

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 22, 2013
PUBLIC HEARING
MINUTES**

PRESENT: B. Fiala; C. Cox; Ken Kary; G. Merhar, Vice Chairman

ABSENT: B. Irvine, Chairman

OTHERS: John Wiles, Law Director; Jim Sayles, City Engr.; Janice Lipscomb, Econ. Dev. Mgr.; Chris Woodin, Ward 1 Councilman; Betty A. Nardelli, Secretary

Vice Chairman Gerald Merhar called the public hearing to order at 7:10

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

ON THE GREENS	P.P.#27B-52-1	Rezoning -
PROPEERTY CO.	38890 Hodgson Rd.	21.003 acres
		G-B to RMF-LR
		Combine w/
		P.P.#27B-52-13
		For 158 S/F lots
		G-B dist.

John Wiles, Law Director, gave the history of this rezoning of this parcel which came about in 1975 as the result of litigation in Lake County Common Pleas Court. Four (4.9) acres were approved for the zoning classification of RMF-LR from G-B. Later an application for 9 acres was before Planning Commission which included the previous 4.9 acres for rezoning to RMF-LR which was improper. Years later 19 acres which included the 4.9 acres were approved by Planning for RMF-LR. When it got to Council the legal description stated 21 acres which includes up to the road which the City Engineer approves the metes and bounds for. As the result it was returned to Planning Commission for 21.003 acres which is here this evening. The 21 acres will still need the Court's approval.

The following spoke **FOR** the proposal.

Anthony Slyman
38765 N. Bay Dr.
Willoughby, Ohio 44094

**Planning Commission
City of Willoughby
Public Hearing Minutes
August 22, 2013
Page 2**

Mr. Slyman said that his proposal for 158 single family lots has not changed from his previous meeting. Mr. Slyman said they have tried for over 20 years to make use of this property.

Chris Woodin
940 Eaglewood
Willoughby, Ohio 44094

Mr. Woodin said that this is what we are looking for in a density increase. This development will increase business there.

The following spoke **AGAINST** the proposal.

Jim Ralston
33805 Kyle Cove
Willoughby, Ohio 44094

Mr. Ralston who lives near Ward Creek said that it floods every six months because of the lack of maintenance by the City. Mr. Ralston said that the City needs to bore under Lost Nation Rd. and run the retention basin to the other side. Mr. Ralston said that the responsibility is to look at objectivity and not about density.

Regina Zmyslinski
38615 N. Bay Dr.
Willoughby, Ohio 44094

Mrs. Zmyslinski said it hasn't flooded yet where she lives but it will unless the water is taken somewhere else. She said she has a \$300,000.00 home and is concerned.

David Segg
2403 Bunker Lane
Willoughby, Ohio 44094

Mr. Segg said that Bunker Lane is a small street off of N. Bay Dr. He is concerned about flooding.

David Just
38595 N. Bay Dr.
Willoughby, Ohio 44094

Mr. Just said that it is a private road there which means it's maintained by the Home Owners Association.

**Planning Commission
City of Willoughby
Public Hearing Minutes
August 22, 2013
Page 3**

Tim Keefe
38661 Edw. Walsh Dr.
Willoughby, Ohio 44094

Mr. Keefe was concerned about Grant Elementary School which currently has over 400 students which will be crowded with more homes.

The following spoke **IN REBUTTAL FOR** the proposal.

Anthony Slyman
38765 N. Bay Dr.
Willoughby, Ohio 44094

Mr. Slyman said that the retention there is design for 200,000 gallons of water. By not doing this development will not solve the flooding problems.

Chris Woodin
940 Eaglewood
Willoughby, Ohio 44094

Mr. Woodin said that this parcel has sat there for years. They tried to develop it as commercial and couldn't. There will be more runoff with commercial use of this property. Mr. Woodin said he was against McKinley School closing. Mr. Woodin said that the taxes will help the school.

The following spoke **IN REBUTTAL AGAINST** the proposal.

Jim Ralston
33805 Kyle Cove
Willoughby, Ohio 44094

Mr. Ralston said when he bought his home he was told it would never flood. Mr. Ralston said the water can't be handled now. What will happen with 158 new homes? Mr. Ralston said that the water should be piped under Lost Nation Rd. to the west side of it. Mr. Ralston said that the Willoughby Crossing development not handling the water there.

**Planning Commission
City of Willoughby
Public Hearing Minutes
August 22, 2013
Page 4**

Tim Keefe
38661 Edw. Walsh Dr.
Willoughby, Ohio 44094

Mr. Keefe said that he bought his lot through the Slyman family. The City had them re-locate one of the basins due to the flood in 2006. Mr. Keefe said that McKinley School was closed because it was not worth fixing because it was too expensive to operate.

LURE'S BISTRO 38040 Third St.
(Jaret Havanchak))

**CUP - amend
Condition #4
Permit live music
O/S on patio**

6-9 p.m. Wednes. - summer mos.
D-B dist

The following spoke **FOR** the proposal.

Joe Coslick, Lure's Bistro
38080 Tamarak Blvd.
Willoughby, Ohio 44094

Mr. Coslick said that he would like to have dinner music on the patio at a conversation level from 6:00 p.m. until 9:00 p.m. Wednesdays during the summer months. The patio is closed around October for the remainder of the season.

Angelo Gallo
4192 Amelia Ave.
Willoughby, Ohio 44094

Mr. Gallo told Planning Commission to Get over noise issue and focus on this.

John Bower
Mullarkey's
4110 Erie St.
Willoughby, Ohio 44094

Mr. Bower said that Lure's is not looking for loud music and doesn't see a negative effect on the business or the residential Downtown.

The following spoke **AGAINST** the proposal.

No One

**Planning Commission
City of Willoughby
Public Hearing Minutes
August 22, 2013
Page 5**

There being no further business the public hearing closed at 7:40 p.m.

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

Gerald Merhar, Vice Chairman

Betty A. Nardelli, secretary