

**PLANNING COMMISSION
CITY OF WILLOUGBY
SEPTEMBER 27, 2007
PUBLIC HEARING
MINUTES**

PRESENT: B. Fiala; R. McLaughlin; G. Merhar, B. Irvine, Chairman
ABSENT: R. Hart
OTHERS: Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.;
Richard Smith, Chief Bldg. & Zoning Inspector; Janice
Lipscomb, Econ. Devel. Mgr.; Jeff Black, Councilman At
Large; 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

RUPLE BLDRS. INC. (John Ruple)	4500 Hamann Pkwy	CUP Outdoor strge - mtl,/ trucks assn. w/ prin. use of fabric. Of steel C.O. 1145.03(c) (3)A C.O. 1179.03(d) - screen C.O. 1155.07(aa) L-I dist.
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The following spoke **FOR** the proposal.

John Ruple
Ruple Builders
4500 Hamann Pkwy
Willoughby, Ohio 44094

Mr. Ruple said that he operates a fabricating/steel erection/trucking business. They fabricate what they erect. The trucking assists in delivery of steel.

Lowell Ruple
9969 Gardenside
Waite Hill, Ohio 44094

Mr. Ruple said that his son, John Ruple, needs to maintain outside storage because he can't have the steel inside. Most of the time the trucks are not there. Mr. Ruple said that he and his son are lifelong residents of Willoughby and would like to keep his business here.

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The following spoke **AGAINST** the proposal.

David Pesick

Cast Nylon

4200 & 4300 Hamann Pkwy
Willoughby, Ohio 44094

Mr. Pesick said that he represents James Thorpe, owner, who could not be present this evening. Mr. Pesick said that the company has expanded twice within five years. After the flood they rebuilt the entire office. The company recently leased 4421 Hamann Parkway to accommodate out side storage. Mr. Pesick said that they are opposed to outside storage of boats, trucks and trailers. The Ruple property looks like a junk yard. Mr. Pesick said that they added onto their building or leased another building when they needed more storage space.

Jesse Boden

Cadmus Group

4456 Hamann Pkwy
Willoughby, Ohio 44094

Mr. Boden said their company is located next door to John Ruple's Company. Mr. Boden submitted photographs of the Ruple property showing the items stored outside. The photographs were taken from the roof of Mr. Boden's company. Mr. Boden said that more than steel is being stored outside. He would like to ensure that this matter is resolved. Mr. Boden said that if a high fence were installed it would be okay.

Dale Diemer

Metal Seal & Products

4323 Hamann Pkwy
Willoughby, Ohio 44094

Mr. Diemer said they built their first building in 1969 and the second building in 1975. Their third building is located up the street and almost across the street from John Ruple's building. Their company also does fabricating. Mr. Diemer said that their customers comment a lot on how nice their property looks. Mr. Diemer said that it is an eyesore between their building and Euclid Ave. with boats, trailers and trucks parked in the front yard. Mr. Diemer said that he encourages new owners on the street as long as they stick to the guidelines like everyone else on the

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Parkway. They purchased another building or added onto their existing building for more storage space.

**Norbert Allmenger
Richmond Industries
4460 Hamann Pkwy
Willoughby, Ohio 44094**

Mr. Allmenger submitted photographs of the items stored outside on Ruple's property. Mr. Allmenger said that the outside area could be screened by fencing or landscaping.

**James Carter
Carter Diamond
4475 Hamann Pkwy
Willoughby, Ohio 44094**

Mr. Carter said that his father moved his business here in 1969 because the street was so nice. Their building is located across the street diagonally from the Ruple property. Mr. Carter said that there is too much stuff outside and it looks like a truck stop. He is against the application.

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

**John Ruple
Ruple Builders
4500 Hamann Pkwy
Willoughby, Ohio 44094**

Mr. Ruple said that he does feel that he needs to clean up the site but the neighbors are not aware of the condition of the building when he purchased it. The building was condemned when he purchased it with trees growing out of the roof. The water runoff from the office gutters drained into the sanitary sewers. The roof drained into a cistern because there was never any storm sewer on the property. Mr. Ruple said that he installed a storm sewer and catch basins on the property. He submitted a plan the early part of the year to the City Engineer after which storm calculations were requested by the City Engineer which were submitted by his engineer. His Engineer and the City Engineer are in discussion about the storm calculations and that is where he is at now. Mr. Ruple said that he got a variance for handi-cap parking in the front yard for his parking lot. He can't install his parking lot until the calculations are approved. Mr. Ruple said that he would

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like to clean up the area and fence it in to comply but can't until his storm drainage calculations are approved.

Lowell Ruple
9969 Gardenside
Waite Hill, Ohio 44094

Mr. Ruple said that his son John will do what he is suppose to do.

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

No one

**BRECKENRIDGE VLG.
SATELLITE DEVEL.
(OPRS)**

P.P.#27A-2-2
Ridge Rd.
(Grace Church)

**CUP -
Sr. Cit. Devel.**
114 units for
Srs., indiv. age 55+
C.O. 1131.03(4)
C.O. 1155.07(hh)

**Bldg #1 & #3 exceeds 35' hgt
C.O. 1155.07(ii) (2) (D)**

**bldg #4 w/30' S/B
from prop. bound.
line of Req'd 40'
C.O. 1155.07(ii) (2) (C)
R-100 dist.**

The following spoke **FOR** the proposal.

**David Schell, Exec. Dir.
Breckenridge Vlg.
36855 Ridge Rd.
Willoughby, Ohio 44094**

Mr. Schell said that they first met with the City September 11, 2006. Next, Planning Commission approved the rezoning of the property and when Council was to act on the rezoning application it was decided to amend the ordinance to allow senior citizen development as a conditional use with a definition and criteria. Mr. Schell cited the eleven conditions and criteria required in a Senior Citizen Development in R-100 which is C.O. 1155.07(ii) (1)A thru K. Mr. Schell said that also three additional requirements were added which are C.O. 1155.07(ii) (3)A thru C.

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Mr. Schell said that a building proto type of the Grace Satellite building is being built on Robinhood Dr. All 27 units for that development are reserved. That shows the need for senior citizen care.

Mike Milligan, Architect
JMM Architects
4685 Larwell Dr.
Columbus, Ohio 43220

Mr. Milligan presented a plan of the development and of the building design. Mr. Milligan said that building #4 has a 40' setback but has an 30' interior project line setback near carriage Lane. Mr. Milligan said that building # 1 on the east side is 38' tall, mean height and building #3 on the west side is 51' tall, mean height.

The following spoke **AGAINST** the proposal.

Charles Ruiz-Bueno
36130 Ridge Rd.
Willoughby, Ohio 44094

Mr. Ruiz-Bueno said he is a resident, executor and half owner on the adjoining property west of the proposed development. Mr. Ruiz-Bueno said that he is an attorney representing Joanne Ruiz-Bueno who is the other half owner of the property. Mr. Ruiz-Bueno said that there are only two large properties left between Route 91 and River Rd. Mr. Ruiz-Bueno said that he opposes the conditional use permit. He is concerned about the wooded area and water that runs towards his property by the base of the hill. He has seen an accumulation of water there.

Eric Barbe
36630 Carriage LN
Willoughby, Ohio 44094

Mr. Barbe said that tonight is the first time he has seen the amendment to the Code for this development as a conditional use permit and hasn't had a chance to review it. Mr. Barbe said that the buildings will dwarf the homes on Carriage Lane which is the adjoining property. Mr. Barbe wanted to know that once the building height is granted and if the property is developed further, would the buildings increase in height. Mr. Barbe also wanted to know if the conditional use permit is just for the development at the rear of the property and not for the entire Grace property.

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Greg Klucher

36210 Ridge Rd.
Willoughby, Ohio 44094

Mr. Klucher said that 228 more people will live here and he is concerned about the taxing infrastructure. Mr. Klucher said that a lot of the residents in the area are against the development.

Mike Leon

5715 Deercreek
Willoughby, Ohio 44094

Mr. Leon said that his house faces the wooded area. He wants assurance of mounding and screening with pine trees. He wants the environment preserved. He wants assurance that the buildings blend with the existing residential buildings.

Anita Tagg

36570 Carriage LN
Willoughby, Ohio 44094

Mrs. Tagg said that her property is one of the properties that will be behind one of the buildings. There was to be an 80' distance between properties when this was discussed in April and now there will be a 30' distance.

Tom Slattery

36420 Carriage LN
Willoughby, Ohio 44094

Mr. Slattery wanted to know if there will be beauty shops and barber shops on the property. Mr. Slattery was also concerned about the height of the buildings.

Mike Jakopanec

36530 Carriage LN
Willoughby, Ohio 44094

Mr. Jakopanec said that he moved to this address because it was secluded. Building #4 will be next to his property which will devalue his property. He is against the conditional use permit because the development will be behind his property.

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Ann Smrekar
36605 Carriage LN
Willoughby, Ohio 44094

Mrs. Smrekar said that there will be an increase of cars and of people.

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

David Schell, Ex. Dir.
Breckenridge Vlg.
36855 Ridge Rd.
Willoughby, Ohio 44094

Mr. Schell said that the project this evening is the same as was presented at earlier meetings, including the setback. In regards to the Robinhood Dr. project, Ridge Road is 50' higher than Euclid Avenue making the topography different than what it is on the Grace Church property. Mr. Schell asked the people not to compare the Robinhood Dr. development to the Ridge Road development. Mr. Schell said their desire is to keep the buildings as low in the ground that is possible on Ridge Road. On Robinhood Dr. the garage floor had to be raised because of water running into the underground garage. Mr. Schell said that they have reached a point where people don't want to maintain homes. Mr. Schell said that they try to be good neighbors to the surrounding community.

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

Greg Klucher
36210 Ridge Rd.
Willoughby, Ohio 44094

Mr. Klucher wanted to know if the senior citizens in this development will be from Willoughby. He said that he was told that all the units for this development will be filled by senior citizens of Willoughby. He said he didn't know how many residents of Breckenridge Village were from Willoughby.

Charles Ruiz-Bueno
36130 Ridge Rd.
Willoughby, Ohio 44094

Mr. Ruiz-Bueno said that Joanne Ruiz-Bueno did not receive notice

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in time for the past meetings and that is the reason they didn't attend the past meetings. She is now living at this address and is receiving her mail.

There being no further business the public hearing closed at 8:00 p.m.

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

Robert Irvine, Chairman

Betty A. Nardelli, Secretary