

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
APRIL 11, 2024  
PUBLIC HEARING  
MINUTES**

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

Chairman Norris called the public hearing to order at 7:05 p.m.

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

**Everett Woods**  
Kirtland Rd./PPN#21-A022-0-00-033-0  
Rep.- Greg Sommers of Sommers Development Group  
10585 Somerset Dr.  
Chardon, OH 44024;  
Mike Marous  
Driven 4 Group  
4900 Neo Parkway  
Garfield Hts., OH 44128;  
Greg Soltis  
RDL Architects  
21111 Chagrin Blvd.  
Beachwood, OH 44122  
(Conditional Use Permit for townhomes)

Mr. Sommers of Sommers Development Group gave some background on the project before it came to the commission and explained that it would not have fit in, so they engaged RDL Architects and came up with the concept for Everett Woods. They are trying to be mindful to fit in to the community. Mr. Marous and Mr. Soltis are both in favor of this proposal.

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. Mr. Tony Picciano, 4308 Tudor Dr., Willoughby, OH 44094.

Mr. Picciano said he has addressed many of his concerns with Mr. Sommers, who has been gracious. He lives in Tudor Estates, Sublot 25. His concerns are with buildings 26-31 and that they were bordering his rear property line and is also concerned about the road. After meeting with Mr. Sommers, they feel better about what they will be doing there. The other concern is the water pressure. They already have very low water pressure and is concerned about the addition of 128 units being constructed and is concerned the water pressure will not get any better.

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Chairman Norris asked if anyone else wished to speak in opposition of this proposal. Ms. Mary Sanders, 4326 Tudor Dr., Willoughby, OH 44094.

Ms. Sanders said she lives in Kirtland Tudor Villages and is not necessarily in opposition to the development but is concerned about an increase in traffic with the addition of 128 units. She said they may need to do a traffic analysis.

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 else wished to speak in favor of this proposal in rebuttal. Mr. Sommers said in regard to the water pressure, it is to their benefit to research this issue and are already engaging with the water service provider and it will be a priority as they work through the process. In regard to the traffic, they are planning to do a trip generation study. They have strategically placed their points of ingress/egress; they have one all the way to the Rt. 90 bridge and one further towards Rt. 306, so traffic will flow east and west.

This public hearing is closed.

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

**Willoughby House**  
37819 Euclid Ave.  
Rep.- Paul Neundorfer, Owner  
(Similar Use Permit for outdoor dining)

Mr. Neundorfer, Owner of Willoughby House, said he is in favor of this proposal. They are presenting two outdoor dining terraces that will seat forty patrons on the northwest side of the main house. The construction will be a sand mold brick in a herringbone pattern. There will be split levels and will have a retaining wall and steps between. They will have low voltage lighting and two ground speakers on the east side pointed southwest toward the Meister building. These speakers will be held at 60 decibels or conversational level.

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. Mr. Robert Fishleigh, 37818 Jordan Dr., Willoughby, OH 44094. He asked if this district is different from his neighborhood and Chairman Norris said yes. He is the first house on Jordan Drive and showed the board members on his phone where he is, relative to Willoughby House. He said if they have speakers they will have music and is concerned about noise and he is against this. They had a solar eclipse party and a live band and it was very loud. He said if they have outdoor dining they should not be permitted to have live or amplified music.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal. Ms. Cheryl Burley, 37804 Jordan Dr., Willoughby, OH 44094. Ms. Burley said the day of their eclipse party they woke up to five porta potties along their fence and heard the banging of the doors from these units all afternoon. They

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had a live band also and they could not enjoy their own music because it was so loud. She said they are inconsiderate of the neighboring properties and they should not be allowed to have outdoor music. She wants the board to deny the outdoor dining and look into the parking by her house.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal. Ms. Jennifer Nagarah, 37746 Jordan Dr., Willoughby, OH 44094. Ms. Nagarah said her house abuts this property. She was also unhappy about the porta potties and tent. She is concerned about security in regard to the outdoor dining. There is also a chain link fence that runs along the property and they did not remove it but instead installed a wooden fence in front of it. They left a tree in between these two fences which does not belong to her. She is worried about patrons wandering onto her property.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal. Ms. Beverly Pengal, 37724 Jordan Dr., Willoughby, OH 44094. Ms. Pengal's concern is the music and how long will they be allowed to play it. She is concerned if there is alcohol and having beer cans in her yard and the cleanup of refuge.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal. Ms. Diane Bouton, 37727 Jordan Dr., Willoughby, OH 44094. Ms. Bouton said her concern is also the music and how often it will be played and how loud it will be.

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 else wished to speak in favor of this proposal in rebuttal. Mr. Neundorfer thanked the residents for their comments and made a few notes. He noted that per their surveyor the chain-link fence is not on the Willoughby House property and this is why they did not remove it. There is an evergreen hedge that was approved but has not yet been installed but will be within the next few weeks. They have given the Jordan homeowners their personal phone numbers for any issues. He said their goal is to be good neighbors and want to hear about any issues that arise. He said the porta potties were an unfortunate placement and apologized for that and said this was event specific. He said this has no bearing on the outdoor patios and those patrons will use the indoor restrooms. Hours of operation will be Tuesday through Thursday until 10:00 p.m., Friday and Saturday until 11:00 p.m. He said the two speakers are oriented on the east side of these spaces and aimed southwest toward the Meister building and held at 60 decibels.

This public hearing is closed.

Chairman Norris closed the public hearing at 7:31 p.m.

  
Steve Norris, Chairman

  
Vicki Grinstead, Secretary