

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JANUARY 13, 2022
PUBLIC HEARING
MINUTES**

PRESENT: J. McCue; Jim Cook; K. Kary; M. Wildermuth; S. Norris Chairman
ABSENT: Stephanie Landgraf, Asst. Law Director
OTHERS: Darryl Keller, Chief Bldg. & Zoning Official; Abigail Bell, Asst. Law Director;
Tim Lannon, City Engineer; Vicki Grinstead, Secretary

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

**Ohio Sports and Fitness
36445 Biltmore Place/Unit #G
(Frank DeSico, Owner)**

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

Mr. DeSico, owner of Ohio Sports and Fitness said he is in favor of this Conditional Use Permit. He said this is for a fitness facility and he would like to bring health and wellness to the residents of the City of 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.

**Proposed subdivision (51-homes) rezone from R-100 to R-80
Johnnycake Ridge Rd.
PPN#27-A-031-00-002-0, 016-0, 017-0, 018-0
(Rep.- George Davis, Probuilt Homes)**

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

Chairman Norris read a letter in favor of this proposal submitted into record this evening from Chagrin River Watershed Partners (Exhibit "A").

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

Mr. Davis, owner of Probuilt Homes, 9124 Tyler Blvd., Mentor, OH 44060. Mr. Davis said he considered the discussion last fall regarding the density of the previously proposed development and came up with a different plan that would work for all parties involved. He said they will conserving more acreage with this new plan.

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**Brett Rodstrom
Western Reserve Land Conservatory
11341 Windy Brook Lane
Chesterland, OH 44026**

Mr. Rodstrom said the Western Reserve Land Conservatory is in favor of the proposed rezoning and the subdivision plans. They have worked with the Chagrin River Watershed Partners, Andrews Osborne Academy and Probuilt Homes which presents a better conservation outcome. He said they have cut the numbers of homes for this subdivision nearly in half from the originally proposed plan and will avoid eight out of the nine acres of wetlands. They will be acquiring 105 acres including the 23 acres between St. John's Bluff and Auburn Ridge to become accessible open space. This is also part of a larger project which includes a trail beginning at Daniels Park going all the way to Lake Erie. They are also working on making property along the Chagrin River fully accessible to the public.

**Andrews Osborne Academy
Larry Goodman, Head of School
38588 Mentor Ave.
Willoughby, OH 44094**

Mr. Goodman said they try to teach their students when you have scarce resources you both preserve them and development them to better the community and they feel they have done that with this plan. They are excited for the development of the property.

**Jack Zenz
4386 St. Johns Bluff Lane
Willoughby, OH 44094**

Mr. Zenz read a letter into record from Sandy Bass, President of the St. John's Bluff H.O.A. in favor of this proposal and Mr. Davis of Probuilt Homes. Mr. Davis will build a quality home and will not allow national builders to build on this property and is willing to work with the community. They encouraged the board to approve this vote.

**Phil Ellis
38856 Johnnycake Ridge Road
Willoughby, OH 44094**

Mr. Ellis said he lives across the street from where the development will be constructed. He said has questions about land preservation and would like to speak to someone after the meeting. He said he likes what he has seen so far and is in favor.

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.

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**Christina Oliveto
4284 Westbend Dr.
Willoughby, OH 44094**

Ms. Oliveto said she is representing the West Park Estates homes subdivision who have many of the same views. They are not in favor of more homes being constructed in Willoughby and the city being overdeveloped as in neighboring cities. She said they prefer the city keep the R-100 zoning.

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

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

**Shelby's Custom Auto Repair
38401 Apollo Parkway/Unit #O
Willoughby, OH 44094
(Rep.- Andrew Degenhardt, Owner)**

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

Mr. Degenhardt said he has twenty-five years of experience as an auto mechanic. He has all of his equipment ready to go and he just needs the electrical inspection, and he will be ready to open once he obtains the boards approval this evening.

**Mr. Frank DeSico
36445 Biltmore Place
Willoughby, OH 44094**

Mr. DeSico said he does not know Mr. Degenhardt but would like to speak in favor of his small business. He is also a small business owner of six years, and he sees the passion that Mr. Degenhardt has for his business and would like to see him succeed.

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.

Chairman Norris closed the public hearing for at 7:22 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary