

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
JULY 26, 2018  
PUBLIC HEARING  
MINUTES**

**PRESENT:** S. Norris; C. Cox; M. Wildermuth, Chairman

**ABSENT:** G. Merhar; K. Kary

**OTHERS:** M. Germano, Asst. Law Director; Jim Sayles, City Engineer; Vicki Grinstead, Secretary  
Darryl Keller, Chief Bldg. & Zoning Official;

**Chairman Wildermuth called the public hearing to order at 7:03 p.m.**

**Residential 4-unit Development**

6 Public Square

(Rep.-Mike Caito, Payne and Payne Builders &  
Mike Ross, RSRE)

**Conditional Use Permit**

The legal notice was read into record by Mrs. Grinstead. Chairman Wildermuth explained the nature of the Public Hearings.

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

**Mike Caito, Architect  
Payne & Payne Builders**

Mr. Caito is in favor of the proposal for 6 Public Square. They are proposing four new homes that will be for sale. Each home would feature a two-car garage, three floors of living space and a roof deck. He stated they did have an original height of 42' and is amending his conditional use request to 41'5". They will also try to keep the trees and add more trees and landscaping.

Chairman Wildermuth asked if there was anyone else 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:

**Pat Lewis  
4620 Sherwin Rd.  
Willoughby, OH 44094**

Mrs. Lewis is with the Willoughby Historical Society and wished to express their sadness at the loss of the existing historical home that is on this site. They understand that many people looked at this home that wanted to save it, but understands that it was economically not feasible. The Historical Society does approve of the proposed plans for the new homes.

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

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**CitiPointe Church**  
4095 Kirtland Rd.  
(Rep.-Theresa Quinn)

**Conditional Use Permit**

The legal notice was read into record by Mrs. Grinstead.

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

**Theresa Quinn, Senior Pastor**  
**4095 Kirtland Rd.**  
**Willoughby, OH 44094**

Mrs. Quinn stated they would like to utilize the building for the same purpose as the previous tenant, which was also a church.

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

**Bob Simon**  
**4079 Kirtland Rd.**  
**Willoughby, OH 44094**

Mr. Simon stated traffic on Kirtland Road has increased immensely over the years. He is concerned with cars not following the speed limit.

**Sandra Agard**  
**4085 Kirtland Rd.**  
**Willoughby, OH 44094**

Mrs. Agard wanted to know what the hours of operation of the church would be and they are concerned how much traffic the church will generate. She has a concern that if the building is sold again then what type of business will be allowed to occupy the building.

**Tony Fricke**  
**38919 Johnnycake Ridge Rd.**  
**Willoughby, OH 44094**

Mr. Fricke stated he is not opposed to the church itself, but would like to know the hours of operation, the use and if people would be living there. There seems to be a lot of miscellaneous activity in the parking lot and will this activity be controlled. He is not opposed to someone occupying the building as opposed to it being vacant.

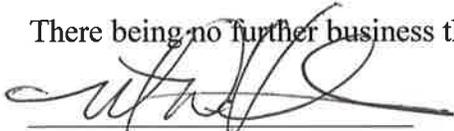
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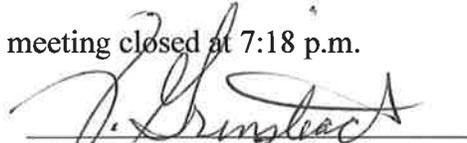
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Chairman Wildermuth stated he wanted to clarify that the church has requested operating hours of 24 hours, 7 days a week, but does not mean they will utilize all of these hours. They may have an occasional weekend event or a sleepover event for the children etc. There will be no residential occupancy of the building.

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 7:18 p.m.

  
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M. Wildermuth, Vice Chairman

  
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Vicki Grinstead, Secretary