Chip Marous said yes. Mr. Kary said there will be minimal impact on the schools. The timeline to start the project will be spring of 2021.

Chairman Wildermuth said they will now move on to the Development Plan. Mr. Kary said the design has already been approved by the Design Review Board. He said at the community meeting there was very little concern from the public. He said he would like to see more green space if possible.

Mrs. McCue said how the interior landscape is shown is acceptable. She would like an alternative species for the pear trees, since this species shown is invasive. She said by the parking area, she would like to see some plantings per the code that would block the parking from the street (southeast corner, Second St.). She would like them to continue the plantings on the west face of the building and maybe incorporate a couple of street trees. She agrees with Mr. Kary in regard to the green space, maybe on the backside of the building. Mr. Kary asked if they considered doing a rooftop patio, but Mr. Chip Marous said it would be too expensive with only a thirty-five unit building. He said they are looking at the green space behind the building.

Mrs. McCue asked about the sign, if it ever needed to be changed. Mr. Chip Marous said the letters come off and can be replaced. She asked if they were carved or applied letters. Mr. Chip Marous said they are applied letters.

Mr. Kary thanked the applicants for the consideration of adding public art to their building.

Mr. Kary moved to approve the Development Plan/EAS for the Marous Development Group, for the Marous Place on 2nd apartment building, 38025 Second St., Willoughby, OH 44094 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

Marous Development Group
38501 Mentor Ave.
(Rep.-Lynn Harlan & Mike Marous,
Marous Development Group)

**Development Plan/EAS,
Chagrin River Walk, Phase III,
New apartment building**

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Mr. Mike and Chip Marous of Marous Development Group are representing the Development Plan/EAS for Chagrin River Walk, Phase III located at 38501 Mentor Ave., Willoughby, OH 44094.

Mr. Kary said they would discuss the EAS points first. He said there will be a Conditional Use Permit (CUP) needed for the building height. Mr. Lannon said his comments are in the EAS and they will discuss traffic further. Mr. Kary said the police and fire said it will increase their demand for services. Also noted was their five ingress and egress points and the fire department was concerned about the turning radius of the large fire apparatus. Mr. Mike Marous said their civil engineer reworked the plan and sent it to Fire Marshal Kocab who approved it via email. He said the main concern was the center island, which was reworked and will remain. The project timeline will be spring of 2021. Mrs. McCue asked about the road that connected from Pelton across the back and asked if there were any concerns. Chairman Wildermuth said it is not a requirement according to the building and fire codes. Mr. Marous said due to the grade drop it was not a usable road and it allowed much more green space for the project.

Chairman Wildermuth said they will now move on to the Development Plan. Mr. Kary said he has concerns about the underside of the balconies. He said in Phases I and II they are basically raw or unstained/unpainted wood and does not want to see that in this development. Mr. Chip Marous said they would go to a #1 treated wood and paint it. Mr. Kary said to paint it a neutral color. Mr. Chip Marous agreed and said it will be a solid stained white. Mr. Kary asked if they would use anything other than white on the siding color or do something similar to Phase II. Mr. Chip Marous said Phase II is an off white. He asked if they matched the cream colors in Phase II would that be acceptable and Mr. Kary said yes, but no plain white siding. Mr. Kary said the cornices seem rather insignificant and would like to see a more prominent cornice. Mr. Jon Stephens, architect said they would study the proportion of the cornices and add more emphasis on the center and corner pieces.

Mrs. McCue she is appreciative they left 17.5' of green space between Mentor Ave. and the parking. She asked Mr. Keller to comment as to whether the code requires screening since the parking abuts a street. Mr. Mike Marous said he agrees and they would like to landscape it similar to the other phases. Mr. Chip Marous said he would like to extend the existing metal fencing across the whole front of the property. Mrs. McCue said she likes that idea; her only comment would be that she would like to see a pedestrian connection such as a sidewalk. Mr. Mike Marous said he has her notes from the preplanning meeting and they intend to install that sidewalk. Mrs. McCue said they show a piece of public art on their plan and they may just want to consider if the fencing will inhibit that piece of art. She wanted to reiterate, even if they install the fence, she wants to see shrubbery behind it and it should be installed on the high side of the sloped area.

Dr. Norris said they have a flat roof, which is different from the other two buildings and is assuming it is because of the building height and Mr. Mike Marous said yes.

Mr. Kary moved to approve the Development Plan/EAS for Marous Development Group, for Chagrin River Walk, Phase III located at 38501 Mentor Ave., Willoughby, OH 44094 expressly conditioned upon the approval of the Conditional Use Permit for the height of the building at the next scheduled Planning Commission meeting and per the minutes of December 10, 2020 and Mr. Merhar seconded.

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

Motion Carried: APPROVED

Mr. Kary wanted to share with the applicants that the City of Willoughby is preparing to initiate a Public Arts Code. He said this code will need the support of the developers that will come to the city. There will be a Public Arts development fee requirement for private development. Mr. Kary asked the Marous Development Group to voluntarily pledge to help with this with this goal for Willoughby. Mr. Chip Marous said yes. He said they are committed to also help with the funding for "The Bridge" on the corner of Mentor Ave. and Erie St. He said they have committed \$25,000+ to this project. He said along with that they will commit to support that arts.

Prestan Products

Lost Nation Rd. and Aquarius Pkwy.
(Rene Jimenez, Geis Construction Co.)

**Development Plan/EAS,
Single-Story Commercial Bldg.**

Mr. Jimenez of Geis Construction Co., 1884 Kirby Lane, Twinsburg, OH agent for Prestan Products is representing the Development Plan/EAS for Prestan Products located at Lost Nation Rd. and Aquarius Parkway.

Mr. Jimenez said this building will be the new headquarters for Prestan Products. It will be a one-story 50,000 sq. ft. precast concrete structure that will house their assembly, manufacturing and offices. There will be parking on the south end of the site for their employees and guests. The north end will be the loading docks and shipping and receiving areas. There will be three docks and a drive-up door in the back.

Mr. Keller said all zoning issues have been addressed and there are no variances required. The only requirement is the parcels will need to be combined.

Mr. Lannon said the utilities are fine. He said this project will not generate a lot of traffic and has only fifty employees. He said they would like to see the truck driveway on Lost Nation concentrated to the side street where is more controllable. He said there could be other zoning issues that would prevent connecting those driveways to Aquarius Parkway. Mr. Jimenez said they wanted to keep the car traffic separate from the truck traffic.

There were no comments from police and fire.

Mr. Kary said they will discuss the EAS points first. Mr. Kary said he was glad to see the letter of approval from the FAA.

Mr. Kary asked Mr. Jimenez to assure him that there will be no noise for the adjacent apartments. Mr. Jimenez said they will be doing minimal clearing on the north portion of the site. Mr. Kary asked if there will be any kind of a discharge from the building that will permeate the area. Mr. Jimenez said no, their business is mostly assembly and packaging of manikins. Mr. Kary wanted Mr. Jimenez to make a statement, for the record, that if any problems

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arise regarding noise or air quality that they will return to the site and mitigate the problem(s). Mr. Jimenez said absolutely, Prestan wants to make sure their neighbors are happy.

Mr. Kary is concerned about traffic onto Lost Nation Rd. Mr. Kary suggested they push the building forward toward Lost Nation Rd. and the driveway to go to the west of the building off Aquarius. Mr. Jimenez said the reason they didn't move the building forward was due to FAA regulations. The FAA regulations say you have to be 50' away. He said they can resubmit to the FAA to reposition the building, but there is a 45-day review process. Mr. Lannon said what Mr. Kary is suggesting is preferred. Mr. Jimenez said, in the future, Prestan wants to expand to the west. He said they cannot build a larger building now because of the wetlands and what it would take to mitigate them. He said they are very close to the amount of wetlands they can disturb and if they go west they will go passed that threshold. They also prefer to keep the truck and vehicular traffic separate for safety reasons. There was more discussion on this item. Mr. Jimenez agreed to look into a solution for truck traffic.

Mrs. McCue asked if they will be storing anything out back and Mr. Jimenez said no it is just shipping and receiving.

Mr. Kary said his only comment is the landscaping is very sparse relative to the scale of the building. Mrs. McCue likes the patio space. She suggested adding some street trees along the bike path. She also suggested exploring the idea of a bio retention cell adjacent to the parking in lieu of the inlets. Mr. Jimenez said they would look into enhancing the landscaping. Mr. Kary said Mrs. McCue did a drawing that she can email to him for landscaping and Mr. Jimenez agreed. Mrs. McCue said the basin that is fronting the street needs landscaping to soften it with mounding, trees, shrubs etc. Dr. Norris said they will set the standard in that area and agrees with Mr. Kary and Mrs. McCue.

Dan Moon, CEO of Prestan thanked the Board for their kind comments. Mr. Moon said they will definitely look into enhancing the landscaping and look at relocating the truck traffic. He said their company is a down to earth company that makes products that are sold throughout the world.

Mr. Jimenez asked to table his application, so he has time to research the changes the Board suggested.

Mr. Kary moved to table the Development Plan/EAS, per the applicant's request, for Prestan Products single-story commercial building located at Lost Nation Rd. and Aquarius Parkway, Willoughby, OH 44094 and Mr. Merhar seconded.

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

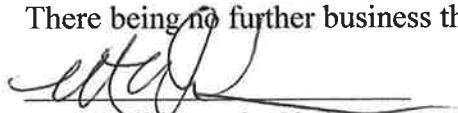
Motion Carried: TABLED

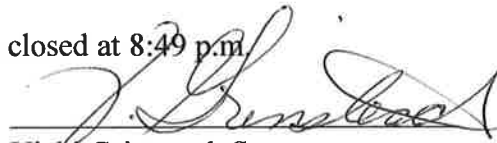
Mr. Kary asked Mr. Moon if he heard him discuss the Public Art code and Mr. Moon said yes. Mr. Kary asked if he has ever been involved with a city's art code and Mr. Moon said he has not. Mr. Kary said they are asking new

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developers and redevelopment to support the city's art goals. Mr. Kary asked if Mr. Moon will voluntary support the city's goals to promote public art. Mr. Moon said he can look at it and make a decision. He said this is the first he has heard of it and does not tend to make quick decisions when it comes to obtaining support and monies. Mr. Kary thanked Mr. Moon for his consideration.

There being no further business the regular meeting closed at 8:49 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary