

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MAY 14, 2020
REGULAR MEETING
MINUTES**

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

Chairman Wildermuth called the regular virtual Zoom meeting to order at 8:12 p.m.

MINUTES

Public Hearing Meeting Minutes

March 12, 2020

Dr. Norris moved to approve the Public Hearing Meeting Minutes for March 12, 2020 as submitted 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

Regular Meeting Minutes

March 12, 2020

Dr. Norris moved to approve the Regular Meeting Minutes for March 12, 2020 as submitted 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

OLD BUSINESS

None

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NEW BUSINESS

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

**Development Plan/EAS
for outdoor patio**

Mr. Ciresi withdrew his application at the Planning Commission on March 12, 2020 but was not permanently tabled.

Dr. Norris moved to permanently table 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: PERMANENTLY TABLED

Proposed Subdivision
5363 SOM Center Rd.
(Rep.- Greg Sommers, Sommers Real Estate Group)

**Rezone/EAS PPN# 27-A-007-A-00-014-0,
27-A-007-A-00-008-0,
27-A-007-A-00-009-0 from an R-100
zone district to an R-60 zone district**

Mr. Sommers of Sommers Real Estate Group is representing the application to Rezone the property at 5363 SOM Center Rd., Willoughby from an R-100 to an R-60 zone district.

Dr. Norris said when they originally discussed this development, it was suggested that this development come back with a request for an R-80 rezoning. He said he is disappointed to see this came before the Planning Commission with an R-60. He does appreciate the reduction in density. He said with an R-100 there is a certain character that the surrounding properties share with that. He is aware that this does about an R-60 district, Ridge Acres, however, the homes in this development will differ significantly from Ridge Acres, so he does not believe this is a fair comparison. He said he has been contacted by residents concerned about how this will affect their home values. Dr. Norris asked Mr. Sommers if he has the square footage for individual lots and Mr. Sommers said he did not. Mr. Kary said on the site study there is an average size is 11,000 sq. ft., but Dr. Norris said he did not care for averages and would like the median lot size.

Mr. Sommers said after the original discussion they really did try to make an effort after hearing the suggestions of the Planning Commission. They have open space, which Aspenwood does not have, and they sacrificed density to come up with the best plan. They will leave as many trees on the perimeter as possible. They submitted a great landscape plan and also submitted fencing and buffering at the Aspenwood cul-de-sac. They really tried to make

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a conscience effort over the past several months to try to accommodate feedback that was provided and come back with the best possible plan for the site.

Mr. Kary said he takes these projects seriously and he read every letter that came to him. Mr. Kary compiled a list of eight questions that came from these letters. 1) Will both the waste and storm sewers handle this development? He asked our city engineers Mr. Sayles and Mr. Lannon. He read Mr. Sayles response: Yes, rezoning does increase demand on the sanitary system, but not the storm system because of the retention requirements. The sanitary system can handle the increased demand. The sanitary system could have handled an R-50 development. 2) Are you aware of the water run-off problems in Ridge Acres? Mr. Sayles: Yes, the rezoning will have no impact on Ridge Acres. 3) Are you aware of water run-off problem in the Aspenwood area? Mr. Sayles: Yes, the rezoning will have no impact on that area. 4) Will these problems above be exacerbated with the development proceeding? Mr. Sayles: No. Mr. Sayles said he would like to elaborate on these four questions, especially storm water run-off. The storm water run-off really does not have an impact on the storm water run-off as it leaves the development. The retention basins are sized to maintain no more than the current run-off. Any water coming off of Aspenwood or Ridge Acres onto this property, the draining system on this property has to be built to accept that flow and let it freely flow into the new drainage system. 5) Will city services be affected. Mr. Sayles: I can only comment on Service. There may be a few more feet of pavement and utilities for the service department to maintain, but it is not significant. 6) Do you see any problems with the electrical demand in the area? Mr. Sayles: I am not familiar with the electrical system, but frequent outages are not caused by increased demand, from what I am told, but from infrastructure maintenance reliability problems and age infrastructure and the weather. 7) In your opinion will these homes decrease property values. Mr. Sayles: This is not an engineering opinion. 8) Will there be a drastic negative effect on traffic? Mr. Sayles: No, the small increase in peak hour traffic does not meet the standard for additional studies. Mr. Kary was at the meeting at Lost Nation Golf course and at the end of the meeting the residents wanted to share their concerns. He said people were very upset about the 70 plus homes and the land being rezoned to R-50. He said he then asked every individual or group that he spoke to, how many homes could you tolerate being built in this location. He asked if they would accept under 50 homes and every person in that conversation said yes.

Chairman Wildermuth said this will be a difficult decision and there is a lot to think about. Mrs. McCue agreed and said, as he previously mentioned, the plan will look a lot like the R-80 zoning and the developer has made a lot of effort with the residents and made the development less dense.

Mr. Kary moved to approve and recommend to Willoughby City Council the rezone/EAS request for 5363 SOM Center Rd., (PPN#27-A-007-A-00-014-0, 27-A-007-A-00-008-0, 27-A-007-A-00-009-0), Willoughby, OH 44094 from an R-100 zone district to an R-60 zone district for the Sommers Real Estate Group and Mrs. McCue seconded.

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

Motion Carried: APPROVED

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Proposed Subdivision

5363 SOM Center Rd.
(Rep.- Greg Sommers, Sommers Real Estate Group)

Major Subdivision

The Development Plan will be tabled until after City Council approves the rezoning at their next meeting.

Mr. Kary moved to table the major subdivision application of 47 homes located at 5363 SOM Center Rd., (PPN#27-A-007-A-00-014-0, 27-A-007-A-00-008-0, 27-A-007-A-00-009-0), Willoughby, OH 44094 for the Sommers Real Estate Group and Mrs. McCue seconded.

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

Motion Carried: TABLED

Kirtland County Club

39438 Kirtland Rd.
(Rep.- John Swidrak, AoDK Architecture, Inc. &
Mark Petzing, Kirtland Country Club)

Conditional Use Permit

Mr. Swidrak of AoDK Architecture, Inc. and Mark Petzing of the Kirtland County Club are representing the application for a Conditional Use Permit (CUP) for a golf training facility for the Kirtland County Club.

Mr. Kary asked Ms. Landgraf since the Kirtland County Club already has a CUP for their shooting range, are they able to obtain two CUPs. Ms. Landgraf said yes because they are two different uses of the property and would not alter the CUP for the shooting range.

Chairman Wildermuth said they have EAS comments from the city engineer regarding the existing utility capacities and are sufficient to handle the demands. Also included was the WPCC, Willoughby Police and they had no comments. Chief Ungar of the Willoughby Fire Department comment was that it will have minimal effect on the fire department services. They had also calculated water for fire suppression in the area and it was sufficient.

Mr. Kary asked what the hours of operation will be for the training facility. Mr. Petzing said the hours of will be 24 hours 7 days a week from 7:00 a.m. until 11:00 p.m. Mr. Kary asked if there will be lighting outside. Mr. Swidrak said there is lighting along the back drive near the tennis facility, which is the access to the new building. There is a walkway with stairs that go to the new building and there are three light poles with down lighting. Mr. Kary said he is asking if there are any type of bright stadium lights so you can see ball flight. Will there be lighting on the range in the evening and Mr. Petzing said no. Mr. Petzing said during the day you would hit balls into the driving range but are not lighting it up. Mr. Kary asked if this was a four-season facility and Mr. Petzing said yes. There will be club fitting but no club repair.

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Dr. Norris asked if there will be any outdoor noise and Mr. Petzing said no. Mr. Swidrak said if the garage doors are open you may hear some discussion and the hitting of balls. There are no exterior windows; there is a front door, garage doors and a man door on the back. Mr. Petzing said you would have to be within 25' of the building to hear any noise. The facility is in the middle of their property. Mr. Petzing said they will not open the doors in the evening because there will be no lighting on the range. He said it will not be Top Golf.

Chairman Wildermuth said the facility is 635' on the north side from any homes on the other side of Kirtland Rd.

Mrs. McCue asked how they will accommodate trash that would come from this facility. Mr. Petzing said they will bring it up to the dumpster near the clubhouse.

Mr. Kary moved to approve a Conditional Use Permit to operate a 1,600 sq. ft. golf training facility for the Kirtland Country Club, 39438 Kirtland Rd., Willoughby, OH 44094 with the following conditions: 1) Hours of operation: 7 days a week from 7:00 a.m. until 11:00 p.m. 2) Operations to take place all four seasons, 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

Kirtland County Club
39438 Kirtland Rd.
(Rep.- John Swidrak, AoDK Architecture, Inc.)

Development Plan/EAS

Mr. Swidrak of AoDK Architecture, Inc. and Mark Petzing of the Kirtland County Club are representing the application for a Development Plan/EAS for a golf training facility for the Kirtland County Club.

Chairman Wildermuth said there was discussion in the CUP portion and the plans are straight forward. He asked if the Commission members had any other questions for the Development Plan/EAS and there were none.

Dr. Norris moved to approve Development Plan/EAS for a 1,600 sq. ft. golf training facility for the Kirtland Country Club, 39438 Kirtland Rd., Willoughby, OH 44094 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

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FLG-Willoughby LLC
5164 & 5200 SOM Center Rd.
(Mark Holz, Frontier Land Group)

Final Plat and Improvement Plans
for townhomes

Mr. Holz, Owner of Frontier Land Group is representing the Final Plat and Improvements Plans for The Brook Townhomes located at 5164 and 5200 SOM Center Rd. Willoughby, OH 44094.

Mr. Holz said he is here this evening for a final plat approval for a 50-unit, fee simple attached townhome development. There will be seven, 5-unit buildings, three 4-unit buildings and one 3-unit building. The footprint sizes are approximately 24 x32 and 24 x36 with a height of 31'. The minimum size is approximately 1,700 sq. ft., but most units will be 2,000 sq. ft. He said Mr. Tom Thielman, Community Development Manager for the City of Willoughby went out to view the product in another city and was satisfied with what he saw. The total project area is 6 ¼ acres and they are preserving a little less than an acre and a half. He said they will be providing a gated emergency access connection to the courtyard mobile home park north of their property. They have started the process of merging the three parcels to be approved by the County. They have two LLC's because they purchased the property from two different owners. He will have all three consolidated into one once all the legal paperwork is completed. They did not have time to have this consolidation completed prior to tonight's meeting. Chairman Wildermuth said tonight's approval will be subject to the consolidation being completed.

Mr. Holz said they do have their JD letter from the Army Corp. of Engineers and the permit has been submitted. He said they received a verbal approval, but they are behind with the COVID-19 restrictions. They will have this before they begin construction. The affected wetlands were under half an acre. Mr. Holz said most of the wetlands were in the back of the property which is a buffer.

Mr. Kary asked if Mr. Holz will be installing sidewalks on SOM Center Rd. and Mr. Holz said yes, it was part of the original approval. He had some discussions with Mr. Thielman about helping the city with a TIF as well. Mr. Kary asked about some of the trees and branches that are hanging over the homes in the mobile home park. Mr. Holz said they had cleared some trees before the Indiana Bat season, but the company will come back and finish the job and trim some of the canopies. Mr. Kary asked if they will have any kind of entryway sign, and if so, will it be illuminated. Mr. Holz said yes, but the sign is not designed yet. Mr. Kary asked if it will be solar powered and Mr. Holz said he did not know and asked if there was a preference. Mr. Kary explained that the sign would be approved by another Board, but the solar unit would need to be approved by Planning Commission and there are restrictions on height etc. Mr. Holz said the last several signs that were installed were hard wired.

Dr. Norris asked if the preserve just under an acre to the west would be part of the HOA document as far as maintenance. Mr. Holz said yes because the land is encumbered by the whole plat.

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Mr. Sayles said they have not completed all reviews of the improvement plans and asked Planning Commission to do a conditional approval on the improvement plans subject to the City Engineers approval. He cannot do the final approval until the wetlands permit is completed. Mr. Holz said that is fine with him as they are moving slowly with this project. Mr. Sayles said the Final Plat is ok but add a condition for the Improvement Plans. Mrs. Grinstead asked Mr. Sayles or Mr. Lannon to send an email of the approval for the record once it is completed.

Mrs. McCue moved to approve the Final Plat and Improvement Plans for The Brook Townhomes, located at 5164 and 5200 SOM Center Rd. Willoughby, OH 44094 subject to the final engineering review approval by the City Engineer of the Improvement Plans and the lot consolidation 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

Parkview Land Development

30841 Euclid Ave.

(Rep.- Mark Belich, Parkview Land Development)

Lot split/Consolidation/

PPN#27-A-010-0-00-012-0

Mr. Belich of Parkview Land Development is representing the Lot split/Consolidation for property located at 30841 Euclid Ave. (PPN#27-A-010-0-00-012-0), Willoughby, OH 44094.

Mr. Belich said he owns the property next door and bought the back parcel from Visia and have the County's approval for the lot split/consolidation. They just need this approval to move forward.

Chairman Wildermuth said they have a letter from Visia Properties and Mr. Cannon's authorization for Mr. Belich to proceed with the lot split and the letter of intent to purchase the land from them and consolidate it, along with the description of the lot split. There were no questions from the Board members.

Dr. Norris moved to approve the Lot split/Consolidation for property located at 30841 Euclid Ave. (PPN#27-A-010-0-00-012-0), Willoughby, OH 44094 for Parkview Land Development and Mr. Cox seconded.

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

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Motion Carried: APPROVED

Planning Commission

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

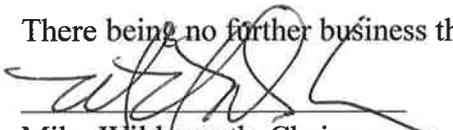
Chairman Wildermuth asked if there was any further discussion on this item and there was none.

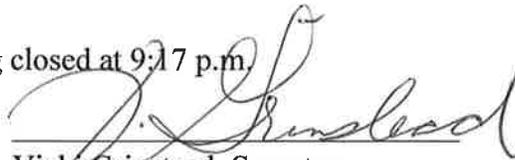
Mr. Kary moved to approve the Zoning Map Amendments as submitted for the City of Willoughby, One Public Square, Willoughby, OH 44094 and Mr. Cox seconded.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 9:17 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, April 9, 2020 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 Limited Industrial (L-I):

27-B-041-0-00-030-0	27-A-027-E-00-016-0	27-B-034-A-00-005-0
27-B-034-A-00-006-0	27-B-034-A-00-023-0	27-B-034-0-00-002-0 (portion of)
27-A-027-A-00-031-0	27-A-027-A-00-032-0	27-A-027-A-00-033-0

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

27-B-044-0-00-010-0 (portion of)

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

27-B-050-0-00-012-0	27-B-050-0-00-017-0
27-B-050-0-00-018-0	27-B-050-0-00-029-0

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 COMMISSION
CITY OF WILLOUGHBY
Mike Wildermuth, Chairman**

Publish: March 18, 2020