

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JULY 23, 2020
REGULAR MEETING
MINUTES**

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

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

MINUTES

Regular Meeting Minutes

July 9, 2020

Dr. Norris moved to approve the Regular Meeting Minutes for July 9, 2020 as submitted and Mr. Merhar seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Cubalmart

31581 Euclid Ave.
(Rep.-Norm Kotoch, NAK Management)

Development Plan Alteration

Mr. Kotoch of NAK Management is representing Merit Hill Capital for this application for a Development Plan alteration for a new building which will replace a vacant former parking lot and the abandoned brick bungalow for Cubalmart, 31581 Euclid Ave., Willoughby, OH 44094.

Mr. Kotoch said he was before the Board previously for a 24,000 sq. ft. building, but with recent events Merit Hill is reluctant to proceed with the original plan. He said they would still like to improve the look of their property, so they have decided to reduce the footprint of the project, thus reducing the expense.

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Mr. Kotoch said the project they are proposing is to keep the current office building and they will level the brick bungalow and build from that brick bungalow west across the lot to construct a smaller building of approximately 10,000 sq. ft. of climate controlled space. He said the look of the building will be basically the same, just a smaller version. It will not have a lower level of storage as the previous submittal showed. He said they are also razing the old driving range building in the lower level because it is no longer safe and also eliminate all the large old lights. He said in its place they will put RV and Boat parking.

Mr. Kotoch asked if he could retain the original approval for the larger building because he is hopeful they will still build it in the near future. There was a brief discussion on this subject. Ms. Bell, Esq. checked with Law Director Lucas who said no, they could only obtain approval this evening for the alternation that was submitted. Mr. Kotoch said he was fine with this ruling and would come back before the Board if they decide to construct the larger building.

Mrs. McCue said it looks like the parcel in the middle is not consolidated with the rest of the parcels. Mr. Kotoch said he did speak to Karen Brooks, Zoning Code Inspector, and they had discussed where that parcel where the current office is located does not have enough of a setback, so they will need to request a lot consolidation and that is their intention. Chairman Wildermuth said this will be a condition of this approval.

Mrs. McCue said she could not recall if in the original plan they had asked for greenspace in the front area because it is all currently asphalt. Mrs. Grinstead read into record from the minutes of the July 11, 2019 minutes as follows: *Mr. Kary asked if there will be landscaping. Mr. Kotoch said they currently have a 6 ft. landscape bed along the building and additional landscaping near the street. They will install landscaping, possibly raised beds near the street for the purposes of aesthetics. Mr. Cox said Mr. Kotoch has done business with the city for many years and maintains his properties.* The motion also stated *the front landscaping is appropriate for maintenance purposes.* Mr. Kotoch said they would honor what was originally agreed to. Mrs. McCue asked if the dumpster was out front and Mr. Kotoch said no, it is behind the front office.

Mrs. McCue asked if you can drive around the west side of the building and Mr. Kotoch said no. She asked where their clients would be able to access their boats and RV's. Mr. Kotoch said they will still access the main drive for the boat and RV access.

Chairman Wildermuth said they will be required to maintain all the conditions of the original approval with the modifications of the building size and the placement of the new RV spaces as well as the approval being subject to the consolidation of the parcels as required.

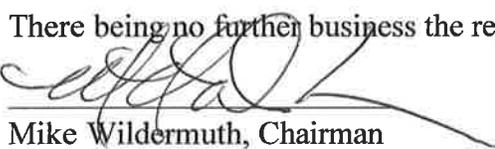
Dr. Norris moved to approve the Development Plan alteration as submitted for Cubesmart, 31581 Euclid Ave., Willoughby, OH 44094 with the stipulation of the above conditions as stated and proof of the parcel consolidation be sent to the Board Secretary for the record and Mrs. McCue seconded.

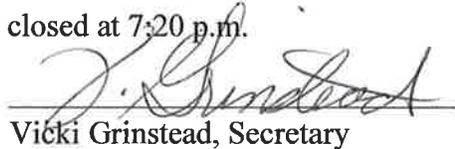
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ROLL CALL: Yeas: K. Kary; S. Norris; M. Merhar; J. McCue; Mike Wildermuth, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:20 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary