

**PLANNING COMMISSION
CITY OF WILLOUGHBY
DECEMBER 9, 2021
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; M. Merhar; J. McCue; M. Wildermuth; S. Norris, Chairman
ABSENT: None
OTHERS: Stephanie Landgraf, Asst. Law Director; Abigail Bell, Asst. Law Director
Aleska Cyvas, City Engineer; Darryl Keller, Chief Bldg. & Zoning Official;
Vicki Grinstead, Secretary

Chairman Norris called the regular in-person and Zoom meeting to order at 7:00 p.m.

MINUTES

Public Hearing Minutes

November 18, 2021

Mr. Kary moved to approve the Public Hearing Minutes for November 18, 2021 as submitted and Mr. Merhar seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

November 18, 2021

Mr. Kary moved to approve the Regular Meeting Minutes for November 18, 2021 as submitted and Mr. Merhar seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

New 1-Story Multi-Tenant Bldg.
36001 Euclid Ave.
(Rep.-Leon Sampat, LS Architects and
Chuck Andrews, Owner)

**Development Plan/EAS,
(demo existing/construct new)**

Mr. Wildermuth moved to untable Old Business for a new 1-story multi-tenant building, 36001 Euclid Ave., Willoughby, OH 44094 and Mr. Merhar seconded.

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

Motion Carried: UNTABLED

Mr. Andrews, Owner, 8793 Pheasant Lane, Kirtland, OH 44094 and Leon Sampat of LS Architects, 22082 Lorain Rd., Fairview Park, OH 44126 are representing the Development Plan/EAS for a new 1-story multi-tenant building located at 36001 Euclid Ave., Willoughby, OH 44094.

Chairman Norris said the applicant went before the Board of Zoning Appeals (BZA) on December 8, 2021 and received the necessary variances to proceed and Mr. Andrews confirmed this.

Mr. Andrews said he owns an outdated medical building on the site and it is substantially vacant and is not feasible to continue as a medical building so it will be demolished. He would like to construct an updated more modern building. He is under negotiation with some high-end tenants to occupy the new facility.

Mr. Kary will address the EAS. Mr. Kary said there was a comment from the fire department in regard to not being able to access the rear entrance of the facility where the dumpsters are located. The fire department will be able to use the main ingress/egress off Euclid Ave. to access the site. The police department did suggest adding a traffic light with a turn arrow to avoid heavy traffic congestion. Mr. Andrews said there is an ingress/egress easement between these properties where traffic can exit onto Beidler Road and utilize that traffic signal. Ms. Cyvas, City Engineer said the location of the driveways will be there same and they do not foresee any major issues. Storm-water retention will follow the redevelopment section of the storm water management code that requires 20% reduction in impervious area or similar mitigation of run-off. There are no issues with the schools, hazardous waste, or noise. The timeline is to start construction is mid to late summer 2022 and completion before end of 2023.

Mr. Kary said Mr. Andrews owns this property and the property to the east that houses Panera and asked if he would commit to blending the landscaping along Euclid Ave. and down Beidler Road so there is consistency of plantings and Mr. Andrews agreed. Mr. Kary mentioned his tenant may require a Conditional Use Permit if they have a patio and/or drive thru.

Mrs. McCue asked if they discussed at the BZA landscaping along the front of the building that faces the main road. Mr. Andrews said it would be difficult to add that because of the sidewalk area that will have to accommodate tenants, patrons, and patrons with disabilities. Mr. Keller said there is a minimum five-foot planting area required in the front of the building, but there are exceptions such as primary pedestrian access points etc. He said Mrs. Brooks considered this a primary access point for pedestrians when she did her zoning review because it is a connected sidewalk. She said they show planters in the front of the building on the plan and asked if these will remain and Mr. Andrews said he does not have an objection. She suggested lengthening the patio and adding a buffer of plantings. The plantings along Euclid Ave. in front of the parking are required to have a 30" height and the junipers shown do not meet the height requirement. Along the ingress/egress island there is a hatch that could also utilize some additional plantings. Mr. Andrews said he anticipated these islands to have grass and the islands

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in the rear and western most parking area (employee parking) will have decorative stone. Mrs. McCue said the island area between Panera and the new area should have consistent plantings and Mr. Andrews agreed to add more roses, lavender, hydrangeas etc. He said it will be integrated into one large planter once they regrade the property down 2-3 ft.

Mr. Kary asked if decorative stone is considered a landscape element as previously mentioned for the rear islands. Mr. Wildermuth said this may compromise his green space. Mr. Keller said it must be plant material, trees, or shrubs. Mr. Andrews agreed to make all the islands green with trees and plant material. Mr. Kary said maintenance of these islands and plantings during the growing season is crucial. Mr. Andrews agreed to take care of the plantings on the property. Chairman Norris asked to have one 6' planter per unit in the front of the building and Mr. Andrews agreed in lieu of 5' of green space.

Chairman Norris asked if this building, with its color elevation, will complement the adjacent building. Mr. Andrews said the adjacent building has a multitude of colors with a chocolate brick. This new building will carry that theme forward. It is the same tone but different colors. There is decorative sconce lighting on the building as well as parking lot illumination.

Chairman Norris said in summary they discussed a minimum of four 6' planters in the front; one for each unit at a minimum, the elimination of the stone in the island areas, the possibility of signalization changes, blending of the two properties as far as landscaping along Euclid Ave. and Beidler Rd. and the addition of plantings in the long island between the two properties (continue roses, lavender hydrangeas etc.), and the plantings between Euclid Ave. and the parking area need to be 30" in height. The current plantings (shrubs) submitted on the rendering do not meet the height requirement.

Mr. Wildermuth moved to approve the Development Plan/EAS for a new 1-story multi-tenant building, 36001 Euclid Ave., Willoughby, OH 44094 as submitted but subject to the aforementioned conditions and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

NEW BUSINESS

Aldi's
37100 Euclid Ave.
(Rep.- Jessica Leiter, MS Consultants)

Development Plan/EAS
(grocery/retail store)

Mr. Leiter of MS Consultants, 2221 Schrock Rd., Columbus, OH 43229 is representing the Development Plan/EAS for Aldi's, 37100 Euclid Ave., Willoughby, OH 44094.

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Mr. Kary will address the EAS. He stated the city engineer's comments were the existing utilities, the sanitary system and the city drainage all have the capacity to handle the demands. There is a strong recommendation for a right in/right out onto Euclid Ave. which the board will require. The city engineer's comments also included comments for the future where there may be the possibly, traveling east on Euclid Ave., a right turn lane installed turning into Shankland Rd. which could be a benefit to the future Aldi's. He is asking that nothing be constructed within a 12' area of the south curb line on Euclid Ave. Mr. Kary asked about the timeline for the project. Ms. Leiter said the project should be completed by November of 2022. Mr. Kary said there is a street by the name of Orchard Park on the north side of Euclid Ave. that leads to a trailer park and storage facility etc. He said there is currently an issue with people blocking the intersection even though there is signage and a stop bar painted on the road. Ms. Leiter said Mr. Lannon did voice his concerns regarding this issue. Mr. Kary said they may need a signalization change or more signage possibly with flashing lights or a do not block intersection sign.

Chairman Norris said this approval is dependent on a lot split that has expired and Mr. Keller confirmed this. He said the board is trying to get away from contingencies. Mr. Richard Sommers of Real Estate Development Group said when they originally came before the board for the lot split, they discovered they would need a variance, so instead they opted for a 3' lot line adjustment which is done administratively which they received. He asked the board to please make the approval contingent on the lot split being approved. The new lot split will include the 3' addition and will have to come back to the board for approval. Greg Sommers of Sommers Development Group said he did not realize the original lot split had expired. He asked the board to work with them on the contingency and said he will be applying tomorrow for the lot split to be on the next agenda. Chairman Norris asked if the plans they have before them include the lot split with the additional 3' adjustment that will be considered and Mr. Keller said yes, and it creates a conforming lot. The board has decided to table the development plan this evening without the lot split being completed but will discuss the development plan.

Mr. Kary said he researched Aldi's other design options. He said he observed that in these designs all the glass faced the major streets. This plan shows the brick side, with very few windows facing Euclid Ave. and the glass side faces Shankland Rd. and feels it should be the opposite. Ms. Leiter said the reason for the building orientation is to keep the truck docks off Euclid Ave., but they can incorporate more glazing/glass on the Euclid Ave. side. Mr. Kary said he also feels the glass side on Shankland could be a deterrent for future residential development across the street. Mr. Wildermuth said a false/frit or spandrel glass element would definitely enhance the look of the structure. Ms. Leiter said they could match what is on Shankland on the Euclid side with the spandrel glass. She said the glass on the Shankland side is bringing a lot of natural light into the store.

Mr. Kary suggested removing and replacing the sidewalks along Shankland to be in further away from the street. Chairman Norris said the reason for the sidewalk placement may be due to storm water retention. Mr. Kary suggested Aldi's along with the city engineer investigate the sidewalk issue and if possible, reconstruct the sidewalks to look aesthetically pleasing. Mr. Wildermuth said they may also want to consider moving the sidewalk off Euclid further back as well in case of the installation of a future turning lane which may affect that sidewalk.

Mr. Kary said the dumpster(s) are now shown on the plan and asked where they will be located. Ms. Leiter said they are located next to the truck docks. Mr. Kary's concern is if townhomes are constructed in the future the dumpsters and truck loading area will be in their back yards. Chairman Norris asked if there was a fence along the southern end of the truck dock and Ms. Leiter said it is a railing, but they could provide something more opaque to screen it. Chairman Norris said they would like the truck dock area screened and the dumpsters are required to be screened.

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Mrs. McCue said the buffering on the west side where there are evergreens and deciduous trees would be better served on the south side against the residential area where the 20' buffer is required, and possibly even some mounding. She said there are fifty of the same shrubs bordering the north and east side and it would be nice to have a variety following the pattern of the building. The perimeter could use more of variety of plantings as well. Ms. Leiter said the plantings will have irrigation.

Chairman Norris added trash pickup, deliveries and any outdoor maintenance must be done during normal business hours. He also said to make sure the monument sign does not impede the line of site as far as traffic.

Mr. Wildermuth moved to table the Development Plan/EAS for Aldi's, 37100 Euclid Ave., Willoughby, OH 44094 and Mr. Merhar seconded.

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

Motion Carried: TABLED

DISCUSSION

Sommers Development Group
Shankland Rd.
(Rep.- Greg Sommers)

Townhomes

Mr. Sommers is here this evening to discuss a preliminary plan for townhomes behind Aldi's. He said they are working with LDA Architects who are skilled with infill sites such as the one he is presenting. He believes these townhomes would be an ideal use of this site and would be desirable. He said he is under the acreage required for multi-family zoning and may possibly need to rezone it and would like some clarification.

Chairman Norris said there are two codified ordinances that would apply to this; one is C.O. 1135.03(a)(7) which requires a Conditional Use Permit (CUP) for townhomes and C.O. 1155.04(vv)(1) which requires not less than 3 acres and deferred to Mr. Keller and the Law Director as to what options are available to Mr. Sommers. Chairman Norris said they could acquire more property to meet the minimum acreage. Mr. Sommers said they pursued this avenue with the school, and it was not an option. Chairman Norris said as of November 24, 2021 his estimate of the current parcel is 1.43 acres.

Mr. Sommers asked if there were other zoning districts that could accommodate this. He asked if it would be better to try to rezone the parcel or go for a variance. Mr. Keller said, in his opinion, he would have a challenge obtaining a variance because there are other uses for this property such as single family. He said there is really nothing else to rezone this property to. Mr. Merhar agreed that a 50% variance would be a stretch. Chairman Norris said his options are acquire more land, obtain a variance or a change the usage for the parcel.

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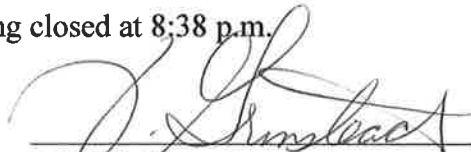
Mr. Sommers does not think single family homes are practical for this site and there are some hardships. He said with Aldi's coming in they have this residual land which they are trying to develop.

Chairman Norris asked if duplexes would be allowed and what the difference is between duplexes and townhomes. Mr. Keller said he would look into that. Mr. Sommers said they would have to change the zoning for single family homes as well. Mr. Wildermuth asked Mr. Keller what the requirements were for duplexes. Mr. Keller said they are only permitted in certain residential districts and are permitted in those districts on one lot. There was more discussion on duplexes. Mr. Sommers said they do want to preserve some green space. Chairman Norris said he is open to the discussion going from R-MF-L to R-60. He is not in favor of townhomes and does like the residential application. He would like to see a layout of duplexes.

Mr. Sommers said he could do a private street. He said they will explore duplexes. He asked what the board thought about him obtaining a variance. Mr. Kary said BZA will inquire as to what the hardship will be, and he does not believe this is a hardship. Mr. Merhar said he split the lot and made it too small to allow for the Aldi's development and is now saying it is a hardship. Mr. Sommers said apartments are allowed in this district but was informed early on the mayor was not in favor of apartments along the retail corridor.

There being no further business the regular meeting closed at 8:38 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary