

**PLANNING COMMISSION
CITY OF WILLOUGHBY
NOVEMBER 9, 2017
PUBLIC HEARING
MINUTES**

PRESENT: C. Cox; K. Kary; Wade Mitchell; G. Merhar, Chairman
ABSENT: R. Fiala
OTHERS: M. Germano, Asst. Law Director; Darryl Keller, Chief Bldg. & Zoning Official;
Vicki Grinstead, Secretary

Chairman Merhar called the public hearing to order at 7:00 p.m.

The legal notices were read into record by Mrs. Grinstead. Chairman Merhar explained the nature of the Public Hearings.

Former Willoughby Career Academy

Re-Zoning Four Parcels

**(PPN# 27A-029-001 from retail business
and multi-family low rise to downtown business)**

(PPN# 27A-026D-032 from multi-family low rise to downtown business)

(PPN# 27A-029-003 from retail business to downtown business)

(PPN#27A-029-002 from retail business to downtown business)

Chairman Merhar explained the reason for the rezoning of the proposal for the former Willoughby Career Academy. The buildings were formerly the Tech Center, the Willoughby Junior High School, and the Willoughby Union High and are in the process of being sold and there are proposals to the city for the redevelopment of this property, which include both residential and business.

Chairman Merhar asked if there was anyone that would like to speak in favor of the proposal:

**Mr. Greg Patt
38005 Brown Ave.
Willoughby, OH 44094**

Mr. Patt believes the downtown business zoning offers flexibility in providing business as well as residential and is mixed into a multi use. The proposed plans are basically that you can live, work and “play” in the same space. Mr. Patt would like the Board to consider, for the future, the possible expansion of this zoning down Euclid Ave. to Wilson and Park. He stated currently the zoning stops at Sharpe. Mr. Patt is in support of this rezoning.

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

**Planning Commission
City of Willoughby
Public Hearing Minutes
November 9, 2017**

Chairman Merhar asked if there was anyone that would like to speak in opposition of the proposal:

**Jan Hunt
4320 River St.
Willoughby, OH 44094**

Ms. Hunt stated she just had some concerns. She asked for clarification between retail business and downtown business.

Chairman Merhar stated downtown business is the most flexible form of zoning; it allows both residential and business. It also allows parking that is not necessarily adequate by other zoning codes. He stated retail can be sales but also just offices. Mrs. Lipscomb read the descriptions for both retail business and downtown business into record from Codified Ordinance 1141.01 (f) and (g).

Ms. Hunt stated her back yard backs up to Building "C" where the auto shop was. Her concerns are traffic and water. She said in the past few years when it rains hard there is a lot more water. Chairman Merhar assured her that Mr. Sayles will look into her water concerns when the plans are submitted. Ms. Hunt also asked to see a picture of the planned building and Mrs. Lipscomb put a proposed rendering up on the screen. She asked about the proposed ranches behind Building "C" and Mrs. Lipscomb stated they will be connected townhomes that will be one story with attached garages. Ms. Hunt asked about future notifications for meetings on this subject and Chairman Merhar advised her to watch the Planning Commission agenda for future meetings. He also explained what a Condition Use Permit was. Ms. Hunt asked if they must conform to Historic Downtown rules and Chairman Merhar stated yes. She asked if the planned retail homes could someday be used for businesses and Chairman Merhar stated yes that is what downtown business allows.

Chairman Merhar asked if there was anyone that would like to speak in opposition of the proposal:

**John Wasniak
37332 Park Ave.
Willoughby, OH 44094**

Mr. Wasniak asked when there are changes to the townhouses, will there be any changes to Wes Point Park. Chairman Merhar stated the park has been separated off and is now a separate parcel and will continue to be Wes Point Park. One of the attractions to the developers is the concerts in the park that would be a selling point to future residents.

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

Chairman Merhar asked if there was anyone that would like to speak in rebuttal in favor of the proposal:

**Mr. Greg Patt
38005 Brown Ave.
Willoughby, OH 44094**

**Planning Commission
City of Willoughby
Public Hearing Minutes
November 9, 2017**

Mr. Patt stated there are plans and they would have a number of community involvement sessions as the plans develop. There will be opportunities for the public to ask and have questions answered. They will have input as to the design such as a privacy fence etc. ThenDesign Architecture is the architect for this project and they will hold community meetings and illustrate the plans. There may also be a Facebook page for the community to follow the progress as well.

Chairman Merhar stated the city will remain very involved in this project because it is important to the city and the neighborhood.

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

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

**Ian Lewis (Little Scholars, Inc.)
1125 Lost Nation Rd.**

**Conditional Use Permit/
Child Care Facility**

**Ian Lewis
1125 Lost Nation Rd.
Willoughby, OH 44094**

Mr. Lewis, President of Little Scholars Inc. and is a managing member of LNRP who also owns the building located at 1125 Lost Nation Rd., Willoughby, Ohio since 1999.


Mr. Lewis gave some background on a previous day care facility that was at this location that they operated from 1999 until 2007 when they sold the business. The business continued to run until October 31, 2017.

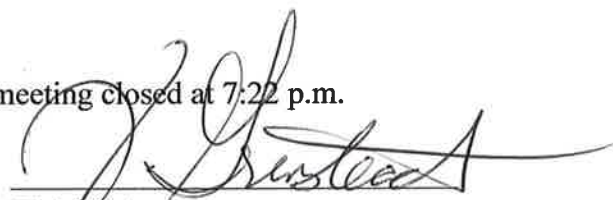
He is here to obtain a Conditional Use Permit to operate the same exact business at this location. They will provide before and after care for school age children; primarily for children that attend Grant Elementary. They will also provide educational summer camps.

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

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

There being no further business the public hearing meeting closed at 7:22 p.m.


Gerald Merhar, Chairman


Vicki Grinstead, Secretary