

**PLANNING COMMISSION
CITY OF WILLOUGHBY
FEBRUARY 25, 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

February 11, 2021

Mr. Kary moved to approve the Regular Meeting Minutes for February 11, 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

OLD BUSINESS

None

NEW BUSINESS

Sage Karma Kitchen

4051 Erie St.

(Rep.- Jim Tekavec, Owner)

Conditional Use Permit

Mr. Jim Tekavec, 34335 Beacon Dr., Willoughby, OH 44094 Owner of Sage Karma Kitchen and Mr. Chris McCrone of Conor Services, 4761 Eldo St., Willoughby, OH 44094 are representing this application for a Conditional Use Permit (CUP).

Mr. Tekavec said the restaurant will be a made from scratch kitchen featuring vegan, non-GMO, gluten free restaurant but will also have “regular” food. He said they will offer craft cocktails, beer and wine. It will be a unique restaurant to the east side.

**City of Willoughby
Regular Meeting Minutes
Planning Commission
February 25, 2021**

Mr. Kary said their application says their hours of operation will be 24/7. Mr. Tekavec said this is correct, because it is a scratch kitchen and his employees may be in very early, 4-5 a.m., for prep work. He said they will not be open serving alcohol 24/7, it is mainly for the employees.

Mr. Kary asked what the plans are for the outdoor patio as far as music. Mr. Tekavec said they have not really discussed music on the outdoor patio, but whatever the city regulations are they would follow them. He said they would not have bands, but maybe a couple of people playing acoustic music. Mr. Kary said any music would have to be at conversational level. Mr. Kary asked Mrs. Grinstead what the hours are for outdoor entertainment in the city code. Mrs. Grinstead said the code says outdoor entertainment/music shall be permitted no later than 10:00 p.m. Sunday through Wednesdays and no later than 12:00 a.m. Thursdays through Saturdays.

Mr. Kary asked about the dumpster. Mr. Tekavec said the dumpster is located around the corner next to the former Willoughby brewery. Mr. McCrone said the dumpster is in the furthest parking spot from the patio and closest to the brewery. Mr. Kary asked if the dumpster is enclosed. Mr. Tekavec said it is not, but it does have a lid. Mr. Kary said he would like to see it enclosed for safety reasons, and Mr. Merhar agreed. Mr. McCrone said it is a 2-yard dumpster and none of the dumpsters in that area, for any of the businesses, are enclosed. Mr. McCrone asked the Board to consider leaving the dumpster the way it currently is. Mr. Tekavec said it may be difficult to have an enclosure because of the trucks that drive around the building.

Mr. Keller said according Codified Ordinance 1141.08(b) if the dumpster is in the rear or side yard it is permitted and not does need to be enclosed, but does need to be in closed container. There was more discussion on this topic.

Mr. McCrone said Mr. Tekavec may come back before the Board to add onto the outdoor patio. He believes since the pandemic people want to sit outdoors. Mr. Kary said if they increase the size of the patio then maybe the Board should require it to be enclosed. Mr. Tekavec said they will do whatever the Board dictates. He said his only concern is if the brewery reopens it may be an issue for the trucks to gain access.

There was a brief discussion on the dumpster being enclosed and it was ultimately decided the Board would not require the dumpster to be enclosed at this time. Mr. Keller said if they submit a Development Plan, then screening can be enforced at that time under the supplemental regulations (C.O. 1179.04). Mr. McCrone said when they are ready to submit the Development Plan and amend the CUP, to include the patio expansion, he will show the enclosed dumpster at that time.

Mr. Kary asked Chairman Norris to discuss outdoor maintenance as far as power washing etc. Chairman Norris said outdoor maintenance shall not be permitted from 10 p.m.-6:00 a.m. 7 days a week.

Mr. Kary moved to approve the Conditional Use Permit for Sage Karma Kitchen, 4051 Erie St., Willoughby, OH 44094 as submitted but with the following conditions: 1) Hours of operation are 24 hours/7 days a week, 2) Music to be at conversation level and to follow the Codified Ordinance (1155.04(hh), 1155.04(s), 3) Outdoor maintenance would not be permitted from 10 p.m. until 6:00 a.m., 7 days a week and per the minutes of February 25, 2021 and Mr. Wildermuth seconded.

**City of Willoughby
Regular Meeting Minutes
Planning Commission
February 25, 2021**

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

Motion Carried: APPROVED

DISCUSSION

Aldi's
37100 Euclid Ave.
(Rep.- Greg Sommers, Sommers Real Estate Group)

**Rezone, Development Plan/EAS,
Lot split**

Mr. Sommers said he had a preliminary meeting with Tom Thielman and Mayor Fiala about this development and they were supportive of this project. He said the aesthetics of Aldi's buildings are attractive. He said one of the items discussed was the aesthetics of the building and Mr. Sommers assured the Mayor they would make sure it was nice. He said he would like any feedback the Board wished to provide.

Mr. Kary said Aldi's would be a good fit for this location. He said he visited Aldi's website and was impressed by the things they do as far as environmental impact issues and the aesthetics of their buildings. He said he does not like the rendering that was presented this evening and said it was not attractive and would like to see something similar to what is on their website as far as a variety of materials., color, texture and lighting. Mr. Sommers said this rendering was for reference only and is more of a stock rendering of a base design.

Mr. Wildermuth said he agrees with Mr. Kary. He said he works on plan reviews for different cities and had an opportunity to review an Aldi's store in another city and it looked considerably different than the plans presented tonight. Mr. Merhar agreed with both Mr. Kary and Mr. Wildermuth.

Mrs. McCue said this parcel is a gateway to the commercial district. She suggested putting the building at the corner and flip its location and gave it more of a street scape feel. This would help with the ingress/egress on Euclid Ave. by pushing it back more. It would also pull the service corridor away from the potential townhomes he would be proposing in the future. Mr. Sommers said they are very early in the design process and appreciates the feedback.

Mrs. Grinstead said she had received several phone calls from the church on the adjacent corner with Mr. Sommer's previous submittal and they were very concerned about the traffic. Mr. Sommers said Aldi's is very conscience of their internal analytics when it comes to traffic counts. They have a smaller footprint and do not generate as much traffic as a traditional grocery store.

Mrs. McCue asked if this parcel needs to be divided and Mr. Sommers said yes, they will be doing a lot split in the rear for the future townhomes. She asked if the south property line still runs through the former YMCA parking

**City of Willoughby
Regular Meeting Minutes
Planning Commission
February 25, 2021**

lot and Mr. Sommers said that is correct. Mrs. McCue asked about the deed restriction for the school and if it has been clarified. He said yes it has been resolved and will be included with the formal submittal.

Mrs. McCue said, for the future landscape plan, she would like to see landscaping along both streets per the city ordinance. She would like to see the interior parking lot broken up with landscape islands and trees. Mr. Sommers said they will also add buffering in the rear along where the future townhomes will be built. Mrs. McCue said she does not prefer a pylon sign, but prefers a monument sign and Mr. Wildermuth and Mr. Kary agreed.

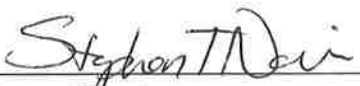
Mrs. McCue asked Mr. Lannon about storm water management. Mr. Lannon said the whole site is currently impervious and will need to be reduced by 20% or drainage equivalent of that reduction, according to the current city code.

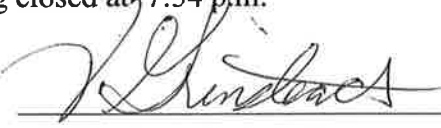
Mr. Wildermuth asked if this aggregate site shown includes the parcel the school board rezoned before the Planning Commission this year. Mr. Sommers said no, but they are still in the process of working that out.

Dr. Norris said storm water will be an obstacle. He asked Mr. Keller how much parking is required. Mr. Keller said he does not know, but when they submit their plans, it will be calculated at that time. He does not anticipate any issues with parking. Dr. Norris said there needs to be significant buffering between the parking lot and future townhome sites.

Dr. Norris suggested, for aesthetics, moving the building closer to the corner of Euclid Ave. and Shankland, that way the parking will be hidden from the street by the building. He would also want to make sure there is no issues with the deed restriction. He said he would also not be in favor of a pole/pylon sign and also prefers a ground sign. He said this is a gateway from a residential area to a fairly commercial area and would this project to set a precedent of what the commercial area should look like. It also might be a great opportunity for a piece of public art.

There being no further business the regular meeting closed at 7:54 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary