

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
MARCH 25, 2010  
PUBLIC HEARING  
MINUTES**

**PRESENT:** R. Hart; B. Fiala; C. Cox; G. Merhar, Vice Chairman  
**ABSENT:** B. Irvine, Chairman  
**OTHERS:** Mike Lucas, Ass't. Law Director; Betty A. Nardelli,  
Secretary

Vice Chairman Gerald Merhar called the public hearing to order at 7:02 p.m.

The legal notice was read into the record for the following

<b>WILLIAM KRAUSE</b>	38333 Pelton Rd.	<b>CUP</b> Auto Service / Repair C.O.1145.03(b)(4) L-I dist.
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The following spoke **FOR** the proposal.

**William Krause**  
10925 Butternut Rd.  
Chesterland, Ohio 44026

Mr. Krause said that he is the owner of the business at which he will operate a general auto repair facility for mechanical repairs only. There will be no body work done at this facility. There will be no outside storage of materials or outside repairs.

The following spoke **AGAINST** the proposal.

<b>TOWER CO. &amp; SPRINT</b> (H. David Rocker)	No one 38401 Johnnycake Ridge (Daniels Park)	<b>CUP - monopole hgt &amp; Equip. shelter 150' hgt of Allow. 60' hgt C.O. 1338.07(d) R-100 dist. (Renew CUP aprv'd 3/8/07)</b>
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The following spoke **FOR** the proposal.

**H. David Rocker**  
3659 Green Rd.  
Cleveland, Ohio 44122

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Mr. Rocker, representative of the Tower Co. said that a conditional use permit was approved in 2007 for a monopole to provide coverage for Verizon/Sprint and for two additional carriers but the monopole was never built.

The following spoke **AGAINST** the proposal.

**Mark Cain**

124 Forest Dr.  
Eastlake, Ohio 44095

Mr. Cain said that he owns a lot down the road which he has owned for eight years. Mr. Cain stated that he never received notice when this was on the agenda three years ago. Mr. Cain said that he found out about the monopole and the 300' requirement when he received notice from the Board of Zoning Appeals when the Tower Co. applied for a use variance. He went to the County office and checked the plots and found out that Willoughby owns all the adjoining lots near the proposed site. Mr. Cain said that his lot is near the ball diamond's left field and up against I-90 between Ridge Rd. and I-90. Mr. Cain stated that the monopole ruins the value of his property.

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

**H. David Rocker**

3659 Green Rd.  
Cleveland, Ohio 44122

Mr. Rocker said that they locate towers based on cellular phone calls. Mr. Rocker said that in the notification process he was told to notify property owners outside the Park. Mr. Rocker said he can't speak for the prior applicant who didn't notify anyone.

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

**Mark Cain**

124 Forest Dr.  
Eastlake, Ohio 44095

Mr. Cain said that he bought his lot to enable him to retire there and to enjoy the Park. Mr. Cain stated that the monopole proposed site is an impractical location for a tower. The site is a park located up to I-90 which is commercial. Mr. Cain said that his lot is a buildable lot without variances in response to Vice Chairman Merhar's question. Mr. Cain stated that there is another lot next to his that is not owned by the City.

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There being no further business the public hearing closed at 7:15 p.m.

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

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Gerald Merhar, Vice Chairman

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Betty A. Nardelli, Secretary