

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
JANUARY 9, 2020
AGENDA**

PUBLIC HEARING – 7:00 p.m.

Zeppe’s Tavern

5680 SOM Center Rd.
(Leon Sampat, LS Architects)

Conditional Use Permit

New Townhomes

5164 SOM Center Rd.
(Rep.- Jeremy Rosen & Mark Holz, Frontier Land Group)

Conditional Use Permit

Planning Commission

**Planning and Zoning Map
Amendments (see attached legal notice)**

Karbella Construction

38333 Pelton Rd.
(Shane Pierce, Owner)

Conditional Use Permit

Vine Street Willoughby LLC

36933 Vine St.
(Rep.-Michael Christoff, Vocon
and Mike Marous, Owner)

**Rezoning/EAS PPN# 27-B-034-0-00-001-1,
27-B-034-0-00-002-0, 27-B-034-A-00-001-0,
27-B-034-A-00-026-0, 27-B-034-A-00-002-0,
27-B-888-0-10-100-0, 27-B-888-0-11-100-0
from General Business to
General Business/Commercial Manufacturing
and**

**Rezoning/EAS PPN#27-B-034-A-00-003-0,
27-B-034-A-00-004-0 and 27-B-034-A-00-025-0
from Commercial Manufacturing to
General Business/Commercial Manufacturing**

B & N Tire and Auto

36420 Biltmore Place
(Robert McLaughlin, Owner)

Conditional Use Permit

**Planning Commission
Agenda
January 9, 2020**

REGULAR MEETING

**Public Hearing Meeting Minutes
Regular Meeting Minutes
Public Hearing Meeting Minutes
Regular Meeting Minutes
Regular Meeting Minutes**

**November 14, 2019
November 14, 2019
December 12, 2019-Canceled
December 12, 2019-Canceled
December 26, 2019- Canceled**

OLD BUSINESS

**Zeppe's Tavern
5680 SOM Center Rd.
(Leon Sampat, LS Architects)**

Development Plan/EAS

**Zeppe's Tavern
5680 SOM Center Rd.
(Leon Sampat, LS Architects)**

Conditional Use Permit

Planning Commission

**Planning and Zoning Code, Zoning
Text and Map Amendments
(see attached legal notice)**

NEW BUSINESS

**New Townhomes
5164 SOM Center Rd.
(Rep.- Jeremy Rosen, Frontier Land Group)**

Conditional Use Permit

**Karbella Construction
38333 Pelton Rd.
(Shane Pierce, Owner)**

Conditional Use Permit

**Timperio Roofing
37211 Ben Hur Ave.
(Rep.- Henry A. Penttila, Architect)**

Development Plan/EAS

**Marc's
34800 Euclid Ave.
(Rep.- Leon Sampat, LS Architects)**

Development Plan/EAS

**Planning Commission
Agenda
January 9, 2020**

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(Rep.-Michael Christoff, Vocon
and Mike Marous, Owner)

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**Rezoning/EAS PPN# 27-B-034-0-00-001-1,
27-B-034-0-00-002-0, 27-B-034-A-00-001-0,
27-B-034-A-00-026-0, 27-B-034-A-00-002-0,
27-B-888-0-10-100-0, 27-B-888-0-11-100-0
from General Business to
General Business/Commercial Manufacturing
and**

**Rezoning/EAS PPN#27-B-034-A-00-003-0,
27-B-034-A-00-004-0 and 27-B-034-A-00-025-0
from Commercial Manufacturing to
General Business/Commercial Manufacturing**

Development Plan/EAS

Conditional Use Permit

**Election – 2020
Chairman
Vice Chairman
Secretary**

LEGAL NOTICE

Pursuant to Codified Ordinance Section 1115.03(e) notice is hereby given that the **Planning Commission of the City of Willoughby** will hold a Public Hearing on **Thursday, November 14, 2019 at 7:00 p.m.** in the lower level at Willoughby City Hall, One Public Square, Willoughby, Ohio 44094.

Said hearing is for a rezoning application initiated by the City of Willoughby to rezone the following properties:

Parcels to be Rezoned from Commercial Manufacturing (C-M) to General Business (G-B):

27-B-044-0-00-008-0, 27-B-044-0-00-024-0, 27-B-044-0-00-025-0

Parcels to be Rezoned from Commercial Manufacturing (C-M) to Limited Industrial (L-I):

27-B-033-0-00-001-0, 27-B-033-0-00-004-0, 27-B-033-F-00-001-0, 27-B-033-F-00-002-0, 27-B-034-A-00-003-0, 27-B-034-A-00-008-0, 27-B-034-A-00-009-0, 27-B-034-A-00-017-0, 27-B-034-A-00-018-0, 27-B-034-A-00-019-0, 27-B-034-A-00-020-0, 27-B-034-A-00-021-0, 27-B-034-A-00-022-0, 27-B-034-A-00-024-0, 27-B-034-A-00-025-0, 21-A-999-0-00-300-A, 27-B-041-0-00-025-0, 27-B-041-0-00-028-0, 27-B-036-0-00-034-0, 27-B-036-0-00-035-0, 27-B-036-0-00-038-0, 27-B-036-0-00-039-0, 27-B-036-0-00-040-0, 27-B-036-0-00-041-0, 27-B-036-0-00-042-0, 27-B-036-0-00-043-0, 27-B-036-0-00-044-0, 27-B-036-0-00-046-0, 27-B-036-0-00-048-0, 27-B-036-0-00-051-0, 27-B-036-0-00-052-0, 27-B-036-0-00-053-0, 27-B-036-0-00-054-0, 27-B-036-0-00-055-0, 27-B-036-0-00-056-0, 27-B-036-0-00-057-0, 27-B-036-0-00-058-0, 27-B-036-0-00-059-0, 27-B-036-0-00-060-0, 27-B-041-0-00-031-0, 27-A-016-0-00-019-0, 27-A-016-0-00-020-0, 27-A-017-0-00-006-0, 27-A-017-0-00-011-0, 27-A-027-0-00-001-0, 27-A-027-0-00-002-0, 27-A-027-0-00-004-0, 27-A-027-E-00-001-0, 27-A-027-E-00-015-0, 27-A-027-E-00-017-0, 27-A-023-E-00-002-0, 27-A-023-E-00-003-0, 27-A-023-E-00-004-0, 27-A-023-E-00-005-0, 27-A-023-E-00-006-0, 27-A-027-A-00-001-0, 27-A-027-A-00-003-0, 27-A-027-A-00-004-0, 27-A-027-A-00-005-0, 27-A-027-A-00-006-0, 27-A-027-A-00-007-0, 27-A-027-A-00-008-0, 27-A-027-A-00-009-0, 27-A-027-A-00-010-0, 27-A-027-D-00-001-0, 27-A-027-D-00-002-0, 27-A-027-D-00-003-0, 27-A-027-D-00-004-0, 27-A-027-D-00-005-0, 27-A-027-D-00-006-0, 27-A-027-D-00-007-0, 27-A-027-D-00-014-0, 27-A-027-D-00-015-0, 27-A-027-D-00-016-0, 27-A-027-D-00-017-0, 27-A-027-D-00-018-0, 27-A-027-D-00-019-0, 27-A-027-D-00-020-0, 27-A-027-D-00-021-0, 27-A-027-D-00-022-0, 27-A-028-A-00-017-0, 27-A-028-A-00-018-0, 27-A-028-A-00-019-0, 27-A-028-A-00-021-0, 27-A-028-A-00-022-0, 27-A-028-A-00-025-0, 27-A-028-A-00-027-0, 27-A-028-A-00-028-0, 27-A-028-A-00-029-0, 27-A-028-A-00-030-0, 27-A-028-A-00-031-0, 27-B-034-A-00-007-0, 27-B-034-A-00-010-0, 27-B-034-A-00-011-0, 27-B-034-A-00-012-0, 27-B-034-A-00-013-0, 27-B-034-A-00-014-0, 27-B-034-A-00-015-0, 27-B-035-A-00-010-0, 27-B-035-A-00-012-0, 27-B-035-A-00-013-0, 27-B-035-A-00-014-0, 27-B-035-A-00-015-0, 27-B-035-A-00-016-0, 27-B-035-A-00-017-0, 27-B-035-A-00-018-0, 27-B-035-A-00-019-0, 27-B-035-A-00-020-0, 27-B-035-A-00-021-0, 27-B-888-0-00-150-0.

Parcels to be rezoned from Motorist Services Business (MS-B) to General Business (G-B):

27-B-044-0-00-021-0, 27-B-044-0-00-023-0, 27-A-012-0-00-019-0, 27-A-012-0-00-021-0, 27-A-027-A-00-027-0, 27-A-027-A-00-028-0, 27-A-027-A-00-029-0, 27-A-027-A-00-030-0, 27-A-027-A-00-031-0, 27-A-027-A-00-032-0, 27-A-027-C-00-002-0, 27-A-027-C-00-003-0, 27-A-027-C-00-004-0, 27-A-027-C-00-005-0, 27-A-027-C-00-006-0, 27-A-027-C-00-007-0, 27-A-027-C-00-008-0, 27-A-007-I-00-003-0, 21-A-022-0-00-001-0, 21-A-022-0-00-010-0, 21-A-022-0-00-016-0, 21-A-022-0-00-018-0, 21-A-022-0-00-022-0, 21-A-022-0-00-024-0, 21-A-022-0-00-031-0, 21-A-022-0-00-032-0, 27-A-001-0-00-017-0, 27-A-001-0-00-018-0, 27-A-001-0-00-019-0, 27-A-001-0-00-022-0, 27-A-001-0-00-025-0, 27-A-001-0-00-027-0, 27-A-001-0-00-038-0, 27-A-001-0-00-044-0, 27-A-001-0-00-045-0, 27-A-001-0-00-049-0, 27-A-001-0-00-053-0, 27-A-001-0-00-054-0, 27-A-001-0-00-055-0, 27-A-001-0-00-056-0, 27-A-001-C-00-001-0, 27-A-001-C-00-002-0, 27-A-001-C-00-003-0.

Parcels to be rezoned from Motorist Services Business (MS-B) to Retail Business (R-B):

27-A-001-0-00-046-0.

Parcels to include Limited Industrial Overlay District within General Business (G-B):

27-B-044-0-00-016-0, 27-B-047-A-00-026-0, 27-B-047-A-00-024-0, 27-B-047-A-00-039-0, 27-B-047-A-00-038-0, 27-B-047-A-00-030-0, 27-B-044-0-00-019-0, 27-B-045-0-00-001-0, 27-B-044-0-00-012-0, 27-B-044-0-00-013-0, 27-B-047-A-00-022-0, 27-B-047-A-00-031-0, 27-B-044-0-00-013-0, 27-B-044-0-00-002-0, 27-B-044-0-00-013-0, 27-B-044-0-00-028-0, 27-B-045-0-00-002-0, 27-B-044-0-00-001-0, 27-B-047-A-00-040-0, 27-B-044-0-00-022-0, 27-B-044-0-00-002-0, 27-B-044-0-00-020-0, 27-B-039-0-00-019-0, 27-B-039-0-00-020-0, 27-B-039-0-00-036-0, 27-B-039-0-00-035-0, 27-B-039-0-00-021-0, 27-B-039-0-00-022-0, 27-B-039-0-00-018-0, 27-B-777-0-00-023-0, 27-B-777-0-00-002-0, 27-B-777-0-00-024-0, 27-B-777-0-00-022-0.

Parcels to include Limited Retail Overlay District within Limited Industrial (L-I):

27-B-050-0-00-009-0, 27-B-050-0-00-010-0, 27-B-050-0-00-011-0, 27-B-050-0-00-013-0, 27-B-050-0-00-016-0, 27-B-050-F-00-003-0, 27-B-050-F-00-043-0, 27-B-050-F-00-044-0, 27-B-050-G-00-001-0, 27-B-050-G-00-033-0, 27-B-050-G-00-035-0, 27-B-050-G-00-037-0, 27-B-053-0-00-030-0, 27-B-053-0-00-033-0, 27-B-053-B-00-057-0, 27-B-053-B-00-043-0, 27-B-053-B-00-044-0, 27-B-053-B-00-045-0, 27-B-053-B-00-046-0, 27-B-053-B-00-047-0, 27-A-012-A-00-014-0, 27-A-012-A-00-015-0, 27-A-012-A-00-019-0, 27-A-012-A-00-021-0, 27-A-013-0-00-026-0, 27-A-013-F-00-001-0, 27-A-013-F-00-017-0, 27-A-014-B-00-001-0, 27-A-014-B-00-016-0, 27-A-014-B-00-017-0, 27-A-014-B-00-018-0, 27-A-014-B-00-023-0, 27-A-016-0-00-014-0.

Persons affected may appear at said Hearing and may speak for or against the proposal either in person or by attorney.

**BY ORDER OF THE PLANNING COMMISSON
CITY OF WILLOUGHBY
Mike Wildermuth, Chairman**

Publish: October 30, 2019