

**WICKLIFFE PLANNING COMMISSION**  
**Special Meeting - March 18, 2010**

Chairman McGraw called the meeting to order at 7:10 p.m.

PRESENT: Bochenek, Grasser, Iafelice, 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.

EXCUSED: Yohe

**Roger Bliss & Ted Vannelli for Wickliffe Reserve LLC (TABLED at March 4, 2010 Meeting)**, request for parking plan approval to allow construction of a Mixed Use Development, located at 29553 Euclid Avenue In Town Center District.

Mr. Grasser made a motion to remove Item #3 from the Table and put it back on the Agenda for this evening's meeting; seconded by Ms. Bochenek.

Roll Call, Ayes: Bochenek, Grasser, Iafelice, McGraw

Nays: None. Item # 3 was placed back on the Agenda at this Special Meeting.

Drawings delivered the day of the March 4, 2010 meeting have been reviewed, as well as review by the Fire Department.

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. Mr. Sack also referred to a News Release from the International Code Council (copy attached) dated March 15, 2010, regarding New Green Construction Code Unveiled. Chairman McGraw also commented that all members of the Planning Commission have received the "Neighborhood Street Design Guidelines", an Oregon guide prepared and dated November 2000.

City Engineer's Review Comments for March 4, 2010 is attached listing several items related to this project, in addition to his concerns expressed at the March 4, 2010 regular meeting. A major change is that all storm water is shown as going to the detention basin at the Northeast corner of the property. He expressed his concern as to where the City water will be pumped out at. All water apparently overflows to the ABB property in the wooded area just East of the picnic grounds at the I&A Club. Eighty (80%) Percent of storm water goes to this area. His recommendation is to get that overflow water to the swale that would take it down along the railroad tracks to Worden Road. The I& A Club has installed a 10"-12" sewer line along their property line.

Chairman McGraw had a question regarding Public Road E running along the East side of the property. This road will become a dedicated road, which goes into the I&A property line.

Discussion followed regarding the existing water main that services the I&A Club. Mr. Formica suggests that the proposed sewer line shown on the proposed plan could tie into the existing I&A Club sewer line.

Lt. Leovic's letter dated March 4, 2010 is attached, giving his General Comments regarding fire safety, etc. Also attached is a response to the letter from Mr. Chuck Szucs, P.E., P.S., of Polaris Engineering and Surveying, Inc., noting that a mutual agreement had been reached and that Lt. Leovic's concerns can and will be addressed as the project moves forward. Lt. Leovic said there were two work sessions and a telephone conference with Peter Swift, a technical expert, to give his input with regard to fire access issues with regard to this type of proposed development.

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

Mr. Vannelli said it has always been their thought that this project would be a private/public development. The project should get national notoriety beyond the state level. They believe this will be an asset to the city and expressed that they have had a cooperative effort from the city.

Chairman McGraw referred to the actual parking plan of the proposed development, being a mixed use situation. The parking for the retail is proposed to be behind the buildings, with the storefronts on Euclid Avenue. Is there enough parking? Mr. Vannelli said they are working on an agreement with ABB and the I&A Club for shared parking, with a minimum of 500-600 additional spaces. Mr. Vannelli anticipates any overflow of parking would occur after 5:00 p.m., with parking available for restaurants, etc. Mr. Sack stated that the city's code requires something must be filed on the deed stating that the Developer would be allowed to use the parking. Mr. Vannelli said this is in the works. The city's parking requirements for an office building call for 5 spaces per doctor or dentist and one (1) space for 200 sq. ft. of floor area. Mr. Bliss said that each residence has its own parking space, with all on street parking being open. Mr. Vannelli commented that they are in negotiations; they are taking part of their entry drive so that they can have a left hand "turn lane" coming out of that street on the East.

Mr. Grasser commented that the minimum of one space per residence is good, with visitor parking spaces along the street, and it will be important for an agreement to be in place with ABB and I&A concerning parking.

Mr. Vannelli said that the Developer's intent was to eventually purchase Marino's Restaurant, tear the buildings down and utilize the parking in the back of that property. The plans for the former car wash building are stipulated as possible future development.

Chairman McGraw spoke about the traffic signal on Euclid Avenue. Mr. Formica said a traffic signal is not warranted at present in the area of East 296<sup>th</sup> and Euclid Avenue. His concern is the impact on the proposed roadway (Road A) so close to Bellview onto Euclid Avenue. Mr. Grasser suggested an ingress/egress situation, if it becomes a problem. If traffic becomes a problem in the future, city council or safety committee would do a traffic study or make a

recommendation once it is a dedicated “right of way”. Mr. Iafelice commented on his preference of a “wet” retention basin as opposed to a “dry” detention basin (as shown in the proposed park area of the plan). The vast majority of time, the basin should be “dry”. Also, rain barrels will be used to conserve water.

Chairman McGraw referred to Page 6 of the proposed plan regarding Tree Management and Landscaping. The Developer gave an overview – Thirty (30%) Percent more green space is typical for this type of project; Town Center streetscape will be followed per the city’s specifications. Brick pavers will be used for the commercial building tree lawns along Euclid Avenue (not for residential). Mr. Grasser suggested Oak, flowering Pear, Chinese Elms, etc. Mr. Sack said the Developer present plans for future landscaping in the planned residential areas.

Chairman McGraw commented on the stipulations during construction and impact on Euclid Avenue. Mr. Sack said that during the demo on the entire property, the Developer worked very well with the city and they are seasoned in the building business. Mr. Formica referred to Sheet 8, SWP3 Plan (Storm Water Pollution Plan) shows comprehensive erosion control measures, etc., but there should be minimum impact on Bellview Avenue and to the West. Trash removal is Developer’s responsibility until this project is dedicated to the city. Once that occurs, the city will be responsible for residential trash pickup. Commercial retail businesses will have their own scheduled trash pickup. Public alleys are mainly for vehicles to get to garages and for trash pickup vehicles. Mr. Formica expressed concern (alleys are 16 ft. wide). Mr. Vannelli said that trucks are 8 ft. wide for trash pickup. Discussion touched on street lighting, which will be brought before the Planning Commission at a future date during this project. Mr. Sack will be giving Reports to the Planning Commission as this project moves forward.

Chairman McGraw called for a Motion regarding Item #3; so moved by Mr. Grasser that the request by Roger Bliss & 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 approved, subject to the following conditions:

- 1) Satisfactory of a perpetual easement with the I&A Club and the ABB Corp. for parking.
- 2) Storm water approval by the City Engineer, including the connection to the I& A Club’s downstream catch basin/inlet and 12” outfall that flows North to the railroad tracks.
- 3) Establishment and recording of the Homeowners Association and Merchants Association documents per the Building Department and the Law Department.
- 4) All bonding and requirements for the City of Wickliffe Building Department and City of Wickliffe Codified Ordinances, Chapters 11 and 13.

Seconded by Mr. Iafelice.

Referring to Item #3 of the Motion, Mr. Vannelli commented that they cannot legally put together By-laws for the Homeowners Association and the Merchants Association until there is Seventy-five (75%) Percent participation. There is more involved; ie, solar and wind power. Mr. Sack clarified Item #3

Roll Call, Ayes: Bochenek, Grasser, Iafelice, McGraw  
Nays: None. Motion carried. Item #3 approved.

**5. Building Commissioner.** Mr. Sack said that Our Lady of Mt. Carmel Church wishes to install the U-shaped driveway, as proposed in previous plans, which have had no changes to them. Plans are still good.

**10.) Adjournment.** So moved by Ms. Bochenek; seconded by Councilman Iafelice.

Roll Call, Ayes: Bochenek, Grasser, Iafelice, McGraw  
Nays: None. Meeting adjourned at 8:30 p.m.

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Patrick D. McGraw, Chairman

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Carol A. Zofchak, Secretary