

**PLANNING COMMISSION
CITY OF WILLOUGHBY
SEPTEMBER 9, 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; Vicki Grinstead, Secretary

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

The two public hearings for the GD3 Ventures for a rezone and The River Tavern for a Conditional Use Permit will remain tabled.

MINUTES

Regular Meeting Minutes

August 26, 2021

Mr. Kary moved to approve the Regular Meeting Minutes for August 26, 2021 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

OLD BUSINESS

This item will remain 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 will remain tabled

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

Conditional Use Permit

This item will remain tabled

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

**Development Plan/EAS,
detached deck**

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

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

Motion Carried: UNTABLED

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

Mr. Kary said the EAS was done in a previous meeting. Mr. Kary thanked Mr. Deming for the updated landscaping plan. He liked the landscaping on the outside of the parking lot rather than in the parking lot because it blocks the cars from view along Lost Nation Rd. He said the landscaping complies with the city ordinance requirements.

Mr. Kary said the board originally asked for them to increase the split face block to 12' but with the addition of the landscaping the board will be satisfied with the 6' originally proposed.

Mr. Wildermuth also commended Mr. Deming for the effort he brought forth for the changes requested by the board.

Mrs. McCue had a few recommended changes for the landscape plan. She said there are power lines that run north and south along the road. She said the trees shown are birch trees which have a substantial canopy with multiple stems. She would prefer to see something with single stem and would stay outside the utility corridor; something with a 20' spread to it. She said the birch trees might be a nice addition to the south side of the parking lot. She also suggested wrapping the mound around the sides of the basin a bit more. Mr. Deming said this should not be an issue.

Chairman Norris echoed all the comments from the board. He said the landscaped islands in the parking lot originally requested by the board were a good tradeoff for the additional landscaping added.

Mrs. McCue said they are also dressing the front façade of the building with evergreens which enhances the look of the building.

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

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

Motion Carried: APPROVED

This item will remain tabled

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

NEW BUSINESS

Subdivision (9 homes)
38032 Brown Ave.
(Rep.- Dal Jaffray, Browning Willoughby LLC)

Major Subdivision/Preliminary
Plat (PPN#27-A-018-C-00-006-0,
007-0, 008-0, 013-0)

Mr. Jaffray, 35 Church St., Hudson, OH is representing the application for a major subdivision/preliminary plat located at 38032 Brown Ave., Willoughby, OH 44094.

Mr. Jaffray said it is a simple subdivision and the lots are being sold as is. The plan submitted is a 9-parcel plan. He said all the utilities are in place with the exception of the electrical and they have created a 15' easement down Brown and Glenwood. There are currently two utility poles, and their goal is to eliminate one and run an underground easement to supply all nine houses. He said they are also working with the Vance's to run theirs underground also. The minimum lot size is 65' along Glenwood and along Brown he believes they are 70', 70' and 78'.

He said he received a call from Mrs. Brooks in the Building Department and there was a setback issue with a notch in the corner of the property in the northeast corner (Sublot 9). He said part of the property was vacated in 1955. He said in the future they would like to remove this notch. There will be no new roads constructed. The homes will be constructed off the existing streets. He said they are not changing grades. The demolition of the school is scheduled for Monday. The E.P.A. is involved with the removal of the asbestos which is confined to two small areas. He said six out of the nine lots are spoken for, and one is in the process of negotiation.

He said there is a large old oak tree set back 30' along Brown Ave. which they will try to preserve. They will try to maintain as much green space as possible, but once the lots are sold it is out of their hands.

Mr. Jaffray said he had a survey done for the hard surface run-off areas to determine if a detention basin is necessary. He met with his engineers and there is 53,378 sq. ft. of surface that is presently hard surface run-off area. There will be an excess of additional green space of 19,638 sq. ft. so a detention basin was deemed not necessary. There are three existing yard drains, and the intent is to take out and cap these drains.

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Mrs. McCue said there are some commemorative trees in the right-of-way and asked if those trees will remain in place. Mr. Jaffray said yes, but they will have to work with the utility company because they fall within the easement.

Mr. Dave Knott, 4618 Waldamere Ave., Willoughby, OH is also representing the application for a major subdivision/preliminary plat located at 38032 Brown Ave., Willoughby, OH 44094.

Mr. Knott said there was a question regarding tress between the curb and the sidewalk. He said he has had calls from surrounding neighbors inquiring about the trees and let them know if they would like to remove them, they can. He said some of them may be in the way of a future driveway. He said they can also have the markers if desired. He had someone look at these trees and their chance of survival, if removed, is slim. He also said in regard to the large oak they will be very careful not to harm this tree. They may not know the impact to this tree until possibly a year later. Mr. Knott said, if in the future, they remove the notch previously mentioned it will become green space to blend in with the residential area and said this may be beneficial to the oak tree.

Mr. Keller said Mr. Jaffray mentioned demo may begin Monday. Mr. Jaffray said just the abatement. Mr. Keller said once abatement is completed and he receives the proper documentation it has been completed, the demolition permit can be issued. He said there has been no permit issued at this time.

Mr. Lannon had a comment on the aforementioned notch. He said it is needed to provide frontage for the one home on Center St. but would not be changed by the new owner because they only own half of the notch. The only application for this site is the front setback previously mentioned. He said removing it would be complicated.

Mr. Wildermuth moved to approve the major subdivision/preliminary plat for Browning Willoughby, LLC for the property located at 38032 Brown Ave., (PPN#27-A-018-C-00-006-0, 007-0, 008-0, 013-0), Willoughby, OH 44094 as submitted 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

DISCUSSION

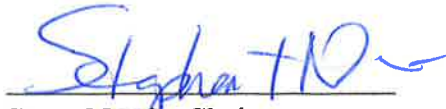
The applicant has asked for this discussion to be tabled

Shepherd's Glen
5059 Shepherd's Glen Rd.
(Rep.- Ken Lurie, The Orlean Co. &
Chuck Szucs, Polaris Engineering)

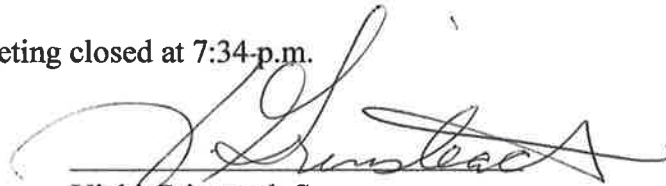
Development Plan

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There being no further business the regular meeting closed at 7:34 p.m.



Steve Norris, Chairman



Vicki Grinstead, Secretary