

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 12, 2021
REGULAR MEETING
MINUTES**

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

Chairman Norris called the regular in-person and Zoom meeting to order at 7:00 p.m.

MINUTES

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Chairman Norris said the original motion made was to approve and recommend to City Council a text amendment to an ordinance that was yet to be numbered. Mrs. Grinstead made a correction to the motion for the approval of Text Amendment change to **C.O. 1103.03(b)(78)**...

Mr. Merhar moved to approve the Regular Meeting Minutes for July 22, 2021 as amended, and Mr. Kary seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Lake County Port Authority (Lost Nation Airport)
1717 Lost Nation Rd.
(Rep.- Barry Deming, Deming Enterprises, Inc.)

**Development Plan/EAS,
PPN#27-B-054-0-00-012-0**

Mr. Deming of Deming Enterprises, Inc., 4600 Riverwood Dr., Madison, OH is representing the Lake County Port Authority (Lost Nation Airport).

Chairman Norris said Mr. Deming included everything that was required for his Development Plan. He said Mrs. McCue, who was absent this evening, sent in comments on the project (Exhibit "A").

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Mr. Kary said he echoes Mrs. McCue's comments, and the Planning Commission would like to look forward, in terms of the future, for this corridor as far as landscaping that would help the aesthetics. Mr. Kary said they are asking Mr. Deming to take the elements of the hanger, parking lot, the pond and the landscaping and put them in a different order (he presented Mr. Deming a hand drawn rendering). He said the landscaping on Lost Nation Rd. traveling east, surrounding the pond, parking lot and the north and south side of the building would break up the building and make it more aesthetically pleasing.

Mr. Kary likes the brick/block elements on the building. He said Mayor Fiala also made comments in the Staff Report, which he agrees with, to take the course of split face block and make it higher on the Lost Nation Rd. side. The original rendering shows 6' of block and they are suggesting 12'. On the north and south side, if they can possibly do the 12' or drop that down to 6'. Mr. Deming said there will be no graphics on the building.

Mr. Kary said he was concerned about the ingress/egress of this hanger. He spoke with Ms. Fulop, and she said the ingress/egress will come off Jet Center Dr., not off the curb cut on Lost Nation Rd. and Mr. Deming confirmed this.

Mr. Kary said the other recommendation as far as the pond is concerned, is the city recently passed legislation that deals with retention/detention ponds on main thoroughfares. These requirements are the ponds are more curvilinear in nature with additional landscaping.

Mr. Kary said as far as the EAS the ingress/egress will be coming off Jet Center. Police and Fire have no concerns. There are no noise, water, or air pollution concerns. There will be no hazardous waste stored in the building and will be just airplane storage. Mr. Deming said that is correct. Mr. Lannon said C.O. 1181.06 Mr. Kary referred to references porous paving blocks and pervious paving materials does not take the place of retention but could make the retention basin smaller. He said for stormwater management C.O. 1171.10 (d) Water absorptive paving and water detention design may be required in areas where practical, can also reduce the size of the basin, but detention is still required. Mr. Kary asked Mr. Lannon's opinion on installing the parking lot up against the pond for drainage purposes instead of the parking lot, a landscape mound and then a pond. Mr. Lannon said there is potential savings there having surface drainage and in this case the mound would be utilized as screening.

Mr. Kary asked about an oil inceptor mentioned by the WPC in the EAS statement. Mr. Deming said yes, all hangers have these. Mr. Kary inquired about the construction timeline for this project. Mr. Deming said it depends on the permitting process; they will begin when approved and get done what they can before the inclement weather, but the overall project will take six-eight months.

Chairman Norris said the board will need to see a new plan with these changes before approving this project. The board would like to see the mound and bulk of the landscape screening between the retention basin and parking lot moved to between the retention basin and Lost Nation Rd. He said one of Mrs. McCue's questions is if there are any FAA restrictions they should be aware of as far as plantings and height of trees. Mr. Deming said definitely, there are restrictions that would have to be considered. He said he does not believe there will be an issue with the shape of the retention basin.

Mr. Merhar said he did not see any landscaping in the parking lot per the zoning comments in the Staff Report. Mr. Keller said since this is an airport, they can possibly put the landscape elsewhere. Mr. Kary said in the rendering given to Mr. Deming the landscaping is fronting Lost Nation Rd. and travels east past the pond and parking lot to

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the hanger. He said this landscaping covers every element. Mr. Kary said he would be willing to give up the parking lot landscaping for the other plan presented. Chairman Norris asked Mr. Keller if there is a required number of parking spots. Mr. Keller said there is not a set number of required spaces. Chairman Norris suggested taking two parking spaces, one on the east and one of the west side and turn them into islands. Mr. Keller's concern is snow removal if the islands were in the middle of the parking lot.

Chairman Norris said the board would like to see a revised landscape plan and they will table the Development Plan/EAS this evening. Mr. Deming said he still has to speak to the owner, Tom Wheeler, to get approval for all of the changes. Mr. Deming said his instructions were to convey that Mr. Wheeler would like to build a hanger like all the rest. Mr. Kary said anything that follows this hanger will be scrutinized for compliance as well.

Chairman Norris asked if there is 5' between the building and the paved area that is landscaped. He said this was a zoning comment. Mr. Deming said he was unsure but could easily be 5'. Chairman Norris said as long as it meets the required 5' minimum.

Chairman Norris said as far as the islands they can utilize parking spaces at the ends of the lot to make snow removal easier as long as it meets the 5% of the total parking lot area.

Chairman Norris summed up the suggested changes requested. He said the board would like to see changes to the layout; Lost Nation Rd., mounds/landscaping, detention pond, then parking. If possible, the west facing wall of the building has 12' of split face block and north and south to remain at 6' or possibly 4'. Two of the parking spaces, as long as it is the 5% of the total parking lot area to be landscape islands.

Mr. Kary moved to table the Development Plan/EAS for 1717 Lost Nation Rd. (PPN#27-B-054-0-00-012-0) for Lake County Port Authority (Lost Nation Airport) and Mr. Merhar seconded.

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

Motion Carried: TABLED

The applicant has asked to be tabled until the next meeting.
Bombay Burrito, Krispy Krunch Chicken, P&P Pizzeria
36944 Vine St.
(Rep.- Santosh Patel, Owner)

**Development Plan/EAS
PPN#27-A-027-C-00-002-0,
007-0**


Mr. Kary moved to table the Development Plan/EAS for 36944 Vine St., Willoughby, OH 44094 per the applicant's request and Mr. Merhar seconded.

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

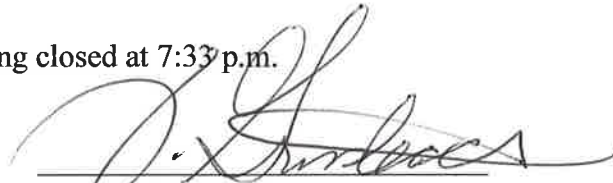
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Motion Carried: TABLED

There being no further business the regular meeting closed at 7:33 p.m.



Steve Norris, Chairman



Vicki Grinstead, Secretary