

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MARCH 14, 2019
PUBLIC HEARING
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 public hearing to order at 7:04 p.m.

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

Mr. Cox moved to untable the zoning change for Mr. Steinberg, 5370 SOM Center Rd., Willoughby, OH and Mr. Kary seconded.

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

Motion Carried: UNTABLED

Chairman Wildermuth explained the applicant was before the Board at the previous meeting and all of the pertinent information was read into record at that time.

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

**Mr. Joel Steinberg, Owner
5370 SOM Center Rd.
Willoughby, OH 44094**

Mr. Steinberg wants to make the vacant rear portion of his property similar to the other property in the neighborhood. He would like to turn this property into two residential lots. He will do whatever is necessary to make it conform to the other lots in the area. They would put deed restrictions in the Homeowners Agreement (Chapter 7), making the land conform and pay the same fees as the rest of the HOA members.

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

**Mike Miozzi, Developer/Resident
34925 Willowcreek Pl.
Willoughby, OH 44094**

Mr. Miozzi was the developer for the Willowcreek subdivision, and is a resident. The proposed lots will be next to the Willowcreek subdivision. He is not in favor or opposition to the zoning change. He does have several concerns. The HOA contributes to maintain the detention basin for 32 lots. He wants the two proposed lots to be added to the deed restriction and for them to pay the yearly fee. They would like to have sidewalks put in for these two homes to connect with the existing sidewalks. He would like the two future homes to have a similar design and color schemes as the current development. The would like the utilities and sewers etc. to run through the R-100 lot.

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

**Jim Pegoraro
Land Design Consultants
Mentor, OH**

Mr. Pegoraro said Mr. Steinberg will do whatever to takes make the two lots, and possible new homes, look like part of the existing subdivision. They will find a builder that will build similar designs and use the existing color schemes. Mr. Steinberg, pending approval, will put in sidewalks to connect to the existing subdivision. Mr. Pegoraro could not obtain answers from the utilities as to how they would connect because the lots do not exist.

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

**Bill Hanz
5322 SOM Center Rd.
Willoughby, OH 44094**

Mr. Hanz said he does not have a problem with the two lots that are being discussed. His only concern is that this will set a precedent and the land across Rt. 91 and other property along Rt. 91 may come for a zoning change and be made in many smaller lots.

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

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

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**Chris Welker, Bd. Member of HOA/ Resident
34155 Willow Creek Pl.
Willoughby, OH 44094**

Mr. Welker said he is not really against or in favor of the proposal, but has the same concerns as Mr. Miozzi. The aesthetics of the neighborhood and drainage are a huge concern for the residents. The HOA fee is also a concern because these homes will be utilizing the same common property. It is very costly to change the charter for the HOA. They want these two homes to pay the same fee as the rest of the development. The last concern is digging up the existing road for utilities for these future homes.

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

**Amanda Wayner
34660 Willowcreek
Willoughby, OH 44094**

Ms. Wayner said the proposed lots are directly across from her property. She said it is very unfortunate that this did not come up three years ago when the development was being built. She does not like the fact that zoning can change and would like stability in the city. It will disrupt the neighborhood with construction and is worried they will not be able to access their property. She is in opposition of this proposal.


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

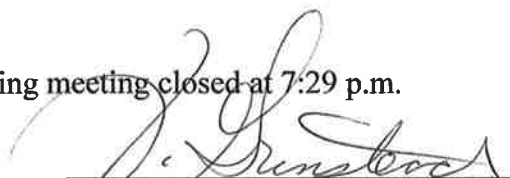
**Susan Hanz
5322 SOM Center Rd.
Willoughby, OH 44094**

Mrs. Hanz has the same concerns as her husband Bill who spoke previously. She also feels that this zoning will set a precedent.

Chairman Wildermuth asked if there was anyone else 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 7:29 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary