

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
REGULAR MEETING  
DECEMBER 10, 2020  
AGENDA**

*If you wish to listen or watch, download the Zoom App on your Smart Phone or Computer and enter the meeting ID number or go to <https://zoom.us/join> and enter the meeting ID number 879 5617 9843. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 879 5617 9843. Anyone wishing to send correspondence to the Planning Commission to be read into record, please email to the secretary, Vicki Grinstead, at [vgrinstead@willoughyohio.com](mailto:vgrinstead@willoughyohio.com). The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.*

**PUBLIC HEARING – 7:00 p.m.**

*This item will remain tabled per the applicant's request*

**Former YMCA**

37100 Euclid Ave.

(Rep.- Greg Sommers, Sommers Real Estate Group)

**Rezoning/EAS(a) of front parcels:**

**PPN# 27-A-015-0-00-018-0,**

**27-A-015-0-00-005-0,**

**27-A-015-0-00-004-0,**

**27-A-015-0-00-017-0**

**from Residential Multi-Family Low  
Rise to General Business**

**Karbella Construction**

38333 Pelton Rd.

(Rep.- Shane Pierce, Owner)

**Amend Conditional Use Permit,  
fence ht. from 10 ft. to 6 ft.**

**REGULAR MEETING**

**Public Hearing Meeting Minutes**

**Regular Meeting Minutes**

**November 12, 2020**

**November 12, 2020**

**November 26, 2020- Canceled**

**OLD BUSINESS**

*This item will remain tabled per the applicant's request*

**Former YMCA**

37100 Euclid Ave.

(Rep.- Greg Sommers, Sommers Real Estate Group)

**Lot Split/PPN#27-A-015-0-00-018-0,**

**27-A-015-0-00-005-0,**

**27-A-015-0-00-004-0,**

**27-A-015-0-00-017-0,**

**Parcel A- 1.0 acres,**

**Parcel B- 1.031 acres,**

**Parcel C (Remaining**

**parcel)- 1.8492 acres**

**City of Willoughby  
Planning Commission Agenda  
December 10, 2020**

*This item will remain tabled per the applicant's request*

**Former YMCA**

37100 Euclid Ave.

(Rep.- Greg Sommers, Sommers Real Estate Group)

**Rezoning/EAS(a) of front parcels:**

**PPN# 27-A-015-0-00-018-0,**

**27-A-015-0-00-005-0,**

**27-A-015-0-00-004-0,**

**27-A-015-0-00-017-0**

**from Residential Multi-Family Low  
Rise to General Business**

*This item will remain tabled until after approval of rezoning by City Council*

**Former YMCA**

37100 Euclid Ave.

(Rep.- Greg Sommers, Sommers Real Estate Group)

**Development Plan/EAS(b)**

**Abbott's Mill Subdivision**

5363 SOM Center Rd.

(Rep.- Greg Sommers, Sommers Development Group)

**Final Plat, Improvement Plans and  
Landscape Plans**

**NEW BUSINESS**

**Vine Street Willoughby LLC**

36933 Vine St.

(Rep.- Mike Marous, Vine Street Willoughby, LLC)

**Lot split/Consolidation,**

**PPN#27-B-034-0-00-002-0**

**Karbella Construction**

38333 Pelton Rd.

(Rep.- Shane Pierce, Owner)

**Amend Conditional Use Permit,  
fence ht. from 10 ft. to 6 ft.**

**Marous Development Group**

38025 Second St.

(Rep.-Lynn Harlan & Mike Marous,  
Marous Development Group)

**Development Plan/EAS,  
New apartment building**

**Marous Development Group**

38501 Mentor Ave.

(Rep.-Lynn Harlan & Mike Marous,  
Marous Development Group)

**Development Plan/EAS,  
Chagrin River Walk, Phase III,  
New apartment building**

**Prestan Products**

Lost Nation Rd. and Aquarius

(Rene Jimenez, Geis Construction Co.)

**Development Plan/EAS,  
Single-Story Commercial Bldg.**