

**PLANNING COMMISSION
CITY OF WILLOUGHBY
APRIL 8, 2021
PUBLIC HEARING
MINUTES**

PRESENT: J. McCue; K. Kary; M. Wildermuth; M. Merhar; S. Norris Chairman
ABSENT: None
OTHERS: Darryl Keller, Chief Bldg. & Zoning Official; Tim Lannon, City Engineer
Stephanie Landgraf, Asst. Law Director; Vicki Grinstead, Secretary

Chairman Norris called the virtual Zoom public hearing to order at 7:01 p.m.

Chairman Norris said that the Conditional Use Permit for the Browning Willoughby LLC will remain tabled per the applicant's request.

Browning Place Apartments
38032 Brown Ave.
(Rep.- Dal Jaffray, Browning Willoughby LLC)

Aldi's
37100 Euclid Ave.
(Rep.- Greg Sommers, Sommers Real Estate Group)

Chairman Norris explained the nature of the Public Hearings. The legal notice was read into record for the rezoning from Residential Multi-Family Low Rise to General Business zone district on parcel numbers 27-A-015-0-00-018-0, 27-A-015-0-00-005-0, 27-A-015-0-00-004-0, 27-A-015-0-00-017-0 for Aldi's., 37100 Euclid Ave., Willoughby, OH 44094 by Mrs. Grinstead. Chairman Norris asked if there was anyone that would like to speak in favor of the proposal.

Ms. Landgraf, Esq. stated for the record that only a portion of parcels 27-A-015-0-00-018-0 and 27-A-015-0-00-017-0 will be rezoned, and the other two parcels will be rezoned in their entirety.

Tom Ott
4397 Center St.
Willoughby, OH 44094

Mr. Ott said he is in favor and believes the former building will only be able to serve a number of uses and having this grocery store will be a good use.

Greg Sommers
Sommers Real Estate Group
P.O. Box
Chardon, OH 44024

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Mr. Sommers said he met with the Board a few weeks ago for an informal discussion and wanted to discuss some items that were brought up. He said the previous YMCA building that is no longer in use, used to average over 1,600 people a day using the facility. The footprint for Aldi's will only be approximately 12,000 square feet of usable retail space and generate significantly less traffic than most grocery operations. He said it is in the heart of the retail corridor and is an appropriate and consistent use in this location. He said he received a few letters with concerns regarding traffic, and as stated above, there will be less traffic than the previous company. He said there were a few issues regarding police and fire response time. He said they are close to both police and fire departments and there is a signal at the intersection for the emergency vehicles and does not believe it will be an issue. He would like Mr. Pychewicz, Engineer for Aldi's to address some of these issues regarding traffic. He said there was mention in the letters of light and noise pollution. He said Aldi's is a nationwide company and is cognizant of the surrounding neighbors. He said, for example, they use LED energy efficient down lighting. They only average two deliveries a day which are done during business hours.

Mr. Sommers said, for the record, they did submit, per the request of Planning Commission, the release of deed restriction.

Greg Patt
38005 Brown Ave.
Willoughby, OH 44094

Mr. Patt said there is a totem pole on the property and is hopeful it can be saved and moved.

Carolyn Tippee
Lake County YMCA
933 Mentor Ave.
Painesville, OH 44077

Ms. Tippee said they are making sure the totem pole is moved to the historical society, Painesville branch. She also supports the project for Aldi's.

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

Chairman Norris asked if there was anyone that would like to speak in opposition.

Chairman Norris read into record two letters in opposition from Mr. Matthew Tartaglia (Exhibit #1) and Mr. David Burrington (Exhibit #2).

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

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Chairman Norris asked if there was anyone who wished to speak in favor in rebuttal.

**Adam Pychewicz, Architect & Engineer
MS Consultants
2221 Schrock Rd.
Columbus, OH 43229**

Mr. Pychewicz said regarding the light pollution what Mr. Sommers said above is correct and they do add deflectors depending on each different site. He said he knows there are concerns regarding the traffic generation, especially with the schools. He said the trip generation of an Aldi is fairly low in comparison to most grocery stores. He said most traffic is generated on the weekends when school is not in session.

Chairman Norris asked if there was anyone else who wished to speak in favor in rebuttal (x3) and there was no one.

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


Steve Norris, Chairman


Vicki Grinstead, Secretary