

**PLANNING COMMISSION
CITY OF WILLOUGHBY
FEBRUARY 11, 2021
REGULAR MEETING
MINUTES**

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

Chairman Norris called the regular virtual Zoom meeting to order at 7:00 p.m.

MINUTES

Regular Meeting Minutes

January 28, 2021

Mr. Kary moved to approve the Regular Meeting Minutes for January 28, 2021 as submitted and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

Mr. Kary moved to untable the Preliminary Plat for ALM Lake Properties located at Shankland and Ridge Rd. (PPN#28-A-008-0-00-019-0). Willoughby, OH 44094 and Mrs. McCue seconded

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

Motion Carried: UNTABLED

ALM Lake Properties LLC
Shankland Rd. & Ridge Rd.
(Rep.- Jeff Smul, 20th Century Construction)

Major Subdivision- Preliminary Plat/EAS
for a 5-home subdivision,
PPN#28-A-008-0-00-019-0

**City of Willoughby
Regular Meeting Minutes
Planning Commission
February 11, 2021**

Mr. Smul of 20th Century Construction, 2167 Mentor Ave., Painesville, OH 44077 agent for ALM Lake Properties LLC is representing the Preliminary Plat/EAS for a major subdivision located at Shankland and Ridge Rd. (PPN#28-A-008-0-00-019-0).

Mr. Smul said the plan is to split the property for Phase I into five lots on Shankland Blvd.

Mr. Wildermuth said the original comment on zoning was that Sublot 5 did not meet the minimum zoning width requirements and he does not see it has been addressed on the new plan. A corner lot is required to be 120' wide and the plan shows 116'. Mr. Smul said it was addressed and asked John Kohr of Polaris Engineering. Mr. Kohr said they do show the 120' dimension offset. He explained there is a bit of a curve that isn't shown, so it looks like 116' and it may have been taken off the plan by accident. Mr. Kohr said the length of the curve that is not showing on the plan is 33" and Mr. Wildermuth agreed.

Chairman Norris asked Mr. Keller to confirm that the note they received from Mrs. Brooks that the five homes do meet the zoning requirements and Mr. Keller said yes.

Mrs. McCue asked if the home on Sublot 5 would front on Ridge or Shankland and Mr. Smul said Ridge Rd. The Board said the preferred spot for the driveway would be off Shankland Blvd.

Mr. Kary would like to address the EAS points first. Mrs. McCue asked Mr. Lannon to comment on requiring storm water management. Mr. Lannon said it is required and because of Block "A" there should be an easement though Sublot 1 to allow for any future drainage. The applicants said they understand and Mr. Kohr said there will be an easement there for future storm water management.

Mr. Kary asked what will happen to the gas well. Mr. Smul said there is an order to plug the gas well and are awaiting the state's approval. He said once they receive the approval they will plug and remove it. Mr. Lannon said he was unsure if the well was even active and is unsure what the setback is from the home to the gas well. Chairman Norris said Fire Marshal Kocab said it was 150'. Dr. Norris said they need to clarify what the distance is, mandated by the code, from the gas well to a structure. Mr. Wildermuth said, looking at the original plan, it looks like 180-200' from the gas well to a structure on Sublots 3 and 4. There was more discussion on how far the homes had to be from the gas well.

Mr. Keller said the Ohio Building Code has no restrictions. He said the restrictions would be in the ODNR but refers more to the oil and gas industry. He said the code was recently revised and they mention 150' distance but is unsure where that is measured from at the well. Dr. Norris said that is the same distance he received from Fire Marshal Kocab and believes the distance for these structures would be greater than 150'.

Mr. Kary asked for a timeframe for the gas well removal. Mr. Smul said they are at the mercy of the state and the order was issued approximately a month ago and he thinks it could be six months but is unsure. He said they have to follow the state guidelines for plugging and removing the gas well.

Mr. Keller said when they submit individual site plans, that the applicant provide documentation stating if the well is still there, and what they intend to build meets the requirements of ODNR and the Ohio Revised Code.

**City of Willoughby
Regular Meeting Minutes
Planning Commission
February 11, 2021**

Mr. Kary said sidewalks are required on Shankland and should be attached to the existing sidewalk on Ridge Road and Mr. Smul said yes, he is aware of this.

Mr. Kary asked if the timeframe to begin building is June of 2021 and Mr. Smul said that is their goal if everything goes as planned.

Mrs. McCue asked if there were any deed restrictions on this property. Ms. Landgraf, Esq. said they have not heard of any deed restrictions and the Law Department has reviewed the plans and nothing has come to light at this time.

Dr. Norris asked Mr. Lannon to explain storm water requirements. Mr. Lannon said it is in the code and his additional comment is this should be designed ignoring any past development; in other words, retention should consider the site in natural condition or basically grass. Retention would be required because of the new construction of the subdivision. It is up to the developer how drainage is collected whether it would be on individual lots or combined for all five lots. The current parking lot and stone surface has no bearing on this retention.

Mrs. McCue said at the meeting of December 7, 2020 there was a property owner directly north of this property who was present at the meeting and expressed a concern as to what was going to be done with this property. She asked what would happen to her hedge and if it would be able to be maintained. She would like the plan to be cognizant of what the retention/easement would look like being next to this resident's property. Mr. Smul said he is unaware of a hedge as far as the easement. Mr. Kohr said it is hard to tell until they know what the storm water design will be.

Mrs. McCue said they may want to see street trees. Mr. Keller said it is a requirement, but is based on where the Service Department may want them. The developer will be charged a fee and will purchase the trees and if they are not used on the tree lawn they may be given to the homeowners to plant on their property.

The long-term plan is to develop the other parcel in the future. The homes will be 2000-3000 sq. ft. and start in the \$350,000+ range.

Mr. Wildermuth moved to approve the Preliminary Plat/EAS for ALM Lake Properties located at Shankland and Ridge Rd. (PPN#28-A-008-0-00-019-0), Willoughby, OH 44094 as submitted and per the minutes of February 11, 2021 and Mr. Kary seconded.

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

Motion Carried: APPROVED.

**City of Willoughby
Regular Meeting Minutes
Planning Commission
February 11, 2021**

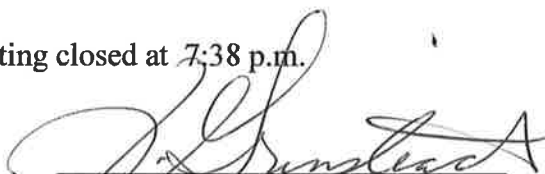
NEW BUSINESS

None

There being no further business the regular meeting closed at 7:38 p.m.



Steve Norris, Chairman



Vicki Grinstead, Secretary