

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
REGULAR MEETING  
NOVEMBER 14, 2019  
AGENDA**

**PUBLIC HEARING – 7:00 p.m.**

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

**Conditional Use Permit**

**Planning Commission**

**Planning and Zoning Code  
Updates (see attached legal notice)**

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

**Rezoning from R-100 to R-MF-L**

**REGULAR MEETING**

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

**October 24, 2019**  
**October 24, 2019**

**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**

**NEW BUSINESS**

**Planning Commission**

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

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

**Rezoning from R-100 to R-MF-L/  
EAS**

**Planning Commission  
Agenda  
November 14, 2019**

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

**BJ's Fueling Station**  
36595 Euclid Ave.  
(Rep.- Brian Uhlenbrock, Neff & Associates)

**Development Plan**

**Development Plan/EAS**

## 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**