

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

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

**Chairman Wildermuth called the regular meeting to order at 7:28 p.m.**

**MINUTES**

**Public Hearing Meeting Minutes**

**November 14, 2019**

Mr. Kary moved to approve the Public Hearing Meeting Minutes for November 14, 2019 as submitted and Dr. Norris seconded.

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

**Motion Carried:     APPROVED**

**Regular Meeting Minutes**

**November 14, 2019**

Mrs. Grinstead said there was a spelling error on page 4 which will be corrected.

Mr. Kary moved to approve the Regular Meeting Minutes for November 14, 2019 as corrected and Dr. Norris seconded.

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

**Motion Carried:     APPROVED**

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**OLD BUSINESS**

Dr. Norris moved to untable Old Business for the Development Plan/EAS for Zeppe's Tavern, 5680 SOM Center Rd., Willoughby, OH 44094 and Mr. Kary seconded.

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

**Motion Carried:     UNTABLED**

**Zeppe's Tavern**  
5680 SOM Center Rd.  
(Jim Tepley, LS Architects)

**Development Plan/EAS**

Mr. Tepley of LS Architects, is the agent for Zeppe's Tavern and is representing the Development Plan/EAS.

Mr. Tepley explained the plan on the rendering including the small addition, which is under 1,000 sq. ft., on the Halle Dr. side of the building. The total square footage of the restaurant will be 6,600 sq. ft. There will be an "open air" addition with garage style doors on the north side of the building and there will be a railing to prevent patrons from entering the green space. Mr. Tepley explained that there will be a mezzanine, with additional seating, above the kitchen area. He said they will match the exterior features and EIFS materials of the existing building for the addition.

Mr. Kary asked how high the handrail is and Mr. Tepley said 42". Mr. Kary said he has a concern that children can exit the building through this handrail. Mr. Tepley explained that the rail is a continuous rail and has horizontal slats in between, so you cannot squeeze out of it. Dr. Norris said he has the same concern as Mr. Kary and asked if they would consider installing a 42" knee wall instead. Mr. Tepley said he understands their concerns but as far as aesthetics they prefer the railing.

Mr. Wildermuth said the railing is acceptable according to the building code and is the same as any kind of drop off you would have on a stair or balcony and the 4" design is specifically designed to protect children.

Mr. Kary asked Mr. Sayles if he had any concerns in regard to storm water management with the removal of the patio. Mr. Sayles said no; in the EAS meeting he suggested they do pavers or a rain garden to offset the small additional roof area.

Dr. Norris asked if there is any outdoor seating in the concrete area in front and Mr. Tepley said no. Dr. Norris asked what the interior would look like. He said the interior of the building will have a polished concrete floor and wood features and would be more of a traditional look.

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Dr. Norris asked about the traffic study and what the findings were. Mr. Sayles said there was a question about adding a right turn only lane where Halle Dr. met SOM Center Rd. He said this lane would adversely affect the traffic in the major intersection of Rt. 84, Rt. 91 and Maplegrove and would increase delays in this area.

Mr. Kary moved to approve the Development Plan/EAS for Zeppe's Tavern, 5680 SOM Center Rd., Willoughby, OH 44094 as submitted and Mr. Cox seconded.

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

**Motion Carried:     APPROVED**

Mrs. McCue moved to untable Old Business for the Conditional Use Permit for Zeppe's Tavern, 5680 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:     UNTABLED**

**Zeppe's Tavern**  
5680 SOM Center Rd.  
(Jim Tepley, LS Architects)

**Conditional Use Permit**

Mr. Tepley of LS Architects, is the agent for Zeppe's Tavern and is representing the Conditional Use Permit.

Mrs. McCue raised a concern that music could be an issue, but TV noise could be an issue as well, especially during football games etc. in regard to the garage doors. Mr. Tepley said his client agrees to shut the garage doors if the noise is above conversational level.

Chairman Wildermuth asked what the hours of operation would be. Mr. Tepley said Monday through Saturday from 9:00 a.m. until 3:00 a.m. and Sunday 9:00 a.m. until midnight.

Dr. Norris said he would like to restrict the time that the garage doors must close. The doors must close Thursday through Saturday at 11:00 p.m. and Sunday through Wednesday by 10:00 p.m. and if sound gets louder than conversational level they must be closed regardless of the restriction on the Conditional Use Permit and Mr. Tepley agreed. If there is any music, live or otherwise, and including tv noise, it must be at conversational level only and if above conversational level the doors will be closed. The CUP will terminate in one year and will

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need to be reviewed and renewed. The dumpster is fully enclosed with gates. Any exterior maintenance, including power washing, will be done during daytime business hours prior to 10:00 p.m.

Dr. Norris asked if Zeppe's makes food deliveries to residents and Mr. Tepley said yes. Dr. Norris asked where these vehicles will be parked. Mr. Tepley said they would occupy space(s) in the front of the building and will not be parked on the public street.

Mrs. McCue asked what time food delivery trucks would drop off food. Mr. Tepley said this usually happens in the morning hours.

Dr. Norris moved to approve a Conditional Use Permit for Zeppe's Tavern, 5680 SOM Center Rd., Willoughby, OH 44094 with the following conditions: 1) Hours of Operation- Monday through Saturday from 9:00 a.m. until 3:00 a.m., Sunday from 9:00 a.m. until midnight, 2) Dumpsters must remain enclosed 3) If there is any music, live or otherwise, including tv noise, it must be at conversational level only and if above conversational level the doors will be closed. The garage doors will be closed Thursday through Saturday by 11:00 p.m. and Sunday through Wednesday by 10:00 p.m., but if any noise is above conversational level the garage doors must be closed. 4) Exterior maintenance must be done during daytime business hours, no later than 10:00 p.m., 5) Pizza/food delivery vehicles are to be in front parking lot only and not on the public street, 6) This CUP will terminate one year from today and Mr. Cox seconded.

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

**Motion Carried:     APPROVED**

Mrs. McCue moved to untable Old Business for the City of Willoughby Planning and Zoning Code, Zoning Text and Map Amendments, One Public Square, Willoughby, OH 44094 and Mr. Kary seconded.

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

**Motion Carried:     UNTABLED**

**Planning Commission**

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

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**Zoning Map Amendments:**

Chairman Wildermuth said there were several questions on the zoning and text map amendments that were sent to CT Consultants. There was a response to the Planning Commission (in record 1-9-20, Exhibit "A").

Dr. Norris said the responses from CT Consultants in Exhibit "A" and meeting with Mr. Hart have answered his questions. He said the phrase that answered his questions were that the proposed zoning amendments are not to undo existing zoning but to open it back up. It is just to provide flexibility for usage.

Mr. Kary said there has been years spent on revising this code and as an overall body the Planning Commission can pass this map amendment and this will not hurt the city or the residents. If there are small items that need changed the Planning Commission can do that at a later date. Mr. Kary said he met with Mr. Hart prior to today's meeting in regard to C.O. 1153.02 and 1145.11 which discusses the overlays. Mr. Kary has a concern in regard to the Light Industrial with a Limited Retail Overlay. He said as it's written the underlying zone would predicate the building materials that would be used in the overlay.

Mr. David Hart, Senior Advisor for CT Consultants, said the way he would interpret it is the overlay district says the regulations of the underlying district shall apply. The building design standards are not within the underlying districts; it's an entirely separate chapter in the zoning code. He said it is reasonable to say that those design standards apply to the use regardless of what district it is in.

There were no other comments or questions.

Dr. Norris moved to approve and recommend to City Council the zoning map amendments as submitted and Mr. Kary seconded.

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

**Motion Carried:     APPROVED**

**Zoning Text Amendments:**

Dr. Norris read the responses from Exhibit "A" so the residents could understand a few points that he had questions on.

Dr. Norris said in regard to C.O. 1155.04(zz) Vocational Trade or Technical School (Page 165). He would like to add the following: A public or privately owned facility add- operated by a school district..etc. He said this is straight out the definition section and would like it added just so it is crystal clear.

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Mr. Kary asked if the city should add time limits on projects done within the city. Mr. Keller said permits do have time limits and say work shall progress, but does not give specifics on how rapidly. Mayor Fiala asked if we can use the city's property maintenance codes to address slow moving construction projects and declare they have become a nuisance in the city. Mr. Lucas said they cannot use property maintenance because this applies to property already constructed. Mr. Hart said he would not put time limits on construction, but if a project is never going to be completed the city should use the public nuisance approach.

Mayor Fiala asked if it would be appropriate to ask the applicants for construction schedules. Mr. Lucas said yes, and the city would be in a position, through the Building Department, to expedite these projects.

Dr. Norris moved to approve and recommend to City Council the Zoning Text Amendment changes for the City of Willoughby as submitted, but subject to pass with the addition of the following modification: C.O. 1155.04(zz) Vocational Trade or Technical School (Page 165). A public or privately owned facility add-operated by a school district.. etc. and Mr. Kary seconded.

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

**Motion Carried:    APPROVED**

**NEW BUSINESS**

**New Townhomes**

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

**Conditional Use Permit**

Mr. Holz of Frontier Land Group is representing the Conditional Use Permit for the proposed townhomes at 5164 SOM Center Rd., Willoughby, OH 44094.

Mr. Holz is present tonight for approval of a Conditional Use Permit for a 50-unit fee simple townhome development plan on SOM Center Rd.

Mr. Kary asked if they will have a private trash contractor. Mr. Holz said yes they will be picked up at the units just as in a residential neighborhood. There will be no dumpster at this time. There will be a multi-tenant mailbox.

Mr. Kary asked Mr. Holz if they would trim the trees in the back that are hanging over the mobile home park. Mr. Holz said yes they would trim them as the development is started and then after that it will be the responsibility of the Homeowners Association. There is a wetland area approximately 100' from the boundary and they will trim the trees provided the trees are not in that impact area.

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Mr. Kary said they also asked, in the Development Plan, and his representative agreed, to add sidewalks in front of their development along SOM Center and Mr. Holz agreed. Dr. Norris said in the Development Plan they also agreed to do sidewalks on one side of the interior north side of the development.

Mr. Kary asked what conditions the Planning Commissions can apply to these townhomes. Mr. Lucas said this project, at all times, shall comply with the laws of the City of Willoughby and all the appropriate building and zoning regulations therein.

Dr. Norris moved to approve the Conditional Use Permit for the proposed townhomes as submitted, 5164 SOM Center Rd., Willoughby, OH 44094 with the following condition: 1) This project, at all times, shall comply with the laws of the City of Willoughby and all the appropriate building and zoning regulations therein 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**

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

**Conditional Use Permit**

Dr. Norris moved to table the Conditional Use Permit for Karbella Construction, 38333 Pelton Rd., Willoughby, OH 44094, per the applicant's request, and Mrs. McCue seconded.

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

**Motion Carried:    TABLED**

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

**Development Plan/EAS**

Dr. Norris moved to table the Development Plan/EAS for Timperio Roofing, 37211 Ben Hur Ave., Willoughby, OH 44094, per the applicant's request, and Mr. Kary seconded.

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

**Motion Carried:     TABLED**

**Marc's**

**Development Plan/EAS**

34800 Euclid Ave.

(Rep.- Jim Tepley, LS Architects)

Mr. Tepley of LS Architects and Urban Carnochion of USA Management, 35110 Euclid Ave., Willoughby, OH 44094 are representing the Development Plan/EAS for Marc's, 34800 Euclid Ave., Willoughby, OH 44094.

Mr. Carnochion is proposing a new Marc's store at the West Point Shopping Center, which is replacing the existing Fitworks. Fitworks was just under 30,000 sq. ft. and they will be adding 14,221 sq. ft. They will be demolishing part of the existing strip center (5,532 sq. ft.) to open up more parking. The front building and the side of the building, which faces SOM Center Rd., will both have a new façade with awnings. They will be adding additional square footage to the rear of the building, as well as a loading dock, bringing the total square footage to approximately 44,000 sq. ft.

Dr. Norris asked if a traffic study was done and Mr. Carnochion said no. Mr. Sayles said he has no concerns because it's a bit of an expansion of an existing use and the traffic is similar to the previous grocery store traffic patterns.

Mr. Keller said they recalculated the parking once they eliminated part of the existing front building and there is plenty of parking.

Mr. Kary moved to approve the Development Plan/EAS for Marc's, 34800 Euclid Ave., Willoughby, OH 44094 and Mrs. McCue seconded.

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

**Motion Carried:     APPROVED**



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**Vine Street Willoughby LLC**  
36933 Vine St.  
(Rep.- 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**

Chairman Wildermuth recused himself from both discussions for Vine Street Willoughby LLC.

Mr. Marous of Vine Street Willoughby LLC is representing his application for a rezone.

Mr. Marous said they are requesting to take the zoning lines and move them from east to west and north and south. He said this makes the General Business zoning relative to Vine Street, which is the front portion of their properties. The Code Ave. side of the properties will be Commercial Manufacturing, which are relative to the existing buildings on Code Ave.

Mr. Keller said it is the best use for the parcels and is consistent with the adjoining zoning.

Dr. Norris moved to approve and recommend to City Council the rezoning/EAS of the above parcels from General Business to General Business/Commercial Manufacturing and from Commercial Manufacturing to General Business/Commercial Manufacturing for Vine Street Willoughby LLC, 36933 Vine St., Willoughby, OH 44094 and Mr. Kary seconded.

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

**Motion Carried:    APPROVED**

**Vine Street Willoughby LLC**  
36933 Vine St.  
(Rep.-Mike Marous, Owner)

**Development Plan/EAS**

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Mr. Marous of Vine Street Willoughby LLC is representing his application for a Development Plan/EAS.

Mr. Marous said they purchased both the former Krihwan dealership and Firenza stone properties. There are currently two existing entrances which they will eliminate and make one central entrance for both properties. They have met all the landscaping requirements and have 226 parking spaces, which is above the required 172 for the site.

Mr. Marous said there is an open drive through area in the back that will remain with the warehouse behind it, which has been renovated. In the front they will remove the angled portion of the building and construct a new 2-story, 30,000 sq. ft. office building, which will have landscaping and parking in front.

Mr. Marous said they had met with the Ingress/Egress Board and in the rear yard area they will have a Welp system and a Knox Box on any other manual gates for police and fire entry. The trash area will be enclosed. He said Code Ave. will have an entrance into the gate where deliveries will be made. They have provided an open outdoor seating area for their office employees.

Mr. Marous said the building will be a mix of materials; white and black brick, the storefront will be glass, some metal with a wood appearance and a lot of angles and shapes.

Mr. Kary wanted clarification that there will be no heavy equipment stored in the rear yard and Mr. Marous said no. Mr. Marous said there will be Konix metal boxes which are 7' high. He said the fence is 10' tall, which is a combination of chain link, masonry with pillars and wood fencing facing Vine St. Across the back will be the chain link fence with privacy slats.

Mrs. Cue suggested adding some shrubbery in the front setback and 3 ft. plantings to shield the parking. She is also in favor of keeping the proposed trees. She asked them to be conscientious of the visibility with the landscaping with the ingress/egress onto Vine St.

Mrs. McCue moved to approve the Development Plan/EAS for Vine Street Willoughby LLC, 36933 Vine St., Willoughby, OH 44094 and Mr. Kary seconded.

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

**Motion Carried:     APPROVED**

**B & N Tire and Auto**  
36420 Biltmore Place/Unit #4  
(Robert McLaughlin, Owner)

**Conditional Use Permit**

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Mr. McLaughlin, Owner is representing his application for B&N Tire and Auto for a Conditional Use Permit.

Dr. Norris asked if they have an enclosed dumpster. Mr. McLaughlin said everyone has one outside their unit. Chairman Wildermuth said it does need to be fenced/screened and is a city ordinance. Mr. McLaughlin said he would speak to his landlord. He said in his lease it says there is a common area for the dumpsters. This Conditional Use Permit will be subject to Mr. McLaughlin providing details to the city on how the dumpster will be screened. His hours of operation will be 8:00 a.m. until 9:00 p.m., 7 days a week. He will have no more than 4 cars stored outdoors overnight at any given time.

Mrs. McCue moved to approve the Conditional Use Permit for B&N Tire and Auto, 36420 Biltmore Place with the following conditions: 1) Hours of operation shall be 8:00 a.m. until 9:00 p.m., 7 days a week, 2) The existing dumpster must be enclosed with fencing/screening, 3) No more than 4 cars can be stored outdoors overnight at any given time and Mr. Cox seconded.

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

**Motion Carried:    APPROVED**

**Planning Commission**

**Election – 2020  
Chairman  
Vice Chairman  
Secretary**

Mr. Kary moved to nominate Mr. Wildermuth as Chairman of the Planning Commission for year 2020 and Mr. Cox seconded.

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

**Motion Carried:    APPROVED**

There were no other nominations for Chairman.

Mrs. McCue moved to elect Mr. Wildermuth for Chairman of the Planning Commission for year 2020 and Dr. Norris seconded.

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

**Motion Carried:     APPROVED**

Mr. Kary moved to nominate Dr. Norris as Vice Chairman of the Planning Commission for year 2020 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**

There were no other nominations for Vice Chairman.

Mr. Kary moved to elect Dr. Norris for Vice Chairman of the Planning Commission for year 2020 and Mrs. McCue seconded.

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

**Motion Carried:     APPROVED**

Mr. Kary moved to nominate Mrs. Grinstead as Secretary of the Planning Commission for year 2020 and Dr. Norris seconded.

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

**Motion Carried:     APPROVED**

There were no other nominations for Secretary.

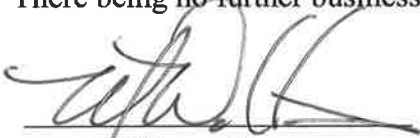
Mr. Kary moved to elect Mrs. Grinstead for Secretary of the Planning Commission for year 2020 and Dr. Norris seconded.

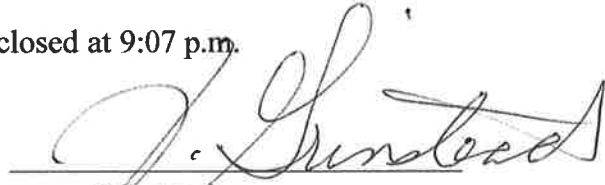
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ROLL CALL:       Yeas:     J. McCue; K. Kary; S. Norris; C. Cox; Mike Wildermuth, Chairman  
                  Absent:  None  
                  Nays:    None

**Motion Carried:    APPROVED**

There being no further business the regular meeting closed at 9:07 p.m.

  
\_\_\_\_\_  
Mike Wildermuth, Chairman

  
\_\_\_\_\_  
Vicki Grinstead, 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**