

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MARCH 14, 2019
REGULAR MEETING
MINUTES**

PRESENT: S. Norris; C. Cox; J. McCue; K. Kary; M. Wildermuth, Chairman
ABSENT: None
OTHERS: M. Germano, Asst. Law Director; Darryl Keller, Chief Bldg. & Zoning Official;
Jim Sayles, City Engineer; Vicki Grinstead, Secretary

Chairman Wildermuth called the regular meeting to order at 7:30 p.m.

MINUTES

Work Session Meeting Minutes

February 12, 2019

Mr. Kary moved to approve the Work Session Meeting Minutes for February 12, 2019 as submitted and Mrs. McCue seconded.

ROLL CALL: Yeas: J. McCue; K. Kary; S. Norris; Mike Wildermuth, Chairman
 Absent: None
 Abstain: C. Cox
 Nays: None

Motion Carried: APPROVED

Public Hearing Meeting Minutes

February 28, 2019

Chairman Wildermuth found a correction on page 2 and Mrs. Grinstead will amend.

Mrs. McCue moved to approve the Public Hearing Meeting Minutes for February 28, 2019 as amended and Mr. Kary seconded.

ROLL CALL: Yeas: K. Kary; S. Norris; J. McCue; Mike Wildermuth, Chairman
 Absent: None
 Abstain: C. Cox
 Nays: None

Motion Carried: APPROVED

**Planning Commission
City of Willoughby
Regular Meeting Minutes
March 14, 2019**

Regular Meeting Minutes

February 28, 2019

Chairman Wildermuth found a correction on page 2 and Mrs. Grinstead will amend.

Mr. Kary moved to approve the Regular Meeting Minutes for February 28, 2019 as amended and Mrs. McCue seconded.

ROLL CALL: Yeas: S. Norris; J. McCue; K. Kary; Mike Wildermuth, Chairman
 Absent: None
 Abstain: C. Cox
 Nays: None

Motion Carried: APPROVED

OLD BUSINESS

Joel Steinberg
5370 SOM Center Rd.
(Rep.- Jim Pegoraro, Land Design Consultants, Ldc)

**Zoning Change/
Lot split PPN#27A-006-0-00-038-0**

Mr. Kary asked if the conditions and HOA concerns of the residents were relevant to the zoning change or the lot split and Mr. Germano said no. The Board cannot add conditions or stipulations upon the recommendation to Council.

Mr. Cox asked for Mr. Sayles for his opinion on the resident's concerns. Mr. Sayles said since these are two single family lots the Planning Commission does not have the authority to set conditions. He would work with their engineer to determine how the drainage would be handled. They could install rain gardens on their property or put in a pipe on Mr. Steinberg's property going out to the sewer on Rt. 91. This would be worked out when they come in to the Building Department with their site plans.

Chairman Wildermuth asked about the public utilities. Mr. Sayles said it is up to the public utility companies as to how they will hook up. They are public easements owned by the utility companies.

Dr. Norris moved to approve the zoning change for the Steinberg residence, 5370 SOM Center Rd., Willoughby, OH 44094 and recommends to City Council for approval and Mr. Kary seconded.

ROLL CALL: Yeas: J. McCue; K. Kary; S. Norris; Mike Wildermuth, Chairman
 Absent: None
 Nays: C. Cox

Motion Carried: APPROVED

**Planning Commission
City of Willoughby
Regular Meeting Minutes
March 14, 2019**

Dr. Norris moved to table the lot split for the Steinberg residence, 5370 SOM Center Rd., Willoughby, OH 44094 and Mr. Kary seconded.

ROLL CALL: Yeas: K. Kary; S. Norris; C. Cox; J. McCue; Mike Wildermuth, Chairman
 Absent: None
 Nays: None

Motion Carried: TABLED

NEW BUSINESS

Stephen & Christine Bittner
38583 Heritage Ct.

Lot Split/PPN#27-B-051-0-00-002-0
0.4184 acres/2525 Lost Nation Rd.

Mr. Stephen Bittner, 38583 Heritage Ct, Willoughby, OH 44094 is representing his application for a lot split of PPN#27-B-051-0-00-002-0.

Chairman Wildermuth stated the lot split PPN#27-B-051-0-00-002-0 will be combined with PPN#27-B-051-D-00-010-0 shown as Parcel B on the submitted lot consolidation document.

Mr. Bittner said 2525 Lost Nation Rd. is a large rectangular lot with no structure on it. People are dumping on the property and he would like to clean it up. He and his neighbor Mr. Zigman would like to buy these pieces of property to extend their existing properties.

Chairman Wildermuth stated that as a condition of the Board's approval of the lot split, the lots will have to be immediately combined to the existing property and Mr. Bittner agreed. Mr. Bittner said the county already made the connection on the rendering. Once it has been combined with the County Mr. Bittner must provide proof to the secretary of the Planning Commission.

Dr. Norris moved to approve the lot split for the Bittner residence, 38583 Heritage Ct., Willoughby, OH 44094 for a lot split of PPN#27-B-051-0-00-002-0, 2525 Lost Nation Rd. and Mr. Cox seconded.

ROLL CALL: Yeas: C. Cox; J. McCue; K. Kary; S. Norris; Mike Wildermuth, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

**Planning Commission
City of Willoughby
Regular Meeting Minutes
March 14, 2019**

Branko Zigman
38593 Heritage Ct.

**Lot Split/PPN#27-B-051-0-00-002-0
0.8774 acres/2525 Lost Nation Rd.**

Mr. Zigman, 38593 Heritage Ct., Willoughby, OH 44094 is representing his application for a lot split of PPN#27-B-051-0-00-002-0.

Mr. Zigman said people have been dumping for many years and he would also like to clean up the back portion of this property for the enjoyment of his mother who currently resides in the home.

Dr. Norris moved to approve the lot split for the Zigman residence, 38593 Heritage Ct., Willoughby, OH 44094 of PPN#27-B-051-0-00-002-0, 2525 Lost Nation Rd. and Mrs. McCue seconded.

ROLL CALL: Yeas: J. McCue; K. Kary; S. Norris; C. Cox; Mike Wildermuth, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

Loreto Iafelice
Melrose Farms Dr.
(Rep.-Chuck Szucs, Polaris Engineering)

**Lot split/PPN#27-B-047-C-00-014-0
PPN-27-B-049-A-00-013-0 (4 lots)**

Mr. Szucs of Polaris Engineering is representing the application for a lot split of PPN#27-B-047-C-00-014-0 and PPN-27-B-049-A-00-013-0 for Loreto Iafelice to split into four lots on Melrose Farms Dr.

Mr. Szucs said lots A, B, C and D are shown on the plat provided. Mr. Iafelice owns the front half of the lots and his neighbor owns the back half. They have created splits and consolidations to create the four lots shown and are in agreement with the preliminary plan. Mr. Szucs said all of the utilities are in.

Chairman Wildermuth asked if Mr. Sayles had any issues and he had none. Dr. Norris asked if these four lots are the same size or close to the same size as the existing lots in the development and Mr. Szucs said yes.

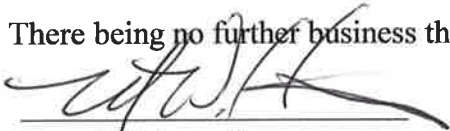
Dr. Norris moved to approve the lot split for the Iafelice residence, Melrose Farms Dr., Willoughby, OH 44094 of PPN#27-B-047-C-00-014-0 and PPN-27-B-049-A-00-013-0 identified as lots A, B, C and D on the plat and Mr. Kary seconded.

ROLL CALL: Yeas: K. Kary; S. Norris; C. Cox; J. McCue; Mike Wildermuth, Chairman
 Absent: None
 Nays: None


Motion Carried: APPROVED

**Planning Commission
City of Willoughby
Regular Meeting Minutes
March 14, 2019**

There being no further business the regular meeting closed at 8:02 p.m.



Mike Wildermuth, Chairman



Vicki Grinstead, Secretary