

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JANUARY 13, 2011
WORK SESSION
MINUTES**

PRESENT: B. Fiala; C. Cox, G. Merhar;
ABSENT: R. Hart; B. Irvine, Chairman
OTHERS: Mike Lucas, Ass't. Law Director; Janice Lipscomb, Econ. Devel. Mgr.; Jim Sayles, City Engr.; Richard Smith, Chief Bdg. & Zoning Inspec.; Jerry Ranally, Ward 3 Councilman and President; Rob't Harrold, Ward 6 Councilman; Chris Woodin, Ward 1 Councilman; Rob't Carr, Ward 4 Councilman; Jason Boyd, Lake County Planning Commission Director; Ed Figler; Betty A. Nardelli, Secretary

Vice Chairman Gerald Merhar called the work session to order at 5:40 p.m.

PLANNING COMMISSION
(Janice Lipscomb)

**Lake Front Gateway
Zoning districts -
Discussion**

Janice Lipscomb began the discussion calling to mind that they met with property owners at the north end this past July. The last draft was revised December 15, 2010 and was distributed this evening which is **draft 4**. Ms. Lipscomb said she is bringing forward an accumulation of all these things to the meeting this evening.

Ms. Lipscomb introduced Jason Boyd, Lake County Planning Commission Director, to take over the discussion this evening. Mr. Boyd displayed a map of the north end showing the Lakeshore Blvd., Lost Nation Rd. corridor, Osborne Park and northern neighborhoods. Mr. Boyd focused on the Lakeshore Blvd. and Lost Nation Rd. corridor. The zoning there is multiple zoning and has been there a long time. Mr. Boyd said that traffic there is not a problem. The **area** on the map **outlined in white** containing 26 acres with 113 parcels is the **draft zoning area**. The parcels contain approximately 47 structures with 1952 the average year the structures were built. The current zoning of this draft area is **Retail Business** containing 1.9 acres, **General Business** containing 17.4 acres and **Residential R-50** containing 6.6 acres. Mr. Boyd said if you step out of the white outline area you are in a predominately residential neighborhood.

Mr. Boyd said the purpose of the lakefront zoning is to provide an appropriate mix of commercial, retail and residential

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development and redevelopment in the north end of Willoughby. The way to do this is by **in-fill**. **In-fill** are scattered vacant parcels intermixed with additional commercial uses and currently are commercial.

Mr. Boyd said that currently **in-fill** is not permitted and you build according to the zoning district or to the code. **In-fill** relaxes the standards. Ms Lipscomb said that someone could come in with a proposal for a restaurant, a gas station or a car wash in the middle of Residential R-50. Ms. Lipscomb said that is the downsize of in-fill. Vice Chairman Merhar said that once **rezoned** to **Lakefront** it allows commercial in residential areas. Ms. Lipscomb said that the white outline could be redrawn to remedy this.

On page 4 of the draft are a schedule of permitted uses. Noted is the Mixed Use which is permitted along Lost Nation and Lakeshore Blvd. by conditional use.

On page 8 are the residential development standards. Minimum lot area is 6,000 sq. ft. Noted in the chart that a development plan is required for lot standard regulations and Minimum lot area for development approval.

On page 10 are the Business/Commercial development standards. A minimum lot area is not required. A development plan is required for minimum lot width.

On page 16 are development plan review and design guidelines.

Vice Chairman Merhar said the next step is public hearings.

There being no further business the work session closed at 6:40 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary