

**PLANNING COMMISSION
CITY OF WILLOUGHBY
APRIL 13, 2023
PUBLIC HEARING
MINUTES**

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

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

The Yard on 3rd
38040 Third St.
Conditional Use Permit
Outdoor Dining and Food Trucks
(Rep.- Anna Dey, Owner)

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

Ms. Dey, 7711 Joann Dr., Concord Twsp., OH 44077 Owner is speaking in favor of this proposal.

Ms. Dey said she is favor of the Conditional Use Permit for The Yard on 3rd. They have made vast improvements from their first season. They have tried to address any resident concerns going in to their second season. It is a family space and is dog friendly and is a great addition to downtown Willoughby.

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.

KTE Townhomes
Kirtland Tudor Dr./PPN#21-A-022-0-00-029-0
Conditional Use Permit for townhomes
(Rep.- Marc Strauss, KTE)

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

Mr. Strauss of KTE Townhomes, 39489 Tudor Dr., Willoughby, OH 44094 is speaking in favor of this proposal. Mr. Strauss is in favor of this proposal.

Mr. Strauss said he would like the Planning Commission to limit the Conditional Use Permit to whether or not townhomes can be constructed in Kirtland Tudor Estates. Mr. Strauss said he received the Staff Report

**City of Willoughby
Planning Commission
Public Hearing meeting minutes
April 13, 2023**

from the city with comments and will address the issues. He is asking to construct townhomes on land that is currently not subdivided and currently has no plan attached to it.

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 proposal and is speaking on behalf of the land owner, KTE Ltd.

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. Katie Morley, 39479 Tudor Dr., Willoughby, OH 44094.

Ms. Morley said she rented in the KTE development for two years and now owns her home. She opposes this development. She said she was noticed less than a week ago and has not had time to look into any of the proposed information. She is the adjacent property owner that would share an easement.

Chairman Norris asked if there was anyone else that would like to speak in opposition of this proposal. Peter Joyce, 39505 Tudor Dr., Willoughby, OH 44094. Mr. Joyce said he too is adjacent to the proposed townhome development and he and his wife were not informed about this development until less than forty-eight hours ago. They have reviewed some of the renderings and would like some clarification before they would encourage this to move forward or speak in opposition.

Chairman Norris asked if there was anyone else that would like to speak in opposition of this proposal. Joseph Rehak, 39525 Tudor Dr., Willoughby, OH 44094. Mr. Rehak said he was made aware of these plans three days ago. He viewed the renderings and has several concerns and opposes it.

Chairman Norris asked if there was anyone else that would like to speak in opposition of this proposal. John Mullen, 4322 Tudor Dr., Willoughby, OH 44094. Mr. Mullen is in opposition to this proposal and did not receive notification and received an email from a fellow homeowner. What is being proposed does not belong in Kirtland Tudor Estates. The 4-story townhomes with roof top decks will prohibit the current homeowners to have any privacy. In addition, they have no idea how the units will share or not share in the association dues. He explained they are having issues with the Homeowners Association regarding their fees.

Chairman Norris asked if there was anyone else that would like to speak in opposition of this proposal, Tony Picciano, 4308 Tudor Dr., Willoughby, OH 44094. Mr. Picciano is opposed to this development. This would be the 4th type of architecture in their development and will not fit. He feels the 4-story townhomes are not appealing and does not fit within the development.

Chairman Norris asked if there was anyone else that would like to speak in opposition of this proposal. Mary Joyce, 39505 Tudor Dr., Willoughby, OH 44094. Mrs. Joyce said she is opposed to this development and would like more information.

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

**City of Willoughby
Planning Commission
Public Hearing meeting minutes
April 13, 2023**

Chairman Norris asked if there was anyone else that would like to speak in favor of this proposal in rebuttal.


Mr. Strauss of KTE Townhomes, 39489 Tudor Dr., Willoughby, OH 44094 is speaking in favor of this proposal in rebuttal.

Mr. Strauss said he disagrees with his neighbors on this matter. He said he went over to Mrs. Joyce's home the other day and shared the plans with her. He lives next door to Ms. Morley and has had numerous discussions with Ms. Morley about him developing the property adjacent to her. He is the longest resident of all the people who spoke this evening for Kirtland Tudor Estates. This is the first time he is hearing objections to the plan. He said the project he is proposing exceeds the value of the current properties by \$200,000. The roof pitch of the proposed townhomes will not exceed the height of any single unit in this development. He will provide the original development plan which called for very similar structures.


Mr. Strauss said the same type of units were constructed in Chagrin Falls. The prices from 2014-16 were \$645,000. In September of 2022 one of the units resold for \$1,295,000. He is not going to do anything inconsistent within this development. He intends to reside in one of the townhomes he is proposing.

Chairman Norris asked Mr. Ross if he would like to speak in favor in rebuttal and he did not wish to speak. This public hearing is closed.

Chairman Norris closed the public hearing for at 7:20 p.m.



Steve Norris, Chairman



Vicki Grinstead, Secretary