

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JANUARY 12, 2017
PUBLIC HEARING
MINUTES**

PRESENT: C. Cox; K. Kary; R. Fiala G. Patt, Vice Chairman
ABSENT: G. Merhar, Chairman
OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engineer; Janice Lipscomb, Community Dev. Manager; Darryl Keller; Chief Bldg. & Zoning Official; Vicki Grinstead, Secretary

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

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

Strategis Wireless (Mr. Jesse Styles)
2530 Superior Ave. #303
Cleveland, OH 44114

**CUP/Installation of Wireless
Telecommunications Tower**

Vice Chairman Patt asked if there was anyone that would like to speak in favor for the proposal.

The following spoke **FOR** the proposal:

**Strategis Wireless
Mr. Jesse Styles
2530 Superior Ave. #303
Cleveland, OH 44114**

Mr. Styles of Strategis Wireless is representing Verizon Wireless who will be operating on the tower when it is built. Verizon has a gap in its coverage in this area. There are no structures tall enough for Verizon to install a tower on in this area. The tower will be 100' tall and will be co-locatable and allow four cell companies to use this tower at the same time. It is in an industrial district and will be unlit, unmanned and virtually noise free.

Vice Chairman Patt asked if there was anyone else in favor of the proposal that would like to speak and there was no one.

Vice Chairman Patt asked if there was anyone in opposition of the proposal that would like to speak and there was no one.

**Planning Commission
City of Willoughby
Public Hearing Meeting Minutes
January 12, 2017**

Chagrin Riverwalk

38601 Mentor Ave.

(Rep.-Vintage Development Group, Chip Marous & Curt Garrett)

CUP/New Apartment Building

Vice Chairman Patt asked if there was anyone that would like to speak in favor for the proposal.

The following spoke **FOR** the proposal:

**Vintage Development Group
Mr. Curt Garrett
38025 Second St./Suite #102
Willoughby, OH 44094**

Originally Vintage Development Group was approved for an assisted living project that was 100,000 square feet and are now looking to utilize the same footprint but construct a smaller building that will be four stories in height, 81,000 square feet and will be market rate apartments. There will be 73 units, 51 one-bedroom and 22 two-bedroom units.

The following spoke **FOR** the proposal:

**Willoughby Fine Arts
Mr. Roy Smith, Board Member
7119 S. Meadow
Concord, OH**

Mr. Smith is a Board Member and is representing Willoughby Fine Arts. They are requesting if any approval is granted for the new plat that it be subject to some consideration of traffic and to consider the installation of a traffic signal across from Andrews School. As construction for the new apartments has ensued the traffic has increased in that area. The school has 1,500 students being dropped off to the Fine Arts during the week and parents are having difficulty making a left hand turn coming eastbound into the drive for the new parking lot. They are also having trouble exiting due to the back up of traffic all the way to Kirtland Road.

The following spoke **FOR** the proposal:

**Andrews Osborne Academy
Ms. Kim Lobe, Director
2820 Gatsby Lane
Willoughby, OH 44094**

Ms. Lobe is the Director for and is representing Andrews Osborne Academy. Andrews Osborne Academy is also very interested in the possibly of having a traffic signal in front of their main entrance.

**Planning Commission
City of Willoughby
Public Hearing Meeting Minutes
January 12, 2017**

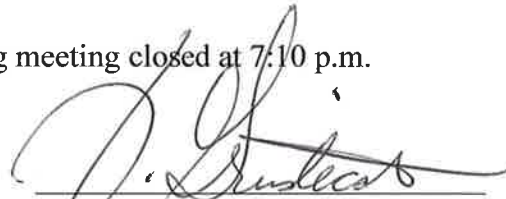
The traffic on Mentor Avenue is increasing and with another 4-story building possibly being constructed it will potentially increase the traffic further. Most of their students are driven to school in the morning by their parents so there is even more traffic at this time. A lot of these families have taken up residence in the Chagrin Riverwalk apartments across the street and young children are crossing Mentor Avenue to walk up the main drive, which can be potentially hazardous. They hope the board will seriously consider this traffic signal for Andrews Osborne Academy and the Willoughby Fine Arts.

Vice Chairman Patt asked if there was anyone else in favor of the proposal that would like to speak and there was no one.

Vice Chairman Patt asked if there was anyone in opposition of the proposal that would like to speak and there was no one.

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



Greg Patt, Vice Chairman

Vicki Grinstead, Secretary