

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 10, 2023
REGULAR MEETING
MINUTES**

PRESENT: Ben Capelle; J. Cook; K. Kary, Chairperson
ABSENT: M. Wildermuth; S. Norris, Chairman; Tim Lannon, City Engineer
OTHERS: Larry Puskas, Chief Bldg. & Zoning Official; Stephanie Landgraf, Asst. Law Director;
Vicki Grinstead, Secretary

Chairperson Kary called the regular in-person meeting to order at 7:00 p.m.

Chairperson Kary stated that Sheetz Public Hearing will remain recessed and the Development Plan/EAS will remain tabled until the meeting of August 24, 2023.

MINUTES

Public Hearing Meeting Minutes

July 27, 2023

Mr. Cook moved to approve the Planning Commission Public Hearing Meeting Minutes for July 27, 2023 as submitted and Mr. Capelle seconded.

ROLL CALL: Yeas: Ben Capelle; J. Cook; K. Kary, Chairperson
 Absent: M. Wildermuth; S. Norris, Chairman
 Nays: None

Motion Carried: APPROVED

Regular Meeting Minutes

July 27, 2023

Mr. Capelle moved to approve the Planning Commission Regular Meeting Minutes for July 27, 2023 as submitted and Mr. Cook seconded.

ROLL CALL: Yeas: J. Cook; Ben Capelle; K. Kary, Chairperson
 Absent: M. Wildermuth; S. Norris, Chairman
 Nays: None

Motion Carried: APPROVED

OLD BUSINESS

Sheetz will remain tabled until the August 24, 2023 meeting per their request.

Sheetz
Vine St. & St. Clair

**Rezone/EAS#7-6-23(a) from Limited
Industrial to General Business for PPN#**
27-A-027-D-00-021-0
27-A-027-D-00-020-0
27-A-027-D-00-019-0
27-A-027-D-00-018-0
27-A-027-D-00-017-0
27-A-027-D-00-016-0
27-A-027-D-00-015-0
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

NEW BUSINESS

Andrews Ridge LLC
Johnnycake Ridge Rd.
(Rep.- Bob Myers, Probuilt Homes)

**Lot split/PPN#27A0310000250
1 parcel into 2**

Mr. Myers of Probuilt Homes, 9124 Tyler Blvd., Mentor, OH 44060 is representing the lot split for the Andrews Ridge development.

Mr. Myers said Mayor Fiala and Mr. George Davis, Owner of Probuilt Homes have been working on this project/grant for this piece of land. They will be splitting this piece of land off and donating it to the City of Willoughby. Mr. Davis is out of town and could not attend this evening.

Chairperson Kary said he sees no issues with this request. There were no comments or concerns from the board members.

Mr. Cook moved to approve the lot split of PPN#27A0310000250 for Andrews Ridge LLC, Johnnycake Ridge Rd., Willoughby, OH 44094 and Mr. Capelle seconded.

ROLL CALL: Yeas: Ben Capelle; J. Cook; K. Kary, Chairperson
 Absent: M. Wildermuth; S. Norris, Chairman
 Nays: None

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Motion Carried: APPROVED

Discussion

ALM Properties

Shankland/Ridge Rd.
(Rep.- Dusty Keeney, Polaris Engineering &)
Tom Riebe, 20th Century Construction)

**Rezone PPN# 27-A-008-0-00-021-0,
27-A-008-0-00-022-0, 27-A-008-0-00-023-0,
27-A-008-0-00-024-0 and 27-A-008-0-00-025-0
from R-100 to R-60**

Mr. Keeney of Polaris Engineering & Surveying, 34600 Chardon Rd./Suite #D, Willoughby Hills, OH and Mr. Riebe of 20th Century Construction, 2167 Mentor Ave., Painesville Twp., OH 44077 are representing the discussion for a rezone of PPN# 27-A-008-0-00-021-0, 27-A-008-0-00-022-0, 27-A-008-0-00-023-0, 27-A-008-0-00-024-0 and 27-A-008-0-00-025-0 from R-100 to R-60.

Mr. Keeney said this parcel was before the board for the same request a few years ago. He said after the discussion the developer did a lot split of some 100' frontage lots on Shankland and in the future was going to split more along Ridge Rd. They have been on the market for a while and they have not had the interest they were hoping for. He said they want to revisit this proposal and proceed with what the market is looking for. He said people are looking for homes with smaller lots because they are less to maintain. They would like to rezone to R-60 with a small cul-de-sac street with potentially nineteen sublots with access onto Shankland. He said they will have multiple driveways on Ridge and Shankland.

Chairperson Kary said he knows there are some R-60, R-80 etc. developments near this area but his concern is to face this development of "x" number of homes in that small of an area right onto Ridge Rd. He does not feel this is a good idea. He said a majority of the homes traveling on Ridge Rd. toward Rt. 91 are large homes with large yards until you get to the Ridge Acres development.

Chairperson Kary said he is the representative from City Council on Planning Commission and is not speaking for all the council people but City Council has not been happy with a lot of the rezoning requests in terms of going from R-100 to R-60; R-80 may not be as hard.

Mr. Cook said he read the minutes from June 24, 2021 and this is a challenging site. They have had this situation before and he would not support rezoning from R-100 to R-60.

Mr. Capelle asked who is in the market from a house like this; is it people with kids. He said being on Ridge Rd. he feels if it was families, it will be an accident waiting to happen.

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Mr. Riebe said they would possibly make this into a low maintenance community for older (55 and over) people or empty nesters. He said they are doing it in Concord Twsp. and they already have sales. There is a large demand for people that want to downsize to smaller lot sizes. The home sizes will range from 1,500-3,000 sq. ft. and will be a maintenance free community. He recently saw that Kirtland is looking to do something similar. He cited another example of rezoning for Chagrin Mill Farm on Rt. 91.

Mr. Cook asked how many homes would he be able to construct if it was rezoned to R-80. Mr. Riebe said they work with Epcon and they have a model home in Concord which the board members can view. The homes are 42' wide. Mr. Cook said with a request like this there is always a lot of controversy and they try to compromise with the developer.

Chairperson Kary said he has had many comments from residents asking the city to stop building so many homes in such tight spaces. City Council's job is to represent the residents and said this is what he will be up against. Mr. Riebe said he feels communities will receive this well.

Mr. Puskas said this will be very dense and the administration and city council are trying to move away from things like this.

Mr. Riebe said it was previously suggested he try to market the lots as they are, which he has done for the past two years. He has had no success with it.

Chairperson Kary asked about the gas well and what has been done with it. Mr. Riebe said it has been under an order to be removed for approximately two years. It should have been closed in June of 2022. Their rights to the well have been expunged. It may go into the Ohio Well Program; however, they have notified the shadow corporation who informed him he does not want to sell it. A notice has been sent to them to remove it. If they do not remove it the State of Ohio will.

Chairperson Kary said they only have three of the five members present this evening and unfortunately, the other two members may have other opinions. Mr. Riebe said they will submit formally for this.

Mr. Reibe said these homes will be ranch style homes on slabs with options for a basement or second story but most people opt for a second story. He anticipates the price point to be \$450,000-500,000.

Chairperson Kary asked how many homes would be in an R-80. Mr. Riebe said thirteen or fourteen. Chairperson Kary asked about an R-100 and Mr. Riebe said it would be possible financially feasible because you could not do a street, but approximately ten. He said putting a 42' wide home on an 80' lot would defeat the purpose of what they are trying to accomplish.

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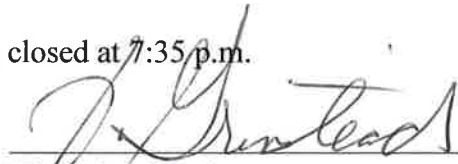
Chairperson Kary and Mr. Cook would not be in favor of this rezoning. Mr. Capelle is worried about pedestrian access and when he looks at this layout, he worries about a sidewalk almost touching someone's house. He is concerned that this is jamming a lot into this space.

Chairperson Kary said he has strong feelings about backyards on a main street. He said then all the homeowners will want white vinyl fences all along Ridge Rd. Mr. Riebe said they could also address it with landscaping.

Mr. Capelle said maybe they could do some larger lots along Ridge and the others, inside the cul-de-sac, would be R-60. He said most of the properties along Ridge Rd. are larger properties and this would be a better fit. Mr. Cook said he agrees with Mr. Capelle's idea. Mr. Riebe said they will look into it.

There being no further business the regular meeting closed at 7:35 p.m.


Ken Kary, Chairperson


Vicki Grinstead, Secretary