

**PLANNING COMMISSION
CITY OF WILLOUGHBY
APRIL 22, 2010
SPECIAL MEETING
MINUTES**

PRESENT: R. Hart; B. Fiala; G. Merhar; C. Cox B. Irvine, Chairman,
ABSENT: No one
OTHERS: Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.;
Janice Lipscomb, Econ. Devel. Mgr.; Chris Woodin, Ward 1
Councilman; Jerry Ranally, Ward 3 Councilman & Council
President; Jason Boyd, Lake County Plan. Comm.; Betty A.
Nardelli, Secretary

Chairman Robert Irvine called the special meeting to order at 5:45 p.m.

DISCUSSION

PLANNING COMMISSION

**Lakefront Zoning -
Lakeshore Blvd. /
Lost Nation Rd.**

Janice Lipscomb represented this draft for lakefront zoning which is the result of the recommendation to the Master Plan for infill housing along Lakeshore Blvd. and Lost Nation Rd. to create more density. Ms. Lipscomb said that Administration had meetings with the Lake County Planning Commission the past couple of months. Ms. Lipscomb introduced Jason Boyd of the Lake County Planning Commission.

Jason Boyd pointed out the traffic pattern along Lakeshore Blvd. and Lost Nation Rd. Mr. Boyd said that in 2008, 14,000 vehicles used Lakeshore Blvd. and Lost Nation Rd. compared to 28,000 to 30,000 at the SOM Center Rd. and Euclid Ave. intersection. Mr. Boyd said that this is a 50% increase from 1980.

Mr. Boyd said that at their meetings they debated whether to review the existing Code or create a new chapter. They decided to create a new chapter rather than amend individual sub-sections.

Mr. Boyd presented a map of the north end with the Draft Zoning study area outlined in white and color coded representing each Draft Zoning district. The Draft Zoning districts are Retail-Business (1.9 acres), General Business (17.4 acres) and R-50 (6.6 acres). The outlined area consists of 26.5 acres, 113 parcels and 47 structures. The average year that the structures were built was 1952. Even though there was an increase in traffic there was no increase in buildings. On the north side of Lakeshore Blvd. the Draft Zoning

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area extends from Windermere on the west end up to Eaglewood on the east end. On the south side of Lakeshore Blvd. the Draft Zoning area extends from Windermere on the west end up to the Plains Ct. Cemetery on the east end. On Lost Nation Rd. the Draft Zoning area extends south from Lakeshore Blvd. up to S. Beachview.

The Draft Zoning area consists mostly of General Business parcels fronting on Lakeshore Blvd. and Lost Nation Rd.

Mr. Boyd said that in both current business zones, one acre with a 200' frontage is required and most of the lots in this area have a 40' or 50' frontage.

Mr. Boyd said that they followed the layout of the existing Code of permitted uses as to what could be done for the rezoning and put together a chart for "Residential Development Standards". The chart layout was divided into two sections: one-Family Dwelling and Multi-Family. The One Family Dwelling column is printed in red. The multi-family column lists "DP" as the parameter which means parameters are set by the development plan. The goal is to be flexible in the parameters by reducing the front yard, rear yard and side yard setbacks. The 40' front yard setback could be reduced to 20'. The question is: "is a 40' front yard setback too aggressive for R-50"? It would be fine if it were a 2 acre lot on Euclid Ave. or Vine St. But here, for Retail Business and General Business it will be tough for a fresh re-build.

Mr. Boyd said that based on the County Auditor records an aerial map was produced showing the **existing use for the Draft Zoning area**. The parcels are color coded which are: retail in red, vacant parcels in grey, commercial structures in light blue, residential in yellow and schools in purple. Another aerial **map** was produced showing "**ownership of single family and vacant lots**". The parcels are color coded which are: owner occupied in yellow which is the most, rental in brown, common ownership in red, vacant parcels in white, large vacant parcels in light grey and vacant parcels in common ownership in dark grey. The vacant parcels in common ownership means owned by one person. Mr. Boyd said that when you see a pattern like this, it is an opportunity to clean up or redevelop.

Chris Woodin said that the residents want residential development but not low income development. Mr. Woodin likes the idea of brownstone buildings especially for Lost Nation Rd. where the old gas station is. The person who owns this property is not doing anything there. Mr. Woodin said that the Penny Pincher building could be demolished and a brownstone building put up in its place. Mr. Merhar said that brownstone buildings are expensive for that

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area. He thinks they would be perfect around the Lake but not along Lakeshore Blvd. Mr. Merhar said that you need a marina and Lake front access to attract people to make the north end attractive. It's not a destination. It's not a place you choose to live. If you have a beach you choose to be near the beach. You have to create a destination. Just changing the zoning won't do it. Mr. Boyd said that it is more than the Lake. Mr. Boyd said that Fairport gets 237,000 visitors a year but their downtown has nothing.

Chairman Irvine said that the Lake is not going to attract retail. Chairman Irvine said that his opinion is residential use. He doesn't see the area being retail.

Janice Lipscomb said that we struggle to support retail in the downtown area. Ms. Lipscomb further stated that if we could create a higher density around what exists to make it stronger then that might be the way to go. Ms. Lipscomb said that we still want retail and service business but to intersperse it. Ms. Lipscomb said that the thinking is to create something similar to Downtown Business which allows a lot of flexibility. Ms. Lipscomb said that we need to have guidelines similar to the Downtown area guidelines. The guidelines have to fit the character of the area. There isn't Multi-Family in the Downtown area yet but Ms. Lipscomb said they are working on it in response to Jerry Merhar's question. Ms. Lipscomb said that the downtown night life is the attraction now.

Ms. Lipscomb stated that if the zoning can be done, sidewalks installed to make a walkable area to the Lake it would be a great place. The Lake is the big attraction there. Ms. Lipscomb said that we are getting grants for the Lakefront plan.

Ms. Lipscomb cited the Master Plan which recommends rezoning that area to Multi-Family along Lakeshore Blvd. permitting single-family and to re-evaluate residential regulations in R-50 to identify our setbacks or other requirements that might be encouraging to investment. Ms. Lipscomb stated that we need to take it to the next level.

Chairman Irvine said that the first thing to do is to remove gas stations from the permitted use list. Ms. Lipscomb said that car washes should be removed also.

Chuck Cox suggested that we invite builders here to tell what would interest them to develop here. Mr. Cox stated that what we're doing now is being done all internally. Mr. Merhar said that we have to be flexible and open to the builder's imagination.

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Jim Sayles stated that the only infrastructure issue would be drainage north of Lost Nation Rd.

Chris Woodin said that the second issue is the increased traffic and to look for widening Lake Shore Blvd.

Chairman Irvine said that he doesn't know what the next step is besides soliciting input from the developers.

There being no further business the special meeting closed at 7:25 p.m.

Robert Irvine, Chairman

Betty A. Nardelli, Secretary