

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
OCTOBER 14, 2010  
PUBLIC HEARING  
MINUTES**

**PRESENT:** B. Fiala; G. Merhar; C. Cox; B. Irvine, Chairman  
**ABSENT:** R. Hart  
**OTHERS:** Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.;  
Janice Lipscomb, Econ. Devel. Mgr.; Betty A. Nardelli,  
Secretary

**Chairman Robert Irvine called the public hearing to order at 7:05 p.m.**

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

<b>PLANNING COMMISSION</b>	<b>38101 Euclid Ave.</b>	<b>Rezone - discuss</b>
(Janice Lipscomb)	(Ed Figler)	.31A. / 13,504 s.f.
	<b>38103 Euclid Ave.</b>	
	(Ed Figler)	.47 A / 20,473 s.f.
	<b>38109 Euclid Ave.</b>	
	(Jeff Black)	.56 A / 24,394 s.f. R-B to D-B zoning

The following spoke **FOR** the proposal.

**Janice Lipscomb**  
Econ. Devel. Mgr.  
One Public Sq.  
Willoughby, Ohio 44094

Ms. Lipscomb said that this rezoning request came about as a recommendation from Administration to clean up that zoning area. These are the only parcels in that area that is not zoned Down Town Business. One parcel to be rezoned is owned by Charter One Bank, one is owned by the Law offices and two vacant lots on the corner owned by Edward Figler. These parcels are currently zoned Retail Business. Ms. Lipscomb said that it is suggested to rezone these parcels only to clean up and make that block all Down Town Business zoning classification.

A lady from the audience wanted to know the difference between the Retail Business and Down Town Business zoning classification. Ms. Lipscomb said that Retail Business requires a 60' front yard setback. Down Town Business has no setback. The uses are nearly the same in both zoning classifications. Planning Commission waives

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parking in the Down Town Business district. There is no minimum lot area requirement in the Down Town Business district.

The following spoke **AGAINST** the proposal.

No one

There being no further business the public hearing closed at 7:10 p.m.

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

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Robert Irvine, Chairman

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Betty A. Nardelli, Secretary