

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
DECEMBER 10, 2020  
PUBLIC HEARING  
MINUTES**

**PRESENT:** J. McCue; K. Kary; S. Norris; M. Merhar; M. Wildermuth, Chairman  
**ABSENT:** None  
**OTHERS:** Darryl Keller, Chief Bldg. & Zoning Official; Tim Lannon, City Engineer  
Abigail Bell, Esq.; Vicki Grinstead, Secretary

**Chairman Wildermuth called the virtual Zoom public hearing to order at 7:00 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 an amendment to the current Conditional Use Permit for the reduction in height of a fence from 10' to 6' for Karbella Construction, 38333 Pelton Rd., Willoughby, OH 44094 by Mrs. Grinstead. Chairman Wildermuth asked if there was anyone that would like to speak in favor of the proposal.


**Karbella Construction**  
38333 Pelton Rd.  
Willoughby, OH 44094  
(Rep.- Shane Pierce, Owner)

Mr. Pierce said he is asking to amend this Conditional Use Permit (CUP) from a fence from 10' high fence to 6' high fence, since the city ordinance has been changed and no longer requires a 10' high fence. He said there was some discussion at the last meeting about materials/vehicles exceeding the height of the fence. Chairman Wildermuth asked Ms. Bell the opinion from the Law Department. Ms. Bell said it is the position of the Law Department that the Planning Commission cannot regulate what is behind the fence, however, they can regulate how far materials/vehicles can be from the property line. Mr. Pierce said he will keep everything within a reasonable height.

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 (x3) and there was no one.

Chairman Wildermuth closed the public hearing for at 7:05 p.m.

  
Mike Wildermuth, Chairman

  
Vicki Grinstead, Secretary