

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
MARCH 9, 2023  
PUBLIC HEARING  
MINUTES**

**PRESENT:** Ben Capelle; K. Kary; M. Wildermuth; S. Norris Chairman

**ABSENT:** Jim Cook

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

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

**KAVA SOL LLC**  
4055 Erie Street (rear)  
Conditional Use Permit for Outdoor Dining/Patio  
(Rep. Lindsay Kronk, owner)

The legal notice was read into record by Mrs. Tomaselli. Chairman Norris asked if anyone wished to speak in favor of this proposal.

Ms. Kronk, 4055 Erie St., Willoughby, OH 44094 is speaking in favor of this proposal. She is in favor of their outdoor dining. They will be serving botanical beverages and are looking forward to adding some livelihood to that area.

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

Chairman Norris asked if there was anyone that would like to speak in opposition of this proposal (x3) and there was no one. This public hearing is closed.

**Joseph Conti**  
Hodgson Rd./ PPN#27-B-052-0-00-004  
Rezone/EAS#1-2-23(a) of 7.72 acres from  
Airport District to R-60

The legal notice was read into record by Mrs. Tomaselli. Chairman Norris asked if anyone wished to speak in favor of this proposal.

Mr. Conti, 2760 Loreto Rd., Willoughby Hills, OH 44094 is speaking in favor of this proposal. Mr. Conti is in favor for the rezoning of this property.

Chairman Norris asked if there was anyone else that would like to speak in favor of this proposal. Mr. Michael Ross, 4735 Wood St., Willoughby, OH 44094. Mr. Ross is also in favor of this rezone.

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

**City of Willoughby  
Planning Commission  
Public Hearing meeting minutes  
March 9, 2023**

Chairman Norris asked if there was anyone that would like to speak in opposition to this proposal. Mr. Dale Peters, 38675 English Turn Lane, Willoughby, OH 44094. Mr. Peters said the biggest issue is the traffic on Hodgson Road because there is no traffic light on Lost Nation Road. They also have drainage issues along Hodgson Road.

Chairman Norris asked if there was anyone else that would like to speak in opposition to this proposal. Ms. Gail Wischer, 38763 English Turn Lane, Willoughby, OH 44094. Ms. Wischer said Mr. Peters covered the most problematic issues with adding any more homes in this area. She said a heavy rain created a problem, now even a moderate rain creates an issue, and these are the reasons she opposes this plan.

Chairman Norris asked if there was anyone else that would like to speak in opposition to this proposal. Mr. Paul Mits, Avenel Ct., Willoughby, OH 44094. Mr. Mits said he agrees with the previous comments but noted they also have water pressure issues inside their home.

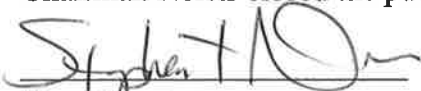
Chairman Norris asked if there was anyone else that would like to speak in opposition to this proposal. Ms. Karen Stovicek, 39687 English Turn Lane, Willoughby, OH 44094. She agrees with everything her neighbors mentioned, but even environmentally she hates to see the wooded area go away. She asked when the city will stop doing this and allowing density in this area.


Chairman Norris said the board takes the public's comments into consideration and tries to balance those against the rights of the land owners.

Chairman Norris asked if there was anyone else that would like to speak in opposition to this proposal (x3) and there was no one. This public hearing is closed.

Chairman Norris asked if there was anyone else that would like to speak in favor of this proposal in rebuttal. Mr. Ross wanted to address the comments to the drainage and traffic. He said the original proposal they made with multi-family zoning had significantly more housing units proposed, approximately 30-40. The new proposal with the R-60 zoning will only allow for approximately 16 homes. He said they will be giving Planning Commission a revised sketch plat combining lots 1 and 2 into one single lot. He said the drainage issues would be directed to the city engineer, Mr. Lannon. He said there is a significant reduction in hard surface from previous developments so he does not believe the rain water run-off should be an issue. He said the lot is beautiful with all the trees, but this is personal property with private property rights and the owner should be able to do what he wants with his property.

Chairman Norris closed the public hearing for at 7:15 p.m.

  
Steve Norris, Chairman

  
Vicki Grinstead, Secretary