

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
DECEMBER 14, 2023  
PUBLIC HEARING  
MINUTES**

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

Chairman Norris called the public hearing to order at 7:00 p.m.

**Joseph Conti**  
38751 Hodgson Rd.  
Rezone PPN# 27-B-052-0-00-004-0  
from Airport District to R-80  
for single family homes

Mrs. Grinstead read the legal notice into record. Chairman Norris asked if anyone wished to speak in favor of this proposal.

Mr. Conti, 2760 Loreto Dr., Willoughby Hills, OH 44094. He said they have revised their proposal to include less density and nice size lots. He feels it is a good use of the property and will enhance the corner which is currently overgrown.

Chairman Norris asked if anyone else wished to speak in favor of this proposal.

**Mike Ross**  
4735 Wood St.  
Willoughby, OH 44094

Mr. Ross said he feels the R-80 zoning will be a wonderful addition to the community for housing on larger lots.

Chairman Norris asked if anyone else wished to speak in favor of this proposal (x3) and there was no one.

Chairman Norris asked if anyone wished to speak in opposition of this proposal.

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

Mr. Patt said he is not for or against Mr. Conti. He has taken up urban planning and design and explained to the board the meaning of middle housing. Middle housing are houses with front porches that are relatively

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close together or connected that face each other. In the middle there is green space with gardens etc. The garages are in the rear. He asked that they look at other options.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal.

**Lake County Development Authority**

Patty Fulop  
1969 Lost Nation Rd.  
Willoughby, OH 44094

Ms. Fulop said her only concern is that the homes near the airport complain about noise. The neighbors seem to think there will be no airplane noise over the homes and there is, 24/7 at their airport. They have 123 operations a day. They get complaints about the number of operations and noise and there will be more, not less.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal.

**Shawn Kelly**  
38740 Avenel Court  
Willoughby, OH 44094

Mr. Kelly said he is concerned about density because there are a lot of homes in that area already. He is also concerned about traffic because it is impossible to make a left hand turn from Hodgson Rd. onto Lost Nation Road. He is curious about the effect it will have on storm sewers and water pollution.

**Bobbie Kelly**  
38740 Avenel Court  
Willoughby, OH 44094

Ms. Kelly said there was supposed to be a wetlands study and wondered what the results were. There are also eagles nests on the golf course and hopes there will be a buffer. The woods do buffer the airport noise. There was mention at a previous meeting regarding a grant to keep the woods as is and wondered if anyone had looked into that. She also has concerns about water in the area and flooding.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal (x3) and there was no one.

Chairman Norris asked if anyone wished to speak in favor of this proposal in rebuttal. Mr. Conti said in regard to the flooding, they will address the drainage ditch. Polaris Engineering is currently doing the water calculations to try and determine how big of a retention pond will be needed. They are also looking at retention near the rear of the property so a majority of the water will not head toward the street. He said there is a good amount of traffic in that area. He knows the airport brings noise but there are also people that will want to live in that area. He does not feel that leaving this land as it stands is a good use of the property and it not an effective buffer.

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Chairman Norris asked if anyone else wished to speak in favor of this proposal in rebuttal and there was no one. This public hearing is closed.

**Kava Sol**  
4055 Erie St./rear  
Conditional Use Permit for outdoor dining  
(Rep.- Lindsay Kronk, Owner)

Mrs. Grinstead read the legal notice into record. Chairman Norris asked if anyone wished to speak in favor of this proposal.

Mr. Kronk said they have been open under the current Conditional Use Permit (CUP) for the last six months and hopes to continue. She said a lot of new patrons have enjoyed their outdoor space.

Chairman Norris asked if anyone else wished to speak in favor of this proposal.

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

Mr. Patt said he is in favor of the outdoor patio in this location.

Chairman Norris asked if anyone else wished to speak in favor of this proposal.

**Kava Sol**  
4055 Erie St.  
(Matthew Butler, Co-owner)

Mr. Butler said it is a beautiful space and they have followed all the guidelines and he supports the continuation of the CUP.


Chairman Norris asked if anyone else wished to speak in favor of this proposal (x3) and there was no one.

Chairman Norris asked if anyone wished to speak in opposition of this proposal (x3) and there was no one.

This public hearing is closed.

Chairman Norris closed all public hearings at 7:17 p.m.

  
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Chairman Norris

  
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Vicki Grinstead, Secretary