

**WICKLIFFE PLANNING COMMISSION**  
**March 4, 2010**

Chairman McGraw called the meeting to order at 8:15 p.m.

PRESENT: Bochenek, Grasser, Iafelice, Yohe, McGraw, Building Commissioner Raymond F. Sack, Jr., City Engineer Formica, Lt. Leovic and Assistant Prosecutor A. J. Stempuzis. Also attending were Mayor Margalis, Council President Krych and Robert Aufuldish.

**3. Mike DelBalso for Barrel Room Winery**, request for review of asphalt parking lot, located at 28932 Euclid Avenue in a General Business District (see enclosed memo of the City Engineer, Peter J. Formica, P.E., dated December 18, 2009).

Mr. Sack's letter of February 23, 2010 is attached noting that the pavement is in need of base repairs and an asphalt overlay creating positive drainage. He said that he and the City Engineer both looked at the lot and agreed and recommend that the entire lot needs to be redone.

Mr. Formica's Engineer's Review Comments for March 4, 2010 is attached and refers to his memo dated 12/18/2009 regarding Pavement Improvements. He said some base repairs need to be done with an overlay, in lieu of the request for scratch sealing and seal coat. Chairman McGraw asked the lot is to be done on a partial basis, is it possible to identify the chunks of the lot that need repair? Mr. Formica responded that there are "failed" areas that need to be cut out and either replaced with stone sub-base and put in an asphalt base course with a final surface course. He said approximately 15% to 20% of the lot needs more significant repairs. There appears to be drainage problems in some sunken spots because of the condition of the pavement.

A.J. Stempuzis administered the oath to Mike DelBalso, 7968 Augusta Lane, Concord, Ohio. Mr. DelBalso explained his request for a 2-year extension of time since last October 2009 to repave the parking lot. He knows the parking lot needs repair, but said there is no standing water or big chuck holes in the lot.

Ms. Bochenek asked is a second option could be discussed with Mr. DelBalso and what would be the time frame to have that done by? Mr. DelBalso gave his personal guarantee that by next October 2011 it would be done. Mr. Sack expressed his opinion that that time frame would be too long. The approximate 20% of bad spots need to be fixed within a reasonable period of time by this summer. Mr. DelBalso said that nearby businesses have gravel parking lots, He was told by Mr. Sack that that is a pre-existing, non-conforming use and it has no bearing on this particular request. Mr. Sack suggested getting the majority of repairs to the lot done by this summer 2010.

Councilman Iafelice was told that this request was part of a Conditional Use Permit. Ms. Yohe commented that a great deal of work was done to the interior of the Barrel Room Winery building, with a great deal of financial involvement, as the business grew due to its success. She further said that Mr. DelBalso went over and above what needed to be done in order to correct the sound issues over the past Summer. Her main concern is for the safety of

patrons, but she is not opposed to an extension of time regarding the parking lot. Mr. Formica agreed with the Applicant that there are no chuckholes where a patron would break an ankle.

Mr. Grasser also said he would like to see some sub-base repairs done within a year. He said he shares Ms. Yohe's feelings and that the building is gorgeous. But, the Planning Commission must enforce its own rules and he hopes all parties can come to an agreement in order to accommodate the Commission and the Applicant. Chairman McGraw said he was sensitive to Mr. Sack's position on this matter; Ms. Yohe said she felt the Planning Commission has some discretion regarding this particular request, considering various aspects – the part of town, other surrounding parking lots, and considering what has been done by the Applicant to improve the property. The Applicant has met several of the conditions that were placed upon them and this is one of the reasons she would tend toward giving the extension of time with regard to this matter dealing with the parking lot repair. Discussion followed regarding time frame for repairs. Mr. DelBalso agreed to work with the Planning Commission with regard to its requirements.

Chairman McGraw called for a Motion; so moved by Mr. Grasser that the request by Mike DelBalso for Barrel Room Winery, for review of asphalt parking lot, located at 28932 Euclid Avenue in a General Business District, request for an extension for the repairs of the parking lot be approved, with the following conditions:

- 1) That twenty (20%) percent of the parking lot will receive its base and sub-base repairs by October 30, 2010.
- 2) That the temporary striping of the parking lot will be done by May 30, 2010.
- 3) That the final overlay of the parking lot and final striping be finished by October 30, 2011, with a minimum of 1-1/4" overlay of asphalt.

Seconded by Councilman Iafelice.

Roll Call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw  
Nays: None. Motion carried and approved.

Mr. DelBalso asked if they could put 1-1/4" overlay over what is there are no soft spots, do they need to tear all gravel out and put new gravel in? There are no chuckholes on the lot. Mr. Formica said he would meet with Mr. DelBalso to go over the specifications to be met.

**4. Roger Bliss & Ted Vannelli for Wickliffe Reserve LLC**, request for architectural review approval for a Mixed Use Development, located at 29553 Euclid Avenue in Town Center District.

Building Commissioner Sack's letter dated February 23, 2010 is attached, listing two (2) points: 1) Shall comply with all parts of Chapter 11 (Building Code) of the Codified Ordinances of the City of Wickliffe; and, 2) Shall comply with all parts of Chapter 13 of the Planning and Zoning Code of the Codified Ordinances of the City of Wickliffe. This evening's focus is on the roadways and infrastructure, as well as the Residential aspect of this project. He noted that the Board of Zoning granted the set-back requirement variances on Thursday, February 25, 2010, as shown on Page 4 of the Plan.

Mr. Grasser stated for the record that he has a personal business relationship with Polaris Engineering, having employed them on projects. However, A.J. Stempuzis said this is not a conflict.

City Engineer's Review Comments for March 4, 2010 is attached listing several items related to this project. Mr. Formica highlighted areas to be discussed – his number one concern is the impact of the development on the city's infrastructure, utilities (sanitary storm, water), which will require approval of the Lake County Dept. of Utilities and the Fire Department. Traffic – may need to reinstall the traffic light at the intersection. There is also a concern with the 30 ft. wide proposed street with parking on each side, which he feels is not adequate. Another concern is drainage and proposed alley between Bellview and the Euclid Avenue (ingress and egress).

Lt. Leovic's letter dated March 4, 2010 is attached, giving his General Comments regarding fire safety, etc. This is a newer type development requiring research as to possible hazards, fire codes, continuous parking on both sides of street. He has spoken with Chuck Szucs of Polaris Engineering at length regarding street widths, which is the primary issue. It may be beneficial to enter into a "work session" to discuss ways to achieve a safe community in order to provide slower traffic and a more friendly pedestrian environment. Lt. Leovic suggested "staggered" parking, in order to achieve the opinion of the fire code official that a minimum of 20' of clear/unobstructed width be achieved to provide for safe and efficient fire ground operations and response. Oregon put together a report on how to design streets, **Neighborhood Street Design Guidelines; Oregon, November 2000**. Note: Mayor Margalis will provide a copy of this to each Planning Commission member, which explains the advantages of narrow streets.

A.J. Stempuzis administered the oath to the following individuals: Ted Vannelli, P.O. Box 17, Wickliffe, Roger Bliss, P.O. Box 17, Kevin Hoffman and Charles W. Szucs, of Polaris Engineering & Survey, Inc., 34600 Chardon Rd., Suite D, Willoughby Hills, Ohio.

Mr. Vannelli said they reviewed Lt. Leovic's letter and have no problem accepting his recommendations and working them into the prints. They would like to add a sign for a "No Parking" ban for snow, exceeding 2".

Chairman McGraw reiterated the focus for this evening's meeting and asked for comments from the Planning Commission members.

Mr. Grasser commented that there are several natural areas that lend itself to have ability to keep cars in and out. He did not think there should be parallel parking at the intersection. He commented that at both ends of the courtyard shown would be good locations to stack cars.

Bochenek asked Lt. Leovic about the fire rated (1" or 2") wall between adjoining condos and was told that because of clearance and variances they would have to be rated.

Councilman Iafelice was told by Lt. Leovic that fire access with regard to the alley ways is reasonable.

Mr. Formica responded to Chairman McGraw that this project does not merit a full blown traffic sturdy, but need to look at how much traffic is generated and if may be necessary to reinstall a traffic light at Euclid Avenue and E. 296<sup>th</sup>.

Chuck Szucs, of Polaris, passed out a handout with his responses to each of Mr. Formica's comments. Discussion followed concerning the traffic light issue, etc., and the fact that the Italian & American Club has a 20' easement on this property. Mr. Szucs said that a set of plans was dropped off to Mr. Formica's office this morning.

Roger Bliss said that developments of this type may have one entrance with one road leading back to many lots, ingress/egress (one way in and one way out). This particular project has many multiple entrances for easy access. He feels the busiest road with the most traffic would be the "center" main entrance. He explained the road pattern as a "grid system".

Chairman McGraw asked Mr. Formica about the Sewer Plan for the project. He responded that there has been some flooding at the bottom of Bellview and Clayton. The plan Mr. Formica had reviewed showed all storm water being direct to a ditch between the proposed property and the I & A property to the northern corner of the land, as shown going from area A to B on the Plan, which is a concern. The new set of plans has not yet been reviewed by Mr. Formica.

Mr. Ted Vannelli said they would like to break ground soon and that they are about six weeks behind at present and need to deliver buildings for leasing around October, 2010. The infrastructure is the biggest concern.

Chairman McGraw expressed his concern with regard to the new set of plans that was delivered today for review and the extent that would be entailed in reviewing the new Plans. He said he was uncomfortable with deferring all decisions to the City Administrators and prefers to review the actual newer Plan delivered to Mr. Formica. He poled the Commission members. Ms. Yohe suggested calling a Special Meeting of the Planning Commission on a Saturday be held to discuss this Item #4. Mr. Grasser said his general thought is that he is comfortable for the "conditional" approval for the roadways and making sure storm water and sanitary utility commitments are met. Councilman Iafelice asked about the lot owned by the developer and was told by Mr. Formica that a 60' Sanitary Sewer easement would be asked for by the Owner.

Chairman McGraw said the focus is with regard to the street layout, the utilities and the residential aspect. Mr. Szucs discussed the pond drainage and what was added to the Plans delivered to Mr. Formica. Discussion followed regarding this matter, with suggestions by Councilman Iafelice. Ms. Yohe said she was aware of the changes made in the new Plan with regard to addressing the drainage, the signage and the dedicated roadway becoming 24', the permanent easement, etc., but when the Planning Commission approves a Plan the members know exactly where the drainage will go and exactly what will happen, which become part of the conditions placed upon the Applicant. It was agreed by all members to table this issue and hold a Special Meeting. Mr. Formica expressed his concern with approval of a parking plan for the project as a whole, without knowing what buildings will be placed where, etc.

Council President Krych asked if, in the street approval plan, the Commission noticed that there would be changes to Euclid Avenue; ie, parking on the street, reducing to one lane, if it is approved. Chairman McGraw noted that this matter is mentioned in the City Engineer's letter. Shared parking was also discussed, with the I & A and ABB.

Chairman McGraw called for a Motion; so moved by Ms. Yohe that the application by Roger Bliss and Ted Vannelli for Wickliffe Reserve LLC, request for parking plan approval to allow construction of a Mixed Use Development, located at 29553 Euclid Avenue in Town Center District, be Tabled and that the Planning Commission rejoin and consider this Application at a Special Meeting to be held on Thursday, March 18, 2010; seconded by Ms. Bochenek.

Roll Call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw  
Nays: None. Motion carried. Item #4 Tabled.

**5. Building Commissioner.** Mr. Sack said that Lubrizol and Progressive are both doing interior building renovations; KeyBank plans to also remodel inside the building. He also said that if the 20% repair to the Barrel Room Winery parking lot is not done by October 31, 2010, he will enforce the Property Maintenance Code.

**6. City Engineer.** Mr. Formica expressed is appreciate for the Planning Commission's support with regard to Item #4.

**10. Approval of January 7, 2010 meeting minutes.** Ms. Yohe moved for approval as read; seconded by Mr. Grasser.

Roll Call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw  
Abstain: McGraw. Approval of minutes Tabled until January 7, 2010.

**11.) Adjournment.** So moved by Mr. Grasser; seconded by Councilman Iafelice..

Roll Call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw  
Nays: None. Meeting adjourned at 10:00 p.m.

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Patrick D. McGraw, Chairman

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Carol A. Zofchak, Secretary