

**PLANNING COMMISSION
CITY OF WILLOUGHBY
APRIL 8, 2021
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; J. McCue; M. Wildermuth; M. Merhar; 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 7:22 p.m.

MINUTES

Public Hearing Meeting Minutes

March 25, 2021

Mr. Kary moved to approve the Public Hearing Meeting Minutes for March 25, 2021 as submitted and Mrs. McCue 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

March 25, 2021

Mr. Kary moved to approve the Regular Meeting Minutes for March 25, 2021 as submitted and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

Browning Willoughby LLC has asked to remain tabled until further notice.

**City of Willoughby
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Browning Place Apartments

38032 Brown Ave.

(Rep.- Dal Jaffray, Browning Willoughby LLC)

Conditional Use Permit

Browning Willoughby LLC has asked to remain tabled until further notice.

Browning Place Apartments

38032 Brown Ave.

(Rep.- Dal Jaffray, Browning Willoughby LLC)

Development Plan/EAS

NEW BUSINESS

Aldi's

37100 Euclid Ave.

(Rep.- Greg Sommers, Sommers Real Estate Group)

Rezoning/EAS(a) 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

Mr. Sommers of Sommers Real Estate Group, P.O. Box 1102, Chardon, OH 44024, agent for Aldi's, 37100 Euclid Ave., Willoughby, OH 44094 is representing this application for the rezoning of PPN# 27-A-015-0-00-018-0 (partial rezone), 27-A-015-0-00-005-0, 27-A-015-0-00-004-0, 27-A-015-0-00-017-0 (partial rezone) from Multi-Family Low Rise to General Business.

Chairman Norris said Mr. Sommers addressed many issues in the public portion that were stated in the two letters of opposition and opened questions up to the board members.

Mrs. McCue asked to have an explanation of the deed restriction. Ms. Landgraf, Esq. said the property originally had a deed restriction on it and was on the deed at the time the school owned it and has since been released. It has been provided to the Law Department and has been approved.

Mrs. McCue asked if they rezone the parcel to the north, leaving the remaining land of approximately 1.5 acres, still as R-MF-L, would it be smaller than what is required for the development type that may be proposed in the future. Ms. Landgraf said it is, but it is possible for a parcel to have two different zoning types. They are not doing a lot split this evening, but at the time the lot is split proposed in the future, he could work with it and make it conforming, but for rezoning purposes the non-conforming lot is not a concern.

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Mr. Wildermuth asked Mr. Sommers if the piece they are not rezoning will be joined with another piece of property behind it if he acquires it from the school and Mr. Sommers said that is correct.

Mr. Kary would like to address the EAS(a) for the rezoning. Mr. Lannon said storm-water retention will be required by the city's code when a Development Plan application is submitted. There will be no adverse impact going forward. The flooding in the northeast corner will be addressed with the grading plan. Mr. Sommers said as they move through the process there will be a detailed storm water plan. Traffic: Right in and Right out recommended onto Rt. 20. The possible widening of Rt. 20 in future-recommended no new obstructions within 12' of curb lines (ex. signage/utilities). Mr. Kary hopes Aldi's will address any future concerns once the building is in place as far as neighbor issues with noise and lighting. Lighting will be down lighting. Construction timeline: June/July 2021.

Chairman Norris asked what the setback issues were on the Staff Report. Mr. Keller said if they were going forward with the footprint presented, they would require variances. His assumption is they will recalculate and reconfigure it and submit it in compliance.

Chairman Norris said as far as safety forces issues the Board did receive comments back from police and fire. The Police Department's only comment was the right turn only out of the drive onto Euclid Ave. The Fire Department's comment was the proposed new retail construction will have minimal impact on fire department services. He said there were several different building sizes and two different traffic estimates in their current submittal, so when the development plan is submitted, he would like these numbers to be consistent. Mr. Sommers said they will be sure it will be correct.

Mr. Wildermuth moved to approve and recommend to City Council for approval the rezoning/EAS(a) of PPN# 27-A-015-0-00-018-0 (partial rezone), 27-A-015-0-00-005-0, 27-A-015-0-00-004-0, 27-A-015-0-00-017-0 (partial rezone), from Multi-Family Low Rise to General Business for Aldi's, 37100 Euclid Ave., Willoughby, OH 44094 and Mr. Merhar seconded.

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

Motion Carried: APPROVED

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Planning Commission
(Rep.-Stephanie Landgraf, Asst. Law Director)

Text Amendments:

**C.O. 1109.04
Development Plan Rev.-
Landscaping Plan**

**C.O. 1155.04
Outdoor dining in R-O-W**

**C.O. 1181.05 & 1181.06
Site Design Standards-
Landscaping & Screening Standards**

**C.O. 1183
Establish Public Art Regulations**

Stephanie Landgraf, Asst. Law Director for the City of Willoughby 1 Public Square, Willoughby, OH 44094 is representing this application for text amendments to C.O. 1109.04, C.O. 1155.04, C.O. 1181.05, 1181.06 and C.O. 1183.

Ms. Landgraf said in C.O. 1109.04, these revisions were recommended by members of the Planning Commission to the current landscaping code. The changes are the sections that are underlined. Sections 1181.05 and 1181.06 were also recommended by Planning Commission members or the administration for changes to the Site Design Standards. The revisions are underlined and the items that were removed are stricken through. C.O. 1155.04 were instituted by accommodations which the city had made as a result of Covid-19 and restaurant shut-downs. This would permit outdoor dining in the right-of-way subject to a permit being approved and issued by the Building Department and Safety Director. C.O. 1183 has been implemented as a new chapter to establish Public Art Regulations, process, and code.

Mr. Kary is pleased to see that sidewalks are now required in the new revisions in C.O. 1109.04.

Mrs. McCue would like to add a few words for clarification under 1109.04 (E)(6). Subsections (a) Deciduous and Ornamental Trees 2” caliper. (b) Evergreen trees minimum 6’ height (c) Deciduous shrub minimum 24” height (remove #5 container) and add new (d) Evergreen shrub minimum 18” height.

Mr. Kary has a couple of suggestions for C.O. 1183 Public Art Regulations. On Page 3, 1183.03 (a) composed of five (5) Willoughby residents and would like to change it to 5-7 residents. On Page 11, C.O. 1183.12 (d) (3) No part of a mural shall extend more than six (6) inches... He would like to add may be exceeded with permission of the Public Arts Committee.

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Mr. Wildermuth moved to approve and recommend to City Council for approval text amendments to C.O. 1109.04 Development Plan Rev.- Landscaping Plan for the City of Willoughby, 1 Public Square, Willoughby, OH 44094 as noted with changes and Mr. Merhar seconded.

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

Motion Carried: APPROVED

Mr. Wildermuth moved to approve and recommend to City Council for approval text amendments to C.O. 1155.04 Outdoor dining in R-O-W for the City of Willoughby, 1 Public Square, Willoughby, OH 44094 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

Mr. Wildermuth moved to approve and recommend to City Council for approval text amendments to C.O. 1181.05, and 1181.06 Site Design Standards- Landscaping & Screening Standards for the City of Willoughby, 1 Public Square, Willoughby, OH 44094 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

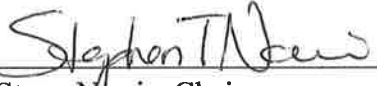
Mr. Wildermuth moved to approve and recommend to City Council for approval text amendments C.O. 1183 Establish Public Art Regulations for the City of Willoughby, 1 Public Square, Willoughby, OH 44094 as noted with changes and Mr. Merhar seconded.

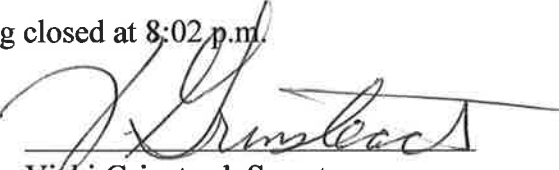
ROLL CALL: Yeas: M. Wildermuth; M. Merhar; J. McCue; K. Kary; S. Norris, Chairman
 Absent: None
 Nays: None

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Motion Carried: APPROVED

There being no further business the regular meeting closed at 8:02 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary