

CITY OF WILLOWICK, LAKE COUNTY  
MINUTES & PROCEDURES OF A  
PLANNING COMMISSION MEETING

DATE: June 14, 2021  
PLACE: City Hall  
TIME: 7:30 p.m.

The meeting was called to order by Chairman Carden at 7:30 p.m. and opened with the Pledge of Allegiance.

PRESENT WERE: Messrs. Carden, Rising, Heckman, and Kelbach.  
(Houry and Hren were absent)

ALSO PRESENT: Acting Law Director Bell.

Approval of Minutes

There were no minutes at this time to be approved.

Development & Plan Review Committee - Mr. Rising

Mr. Rising had nothing to report tonight.

Rules Committee - Mr. Rising

Mr. Rising had no report tonight.

City Engineer's Report - Tim McLaughlin

There was no written report submitted and no questions for the City Engineer at this time.

Law Director's Report - Ms. Bell

Ms. Bell had no report tonight.

Architectural Review Board - Mr. Heckman

Mr. Heckman did not have a report at this time.

Community Reinvestment Area (CRA) - Mr. Carden

Mr. Carden had nothing new to report tonight.

Public Portion

The public portion was opened and closed at 7:35 p.m. with no one present tonight.

Remarks - Old Business

There were none at this time.

Remarks - New Business

Tom Larney - WAP Construction - Larimar

Tom Larney was present and explained the plan changes from the original plan which was 4 buildings consisting of 3 triplexes and 1 duplex totaling 14 units. They have had a lot of trouble selling the triplexes as nobody wants a center unit. There is a huge demand for first-floor master units like across the street at 174 & 175. It is the same building, but with a lower-level basement on the creekside. If they change them to all duplexes it will be a total of 5 buildings with a total of 10 units. They are losing 4 units, but these seem to be selling quickly. They have 4 or 5 people ready to sign that he's been holding off while he sees if they can get this approved. Mr. Carden asked if these units will look the same esthetically as the other units that are already there. Mr. Larney said they will look exactly the same.

Mr. Carden said that he had no issue. There shouldn't be any traffic issues, there should be even less traffic with fewer units.

Mr. Foisel was just reiterating that they are just replacing the triplex units with 5 duplex units. Mr. Larney stated yes.

Motion by Mr. Rising, Second by Mr. Foisel to recommend to Council the approval of Larimar's Revised Site Plan.

Discussion: None. Vote: All ayes. Motion carried.

Flexology Foot Spa - 32801 Vine St. Unit A-1

Michael Johnson was not present at the meeting.

Mr. Carden stated that a few boxes need to be checked by the Police Department.

There were questions regarding the number of hours with only one employee working, and the size of the space for the intended 2 occupants at a time with one being the owner and 4 seats.

The decision was made to table this case until further information is received, and questions can be answered.

Motion by Mr. Foisel, Second by Mr. Heckman to table this case until next month's meeting. Discussion: None. Vote: All ayes. Motion carried.

There was some discussion regarding vacating the August 2021 Meeting.

Adjournment

Motion by Mr. Carden, second by Mr. Kelbach, to adjourn the meeting. Discussion: None. Vote: All ayes. Motion carried.

The meeting adjourned at 7:56 p.m.

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Mark Carden, Chairman

ATTEST:

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Jennifer A. Quinn, Acting Secretary