

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

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

Chairman Norris called the regular virtual Zoom meeting to order at 7:04 p.m.

MINUTES

Public Hearing Meeting Minutes

February 25, 2021

Mr. Wildermuth moved to approve the Public Hearing Meeting Minutes for February 25, 2021 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

February 25, 2021

Mr. Wildermuth moved to approve the Regular Meeting Minutes for February 25, 2021 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Browning Place Apartments

38032 Brown Ave.

(Rep.- Dal Jaffray, Browning Willoughby LLC)

Conditional Use Permit

Mr. Wildermuth moved to table the Conditional Use Permit for Browning Place Apartments, 38032 Brown Ave., Willoughby, OH 44094 and Mr. Kary seconded.

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

Motion Carried: TABLED

Browning Place Apartments

38032 Brown Ave.

(Rep.- Dal Jaffray, Browning Willoughby LLC)

Development Plan/EAS

Mrs. McCue moved to table the Development Plan/EAS for Browning Place Apartments, 38032 Brown Ave., Willoughby, OH 44094 and Mr. Wildermuth seconded.

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

Motion Carried: TABLED

Brookwood Crossing (formerly The Brook)

5164 SOM Center Rd.

(Rep.- Frontier Land Group, Jeremy Rosen)

Amendment to Final Plat

Mr. Rosen of Frontier Land Group, 25700 Science Park Dr./Ste. 360, Beachwood, OH 44122 is representing his application for an amendment to the Final Plat for Brookwood Crossing.

Mr. Rosen said they are here this evening for an amendment for the final plat. He said there are two amendments they are making to the previously submitted and approved plat. The first is a name change from The Brook to Brookwood Crossing. The second is to split the plat into two phases. The plats, in its entirety represent all the

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prior approvals and is the same plat, they are just splitting it into two phases. The first being four units, to accommodate Ryan Homes, so they can construct their model unit. The plan is to begin this phase by the middle of April, 2021. The second phase is to construct the remainder of the forty-six units. Mr. Rosen said it was just brought to his attention this evening that on the first page of both plats there is an error with the previous city engineers name and he will have these updated and will send to Mrs. Grinstead for the record.

Mr. Kary asked how much of the road will be done when the first phase is started. Mr. Rosen said they are not paving a road for the first phase. He said the builder will come in off of a temporary road made of stone and will set up a temp pole with electric to build the model unit. Mr. Kary asked if phase two is contingent on the sales of the units. Mr. Rosen said no, this is just strictly for getting the model built. Their goal is to get the plat recorded as soon as possible and starting selling as soon as the grand opening for the model unit begins, which will be middle to the end of May, 2021. Mr. Kary reiterated these will be owner occupied, fee simple units and Mr. Rosen said yes.

Chairman Norris said he is assuming this phase will not include the sidewalks and Mr. Rosen said that is correct. Mr. Rosen said they are waiting for the asphalt plants to open and hope to be the first in line to do paving and curbs, which should be the middle of April, weather permitting. Mr. Lannon said the Improvement Plans have been approved and this does not affect storm water.

Mr. Kary moved to approve an amendment to the Final Plat for Brookwood Crossing, 5164 SOM Center Rd., Willoughby, OH 44094 as submitted with the amendments being the name change from The Brook to Brookwood Crossing and splitting the plat into two phases for the development, and with the correction of the current city engineers name, and per the minutes of March 11, 2021 and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

Chagrin River Pub
38464 Lakeshore Blvd.
(James Turcotte, Owner)

Conditional Use Permit

Mr. Turcotte, Owner of Chagrin River pub is representing his application for a Conditional Use Permit.

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Mr. Turcotte said his hours of operation will be 24 hours, 7 days a week with an existing outdoor patio to include food and alcohol service. He said food and alcohol service will be from 11:00 a.m. until 2:00 a.m. but will have employees in earlier for prep work.

Chairman Norris asked if the dumpster is enclosed. Mr. Turcotte said yes, it's enclosed and is behind the cigar shop in the parking lot. He asked if Mr. Turcotte will have music on the outdoor patio. Mr. Turcotte said they do not have plans at this time, but may like to have music in the future. Chairman Norris asked Mr. Turcotte if he would like music added to his Conditional Use Permit and Mr. Turcotte said yes. Mr. Wildermuth said on the outdoor patios' music must be at conversational level at any time, even if it is live music and Mr. Turcotte agreed. Mr. Kary said the hours allowed for outdoor music would be Sunday-Wednesday until 10:00 p.m. and Thursday-Saturday until midnight. Mr. Kary recommended the applicant apply to the city for a façade improvement grant, which is a 50/50 grant. Chairman Norris said outdoor maintenance is to be done during business hours and not the middle of the night. Mr. Turcotte asked to amend his hours for serving food from 11:00 a.m. to 9:00 a.m. for Saturday and Sunday because they offer brunch.

Mrs. McCue moved to approve a Conditional Use Permit with the following conditions: 1) Hours of operation are 24 hours, 7 days a week with food and alcohol being served from 9:00 a.m. until 2:00 a.m. and to include service to the outdoor patio. 2) The dumpster must remain enclosed 3) Music on outdoor patio must be at conversational level. Hours for outdoor music are Sunday-Wednesday until 10:00 a.m. and Thursday-Saturday until midnight. 4) Outdoor maintenance can be performed from 6:00 a.m. until 10:00 p.m. for Chagrin River Pub, 38464 Lakeshore Blvd., Willoughby, OH 44094 and per the minutes of March 11, 2021 and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

The Kennedy Group
1561 Lost Nation Rd.
(Rep.- Joe Myers, Joseph Myers Architects)

Development Plan/EAS

Mr. Myers of Joseph Myers Architects, 38030 Second St., Willoughby, OH 44094 is representing this application for a Development Plan/EAS for the Kennedy Group.

Mr. Myers said this was an existing building and they are adding on an L-shaped shop area on the back of the building. There will be a sunken well for the loading docks and it is set up so the trucks do not have to back in off Lost Nation Road. The colors will match the existing building.

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Mr. Kary would like to address the EAS items. He said there needs to be a new control manhole for sampling in that area. Mr. Lannon said yes, this was originally built in 1967 and predated the current standards. Mr. Kary asked about the site needing new storm water retention. Mr. Lannon said they need to consider the site to be one acre, so they would need to submit a storm water management plan as if it was a one-acre site. Mr. Kary does not care for the retention ponds in the front of the building along Lost Nation Road and will ask for it to be very well landscaped. Mr. Lannon said unfortunately the lay of the land in that area, the flow goes to the northwest and gravity prevails, so the retention is the first feature you will see. Mr. Kary said the traffic impact will be minimal and police and fire have no issues. Construction will begin summer 2021 and completed late winter 2021.

Mr. Kary said he would like to see more interest to the front of the building. He would like to see some contrasting materials on the front such as masonry etc. Mr. Myers said he will talk to the owner. Mr. Kary said they are pushing companies moving onto Lost Nation Road and other industrial areas as far as aesthetics and landscaping. The existing building is half brick and half metal panels above. Mr. Myers said he would talk to the owner about utilizing colored block that matches the brick on the bottom. Mr. Wildermuth said if they can match, in general, the color scheme or materials of the existing building, it would look like it belongs with the existing building. He said at the edge of the roof line the edge trim along the edge of the roof is too fine. Mr. Myers said it has a prefabricated top trim and is the same size as most buildings of this nature. He said it is 8" and may look small in comparison to the size of the building and Mr. Wildermuth agreed.

Mr. Wildermuth said to summarize the request is the look of the addition to the existing building be inspired by the materials of the existing building in form, color and in general materials. Mr. Myers agreed with this request. He said they are still working on design the retention area and how deep it has to be etc. and they do intend on providing landscaping. He said the Kennedy Group buildings are nicely landscaped and this will follow suit.

Mrs. McCue said she would like to see the retention basin disguised from the road as far as landscaping. She would like to see street trees along the front and some type of mounding or shrubbery that conceals the basin from the street. She said between the existing building there are two parking isles and there is a sliver of something before the loading dock area and asked what is that space; is it pavement, landscaping etc. Mr. Myers said they can add landscaping there so it hides the loading docks. Mrs. McCue suggested something tall that would be a buffer or extending that wall across as a buffer. Mr. Myers said they left that strip blank intentionally to add landscaping there. Mrs. McCue said the code requires a landscaping buffer between the parking lot stalls and the street, which is Lost Nation Road.

Chairman Norris asked if the peak of the roof on the new building, aligns with the peak on the existing roof or are they offset. Mr. Myers said it aligns with the existing building.

Mr. Wildermuth moved to approve a Development Plan/EAS for The Kennedy Group, 1561 Lost Nation Rd., Willoughby, OH 44094 as submitted, but with the stipulations stated in the minutes of March 11, 2021 for a new

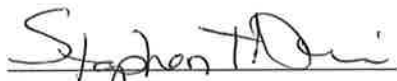
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control manhole, the inclusion of a storm water retention plan and the inclusion of a landscape plan, which should include the retention basin, the loading dock area and screening of the parking lot spaces that fronts Lost Nation Rd. and Mr. Kary seconded.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:43 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary