

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
NOVEMBER 14, 2019  
PUBLIC HEARING  
MINUTES**

**PRESENT:** S. Norris; C. Cox; J. McCue; K. Kary; M. Wildermuth, Chairman  
**ABSENT:** Jim Sayles, City Engineer  
**OTHERS:** Michael Lucas, Law Director; Darryl Keller, Chief Bldg. & Zoning Official;  
Vicki Grinstead, Secretary

**Chairman Wildermuth called the public hearing to order at 7:05 p.m.**

*Zeppe's Tavern Conditional Use Permit public hearing will be recessed to the next scheduled Planning Commission meeting, per the applicant's request.*

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

**New Townhomes, Rezoning  
5164 SOM Center Rd.  
Jeremy Rosen, Frontier Land Group  
Chuck Szucs, Polaris Engineering**

Mr. Rosen of Frontier Land Group is requesting a rezoning of three parcels existing of approximately 6.5 acres from a R-100 to R-MF-L. They are proposing a 50-unit townhome community, which is permitted conditionally. He said they do not have a specific builder at this time. The townhomes will be approximately 1600-2200 sq. ft. and pricing will start in the low \$200,000s and sell in the low to mid \$300,000s.

Mr. Rosen said the wetland delineation report they previously submitted has since been confirmed by the Army Corps of Engineering on October 25, 2019. Once they receive rezoning approval they will proceed with the permitting process.

He said they had a town hall meeting back in September and they have approximately 60-70 people in attendance and was generally well received.

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 that would like to speak in opposition of the proposal and there was no one.

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

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

**Planning Commission  
Public Hearing Meeting Minutes  
November 14, 2019**

**Planning Commission  
Zoning Map Amendments**

Mr. Keller, Building/Zoning Chief Inspector said the Planning Commission, Administration and Council members began the process of doing the map and text amendments approximately 3-4 years ago. The overall goal was adding or removing some definitions. The map amendment was to consolidate a few of the zones, commercial manufacturing and limited industrial. There were three zones and now there will be two. He said not a lot will be changing as far as the use. He said it is providing more flexibility as the times have changed. It will also eliminate the Motor Service Business district, which has become outdated, and turning it into a Retail or General Business district; which again will afford a little more flexibility.

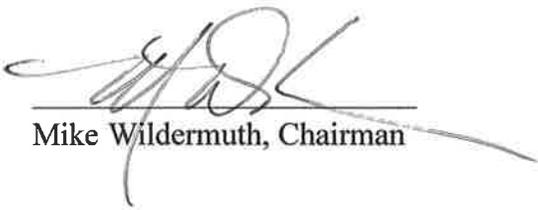
Mr. Lucas said this is a part of a major modernization and revision to the city's zoning code and has two parts; map amendments, which is a public hearing, and text changes. The Planning Commission will then recommend these changes to City Council. The text and map amendment changes will be heard by City Council at a future public hearing.

Ms. Lori Petrich, 1344 Brooks Dr., Willoughby, OH asked for clarification as to when the text amendment changes will be discussed. Chairman Wildermuth said December 12, 2019 is the next Planning Commission meeting.

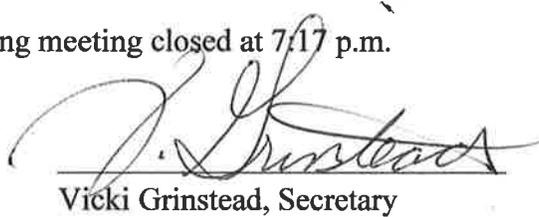
Chairman Wildermuth asked if there was anyone else that would like to speak in favor of the proposal and there was no one.

Chairman Wildermuth asked if there was anyone 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 7:17 p.m.



Mike Wildermuth, Chairman



Vicki Grinstead, Secretary