

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
OCTOBER 22, 2020  
PUBLIC HEARING  
MINUTES**

**PRESENT:** J. McCue; M. Merhar; K. Kary; S. Norris; M. Wildermuth, Chairman

**ABSENT:** None

**OTHERS:** Darryl Keller, Chief Bldg. & Zoning Official; Stephanie Landgraf, Asst. Law Director;  
Tim Lannon, City Engineer; Vicki Grinstead, Secretary

**Chairman Wildermuth called the virtual Zoom public hearing to order at 7:03 p.m.**

*This item, for rezoning, remains tabled per the applicant's request.*

**Former YMCA**  
37100 Euclid Ave.  
Willoughby, OH 44094  
(Rep.- Greg Sommers, Sommers Real Estate Group)

Chairman Wildermuth explained the nature of the Public Hearings. The legal notice was read into record for the Conditional Use Permit for a new residential development, The Standard on Lakeshore, Lakeshore Blvd/PPN#27B0570000030, Willoughby, OH 44094 by Mrs. Grinstead.

**The Standard on Lakeshore**  
Lakeshore Blvd/PPN#27B0570000030  
(Rep.- George Davis, GD3 Ventures LLC)

Mr. Davis is the representing his application for a Conditional Use Permit for a new residential development, The Standard on Lakeshore, Lakeshore Blvd/PPN#27B0570000030, Willoughby, OH 44094.

Mr. Davis, 9124 Tyler Blvd., Mentor, OH 44060 said he is here tonight to obtain a Conditional Use Permit (CUP) for The Standard on Lakeshore. He said he has been working with Planning Commission to address a few issues that were brought up in the last meeting. The landscape plan was one of the issues and he will address these issues this evening, but the rest of the plan is the same as presented at the last meeting.

Mr. Davis said he spoke with the Mayor and city administration to confirm details of this project. This will be individually platted fee simple townhomes, not condos. It will not be one parcel, like an apartment building. They will be townhomes that will be leased initially, and will leased until such time as the market allows, makes economic sense to sell them. He said the reason he is doing it this way is so he can obtain a loan to build the entire community at once in approximately a year to a year and a half. He said if he were to do these as for sale homes he could not obtain a loan to build the entire community. He said he would have to have 50% presales in each building and at that rate this could take approximately ten years to complete the community.

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Mr. Davis said this will not be a low end project; he will be investing approximately three and a half to four million dollars. The buildings will have tile showers and granite. They are many amenities that include a walking trail, workout stations, a dog park and a pavilion. The units would lease for approximately \$1,500 per month. He feels this would be a good project to bring to the Lakeshore area.

Mr. Davis said he would work with the Law Director to generate an appropriate deed restriction and Homeowners Association (HOA) document which would restrict the leasing to the declarant only, meaning Mr. Davis. He said they would not allow individual homeowners, once they are sold, to lease their units. He said there will be no subsidized rent. He hopes this will eliminate any concerns the surrounding residents may have.

Ms. Landgraf asked Mr. Davis and his attorney, who is present at the meeting, if he would still be willing to enter into a Memorandum of Understanding (MOU) to put a cap on the length of time that these would be leased before they would turn over to fee simple ownership. Mr. Davis said he cannot guarantee a cap on time and believes that was the understanding with the city administration. He said the MOU they were talking about would be to memorialize that it would be market rate, non-subsidized.

Chairman Wildermuth asked if there was anyone else that would like to speak in favor:

Mr. Greg Patt  
38005 Brown Ave.  
Willoughby, OH 44094

Mr. Patt is in favor of this project. He said it is a nicely laid out development. He said the best way to get businesses to the north end is to add people and that is what this development will do. He said a lot of people cannot afford to purchase a home, so they rent and that is necessarily bad. He said 38% of Willoughby households are rentals which has not damaged Willoughby's reputation as a great city. The property maintenance falls on the landlord and if Mr. Davis wants to sell these properties it would be in his best interest to maintain it. Mr. Patt said his only negative comment is the exterior appearance looks outdated.

Chairman Wildermuth asked if there was anyone else that would like to speak in favor of the proposal (x3) and there was no one.

Chairman Wildermuth asked if there was anyone that would like to speak in opposition:

Gino Pescrilli  
38387 Sheerwater Lane  
Willoughby, OH 44094

Mr. Pescrilli said he is representing a small group of homeowners who are opposing this project. He said the main reason is they are rental units. He said if they were for sale units they would not oppose them, especially since the housing market is hot. He cited an example of apartments that were nice and are now there are always police or fire cars present. He said this will diminish their property values. He said ownership of homes provides stability. They are also concerned about traffic on Lakeshore Blvd.

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Mr. Davis said if he can sell a full unit then he will do so, but he believes the market is not there on the north end. He said he does understand the resident's concerns and he wants to build them all at once, so there isn't construction traffic for ten years.

Alice Pescrilli  
38387 Sheerwater Lane  
Willoughby, OH 44094

Mrs. Pescrilli said to Mr. Davis's point that he would not be able to sell these units for ten years; she disagrees. She said the homes are selling within days right now and the interest rates are the lowest they have been in years.


Chairman Wildermuth asked if there was anyone that would like to speak in opposition (x3) and there was no one.

Chairman Wildermuth read into record three letters in opposition to this development (Exhibits "A", "B" and "C").

Chairman Wildermuth asked City Engineer Lannon to comment in regard to flooding concerns. He said this development cannot drain toward any other properties. Mr. Lannon said they would have to match the current drainage patterns. The storm sewer at Lakeshore Blvd. is shallow, which presents a problem.

Chairman Wildermuth asked if there was anyone that would like to speak in opposition (x3) and there was no one.

Chairman Wildermuth closed the public hearing for at 7:33 p.m.

  
Mike Wildermuth, Chairman


  
Vicki Grinstead, Secretary

Exhibit "A"



Dear Planning Commission,

I have two concerns with this project. First is the rental of the condos. The North end of Willoughby has way too many rental properties already. We need solid owner residential development not rentals with the issues that rentals bring to a neighborhood, be it low or high end rentals. They all bring issues to an area and none of them are positive.

The second issue as a home owner with a basement adjacent to the "property detention / infiltration basin". Is the basin bottom depth deep enough as not to cause basement flooding issues? Is the "outlet overflow" below the level of the basement floor level?

James Lewis

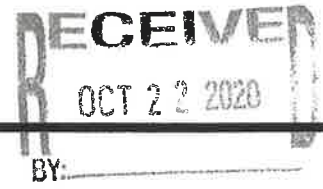
38622 Plains Court

Willoughby, Ohio

440-520-3307

**Grinstead, Vicki**

Exhibit "B"



**From:** Lynette Rowan <lrowan558@gmail.com>  
**Sent:** Thursday, October 22, 2020 9:47 AM  
**To:** Grinstead, Vicki

To the planning commission my husband and I oppose the rental units to be approved due to we have enough rentals in this area and would like to see ownership of condos or homes brought to us we do not need any more issues brought to our area We also are concerned that the water table in this area is high and the sewer systems are very old and this could cause flooding of basements. We need something positive to our area not trouble please take this into consideration to your decision for us home owners. Thanks so much Dan and Lynette Rowan 38647 ninadell ave willoughby Ohio.

October 20, 2020 "Exhibit 1011"

Dear Mr. Michael Wildermuth  
and Planning Commission:

I am writing to you to  
strongly oppose the Conditional  
Use Permit to Mr. George Davis  
regarding the 27 Rental Units  
whether Permanent or Temporary.  
I am a homeowner for 45 years,  
(My Husband passed 7 years ago)  
and we always watched the  
Night Sky. I Believe all the  
lighting from the properties  
would interfere with that  
experience. Also dumpsters  
would invite Raccoons, Skunks  
and Rodents, along with all  
the noise. The Rental units  
would also be pretty much  
in my back yard.

I sincerely Thank You for  
your attention in this matter.

Marlene Kearns  
38599 Plains Ct  
Willoughby, OH

PH# 440-951-0509