

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
AUGUST 26, 2021  
REGULAR MEETING  
MINUTES**

**PRESENT:** K. Kary; M. Merhar; J. McCue; M. Wildermuth; S. Norris, Chairman  
**ABSENT:** None  
**OTHERS:** Stephanie Landgraf, Asst. Law Director; Tim Lannon, City Engineer;  
Darryl Keller, Chief Bldg. & Zoning Official; Maria Tomaselli, Secretary

**Chairman Norris called the regular in-person and Zoom meeting to order at 7:02 p.m.**

Chairman Norris said the applicants for the two public hearing items have asked to be tabled.

**Proposed subdivision (91-homes)**  
Johnnycake Ridge Rd.  
(Rep.-George Davis, Probuilt Homes)

**Rezoning from R-100 to R-80**  
**PPN#27-A-031-0-00-002-0, 016-0,**  
**017-0, 018-0**

Mr. Wildermuth moved to table the rezone for GD3 Ventures from an R-100 to an R-80 zone district for the property located at Johnnycake Ridge Rd., (PPN#27-A-031-0-00-002-0, 016-0, 017-0, 018-0), Willoughby, OH 44094 per the applicant's request and Mr. Merhar seconded.

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

**Motion Carried:    TABLED**

**The River Tavern**  
3511 Lost Nation Rd.  
(Rep.-Tom Muniak, Manager, The River Tavern)

**Conditional Use Permit**

Mr. Wildermuth moved to table a Conditional Use Permit for The River Tavern, 3511 Lost Nation Rd., Willoughby, OH 44094 per the applicant's request and Mr. Merhar seconded.

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

**Motion Carried:    TABLED**

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**MINUTES**

**Regular Meeting Minutes**

**August 12, 2021**

Mr. Kary moved to approve the Regular Meeting Minutes for August 12, 2021 as submitted and Mr. Merhar seconded.

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

**Motion Carried:     APPROVED**

**OLD 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. Kary moved to untable Old Business for Lake County Port Authority (Lost Nation Airport), 1717 Lost Nation Rd., Willoughby, OH 44094 and Mr. Wildermuth seconded.

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

**Motion Carried:     UNTABLED**

There was no one present to represent this application, so Chairman Norris moved the agenda items around to give the applicant more time to appear.

**Bombay Burrito, Krispy Krunch Chicken, P&P Pizzeria**  
36944 Vine St.  
(Rep.- Santosh Patel, Owner &  
Dusty Keeney, Polaris Engineering)

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

Mr. Kary moved to untable Old Business for Bombay Burrito, Krispy Krunch Chicken, P&P Pizzeria, 36944 Vine St., Willoughby, OH 44094 and Mr. Wildermuth seconded.

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

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Nays: None

**Motion Carried: UNTABLED**

Mr. Patel, Owner and Dusty Keeney of Polaris Engineering, 34600 Chardon Rd., Willoughby Hills, OH 44094 are representing the Development Plan/EAS for Bombay Burrito, Krispy Krunch Chicken, P&P Pizzeria for a food court for 36944 Vine St., Willoughby, OH 44094.

Mr. Patel said his plan is to redo the older portion of the gas station. He said they already have Bombay Burrito and Krispy Krunch Chicken but would like to move them into the new addition and also add P&P Pizzeria.

Mr. Keeney gave the board a conceptual landscape plan (in record 8/26/21, Exhibit "A"). Mr. Keeney said the site does not currently meet the code for parking setback requirements. He said they plan to close off two of the seven existing aprons. They will close the central entrance on Vine St., the one on Moreland Ave. and the eastern one on Vine St. to provide better site circulation. The gas station will be on the west side and the proposed restaurant area will be on the east side of the property. He said the first page of Exhibit "A" is the existing conditions. The green on the plan shows open areas or green space, the blue will be where they are eliminating pavement to make way for more landscaping/green space and red are smaller areas of landscaping. The second page shows the proposed building and parking layout. The third page is a landscape architect's initial landscape plan. He said the blue area adds approximately 1,800 sq. ft. of landscape area.

Mr. Keeney said they are aware there is a 20' parking setback from the public right-of-way and the existing site does not meet this. If they move the parking back it would give them a 7' buffer. On the Moreland Ave. side the parking lot encroaches the right-of-way, but they could refigure the plan and pull that back, so it is on the property. He said along the east side of the building they are proposing a landscape planter. He said if you include the plantings in the right-of-way and the existing green space for the property it amounts to approximately 13.2% of the landscaping, but with the changes proposed it will increase the landscaping to 16.6% (a 3.4% increase).

Mr. Keeney said with the limitations to the site, they do not meet the parking code. He said the requirement is 99 spaces. He said on the east part of the site there is a total of 40 spaces. The gas station and pump areas there are 27 additional spaces, for a total of 67 spaces.

Mr. Keller said the Planning Commission has the ability to work with the applicant to approve the non-conformities with the improvements proposed.

Mr. Kary said since they just received the landscape and parking plan, he does not feel comfortable approving this and the board agreed. Mr. Keller said he would like Mrs. Brooks, Zoning Code Inspector to review the new plans presented.

Mr. Wildermuth said he recommends eliminating the curb cut on Vine St. just around the corner from Lakeland Blvd. He said the city is trying to eliminate curb cuts this close to an intersection. He said the public can utilize the remaining entrances without affecting site circulation for the gas pumps.

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Mr. Patel said this would eliminate 50% of their business because trucks come in that entrance and go straight to the diesel pump which is on the far end. Mr. Kary said maybe this corner could be just an ingress but not an egress. Chairman Norris asked if Mr. Patel would put signage on his property regarding no egress onto Vine St. and Mr. Patel agreed.

Chairman Norris said the board would like to see more landscaping on the site and not near the site.

Mr. Patel said a majority of his business is carry out food and patrons are not parking for any length of time. He currently has seating for 12 and expects it to increase to a maximum of 36 for all three restaurants. They will also be offering delivery of their food items. Mr. Keller said the parking setback is zero, so anything proposed is a bonus. There was more discussion regarding parking with the new employees and kitchen staff. Mr. Patel said they will have approximately ten employees with the new addition.

Mr. Keller suggested having the applicant indicate what the parking spaces are specifically used for because there are allowances for shared parking for a mixed-use property like this. The Planning Commission can approve a site plan with a reduction of parking up to 75% in a mixed use in certain circumstances. Mr. Wildermuth suggested the board might make a trade-off with parking spaces used for green spaces or landscape islands.

Mr. Kary suggested Mr. Patel come back to the board with an accurate landscape and parking plan, but also strongly recommends elevation drawings of what the complex will look like, including required parking and landscape elements.

Mrs. McCue suggested maybe adding plantings along the board-on-board fence, (owned by the gas station), between the gas station and the residences as more of a buffer.

Mr. Kary said police and fire have no issues as far as the EAS. There is no hazardous waste on site. Traffic impact was discussed, adding signage at the Vine St. for no exit. Mr. Lannon has no issues with traffic or storm water. The construction timeline after all city approvals will be approximately three months.

Mr. Kary mentioned the public arts code to Mr. Patel.

Mr. Kary moved to table the Development Plan/EAS for Bombay Burrito, Krispy Krunch Chicken, P&P Pizzeria, 36944 Vine St., Willoughby, OH 44094 and Mr. Wildermuth seconded.

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

**Motion Carried:     TABLED**

No one was present to represent the application for the Lake County Port Authority.

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**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. Wildermuth moved to retable Old Business for Lake County Port Authority (Lost Nation Airport), 1717 Lost Nation Rd., Willoughby, OH 44094 and Mr. Kary seconded.

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

**Motion Carried:    TABLED**

**NEW BUSINESS**

This item is tabled

**Proposed subdivision (91-homes)**  
Johnnycake Ridge Rd.  
(Rep.-George Davis, Probuilt Homes)

**Rezoning from R-100 to R-80  
PPN#27-A-031-0-00-002-0, 016-0,  
017-0, 018-0**

This item is tabled

**The River Tavern**  
3511 Lost Nation Rd.  
(Rep.-Tom Muniak, Manager, The River Tavern)

**Development Plan/EAS,  
detached deck**

**DISCUSSION**

**Signature Health**  
Mentor Ave.  
(Rep.- Bill Brooks, Willoughby SR20MOB LLC)

**Development Plan**

Mr. Bill Brooks, 15504 Dale Rd., Chagrin Falls, OH and Mr. John Lateulere 18756 Sharon Dr., Chagrin Falls, OH are representing the Development Plan discussion for Signature Health.

Mr. Brooks said they are under contract to purchase a piece of property on Mentor Ave. and are currently in negotiation with Signature Health to construct a new building. He and Mr. Lateulere represent the owner group and will be the developers and builders of the property. The front portion of the property is zoned commercial and the rear portion is residential. He said they will be moving their clinical services and possibly corporate offices into the new facility. It will be a 2-story building with approximately 45,000 sq. ft. They would like the building

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to fit in with the surrounding residential homes. They would like it to be similar to the new chiropractic building along Mentor Ave. Mr. Lateulere said it is a challenging site. He said they show 195 parking spaces for approximately 44,000 sq. ft. which is not sufficient for what is required. Signature Health has indicated 195 spaces is sufficient for them as a large number of their patients come in via public transportation. They intend to develop the commercial piece of land now and residential land in the future. Chairman Norris said they should provide anticipated usage as far as parking to the board when they submit formally.

Mr. Brooks said since they are only doing a 2-story building they had to spread out the design and it took some of their parking spaces but felt this was a better fit with the surrounding homes.

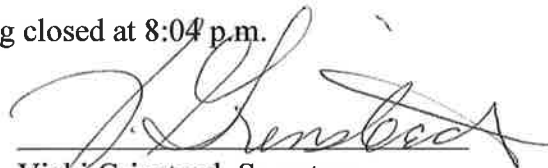
Mr. Kary said a grade buffer (mounding, landscaping, & fencing) is important to the neighboring properties, including Dollar General and behind the new facility where future homes will be constructed.

Mr. Lateulere said they have not done any studies to see if they will install a retention pond or if it will be some type of wetlands. Mr. Brooks said they are looking at the possibly of making this a private street. He said Signature Health will have approximately 100 employees.

Chairman Norris advised the applicants to submit all required documents per the application, plus elevations would be very helpful at the time of a formal submittal. Mr. Keller said they would also look to preserve some existing trees on the site.

There being no further business the regular meeting closed at 8:04 p.m.

  
Steve Norris, Chairman

  
Vicki Grinstead, Secretary