

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MARCH 27, 2014
PUBLIC HEARING
MINUTES**

PRESENT: B. Fiala; G. Patt; C. Cox, Vice Chairman
ABSENT: Ken Kary; G. Merhar
OTHERS: John Wiles, Law Director; Jim Sayles, City Engr.; Janice Lipscomb, Econ. Devel. Mgr.; Darrel Keller, Acting Bdg. Official; Chris Woodin, Ward 1 Councilman; Betty A. Nardelli, Secretary

Vice Chairman Chuck Cox called the public hearing to order at 7:00.

The legal notice was read into the record for the following:

EDWARD FIGLER	Western Pkwy	Rezone -
	P.P.#27B-53B-58	3.0975 acres
	P.P.#27B-53B-1	5.9864 acres
		L-I to G-B

The following spoke **FOR** the proposal:

Edward Figler

4750 Figgie Dr.

Willoughby, Ohio 44094

Mr. Figler said that since the property on the SE corner of Lost Nation Rd. and Hodgson Rd. was rezoned to Multi-Family Low-Rise, it took 21 acres of General Business land from the area. Mr. Figler said that we have to make it more convenient in that area for people to shop and have services. They now go to Mentor, Shoregate and Eckley Corners to shop.

Mr. Figler submitted a 1-mile market analysis of the Lost Nation Rd and Hodgson Rd. area completed in 2010. On the following charts are:

Chart 1-A - There are 4,376 structures in this 1-mile hub.

Chart 1-B - In the area above the Lost Nation Rd. and Hodgson Rd. hub there are 1,000 structures near Lake Shore Blvd.

Chart 2-A - In the Lost Nation Rd. and Lake Shore Blvd. area there are 3,956 structures within a 1-mile hub. Mr. Figler said he included the retail on Reynolds Rd. (Rte 306). The structures

**Planning Commission
City of Willoughby
Public Hearing Minutes
March 27, 2014
Page 2**

decrease to 3,900.

Chart D - There are 4,500 households within 1-mile of the hub. There is 105,000 sq. ft. of retail on Reynolds Rd. There is 9,000 sq. ft. additional market available within 1-mile. Mr. Figler said that we can put 114,000 sq. ft. retail up there.

Greg Patt said that on chart 1-A regarding the 1-mile radius of the area in question, half of the homes are in Surf Side. Mr. Patt said there is no access to the area in question. Mr. Figler said that when he had his store on Lost Nation Rd., 40% of his customers were from Surf Side. Mr. Figler said that the location of Lost Nation Rd. and Lake Shore Blvd. is not deep enough or there isn't enough parking in response to Mr. Patt's question about the Lake Shore area.

Chris Woodin

940 Eaglewood
Willoughby, Ohio 44094

Mr. Woodin said that this property is not in his ward but he is a resident in this area and he is concerned. Mr. Woodin said that they are looking to enhance the lake front area and the North Willoughby area and something has to be done with this property. It has sat vacant too long. Mr. Woodin said that this side of the road seems to fit for business. They lost 20 acres for business across the road when it was rezoned. He wants to see the density increase and he hopes this rezoning puts it on the radar. He knows they will like this location.

Vice Chairman Cox cited letters from two Planning Commission members who were not able to attend this public hearing and they are in favor of the rezoning. One letter is from Ken Kary and one letter is from Chairman Gerald Merhar.

The following spoke **AGAINST** the proposal:

No one

**Planning Commission
City of Willoughby
Public Hearing Minutes
March 27, 2014
Page 3**

There being no further business the public hearing closed at 7:07 p.m.

A tape of this public hearing is available for review in the office of the Planning Commission Secretary.

Chuck Cox, Acting Chairman

Betty A. Nardelli, Secretary