

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
JANUARY 14, 2021  
PUBLIC HEARING  
MINUTES**

**PRESENT:** J. McCue; K. Kary; S. Norris; M. Merhar; M. Wildermuth, Chairman  
**ABSENT:** None  
**OTHERS:** Darryl Keller, Chief Bldg. & Zoning Official; Tim Lannon, City Engineer  
Abigail Bell, Esq.; Maria Tomaselli, Secretary

**Chairman Wildermuth called the virtual Zoom public hearing to order at 7:00 p.m.**

*This item, for rezoning, remains tabled per the applicant's request.*

**Former YMCA  
37100 Euclid Ave.  
Willoughby, OH 44094  
(Rep.- Greg Sommers, Sommers Real Estate Group)**

Chairman Wildermuth explained the nature of the Public Hearings. The legal notice was read into record for a new Conditional Use Permit for the increase in height from the allowable 35' to 50' for a new apartment building for Chagrin River Walk, Phase III, 38501 Mentor Ave., Willoughby, OH 44094 by Mrs. Tomaselli. Chairman Wildermuth asked if there was anyone that would like to speak in favor of the proposal.

**Chagrin River Walk, Ph. III  
38501 Mentor Ave.  
Willoughby, OH 44094  
(Rep.- Lynn Harlan, Marous Development Group)**

Chairman Wildermuth said the Conditional Use Permit (CUP) request tonight is for a building height of 50' which is permitted conditionally with the approval of the Planning Commission.

Mr. Harland said this is a continuation of the approval for Chagrin River Walk, Phase III that was approved last month. He said this building is 48'10" in height. They dropped the building five and a half feet below Mentor Ave., so they are just over 43' above Mentor Ave. They are requesting the Planning Commission grant their request.

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

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

The legal notice was read into record for a new Conditional Use Permit for a drive thru for food service to be accessory to the store and a self-serve automated carwash for Sheetz, Inc., 4145 S.R. 306, Willoughby, OH 44094 by Mrs. Tomaselli. Chairman Wildermuth asked if there was anyone that would like to speak in favor of the proposal.

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**Sheetz, Inc.  
4145 S.R. 306  
Willoughby, OH 44094  
(Rep.- Ryan Balko, Sheetz, Inc. & Bruce Rinker, Esq.)**

Mr. Rinker said this is the former Days Inn and is a 4-acre site. There will be a single wing canopy on S.R. 306. There will be a convenience store that is approximately 6,000 sq. ft. There will be a drive thru window on the north side of the store. The north side of the site farther back, there is space with drive isles where the self-automated car wash will be located. These items are both accessory to the service station and convenience store components. There are two ingress/egress points on the east side of S.R. 306 that align with curb cuts on the west side of the highway. He said per Lakeland College's concerns the pre-existing parking field and access is a back door to the parking lot, they assume for special events, he said there is no recorded easement for ingress/egress but historically it was an accommodation for the college. Mr. Rinker said Sheetz does not object to providing continued access to this area. Mr. Balko said he would speak later in the meeting in more detail to this item.

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

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

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

Mr. Patt asked how traffic that is southbound will enter the Sheetz site. Mr. Rinker said they will do a partial removal of the island component to allow for traffic turning movements. Details will be discussed later in the regular meeting portion.

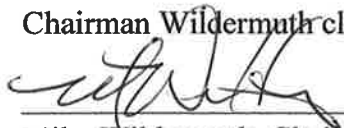
Chairman Wildermuth asked if this Sheetz will be similar to the Sheetz recently constructed on Rt. 91. Mr. Balko said yes, the same architecture as far as materials and fuel island canopy. This site will be a slightly larger store at approximately 6,000 sq. ft. The store on SOM Center is 4,900 sq. ft. He said in addition to the store, this site will have the drive through and car wash.

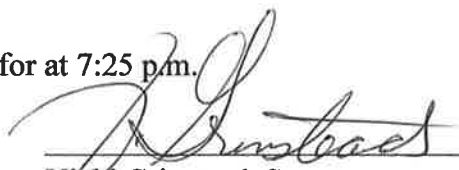
Mr. Robert Diehl of Lakeland Community College asked if their letter could be read into record. Chairman Wildermuth read into record a letter from Lakeland Community College dated January 13, 2021 (Exhibit "A").

Mr. Rinker said TMS Engineers will take Lakeland's letter and comments into consideration. He said the Ingress/Egress Board should have comments in regard to these traffic items. Mr. Keller said the Ingress/Egress Board is primarily for police and fire activity and access and does not typically address traffic patterns coming in off the public way.

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Chairman Wildermuth closed the public hearing for at 7:25 p.m.

  
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Mike Wildermuth, Chairman

  
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Vieki Grinstead, Secretary