

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 11, 2022
PUBLIC HEARING
MINUTES**

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

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

**Joseph Conti
38751 Hodgson Rd.
Rezone/EAS#13-7-22
PPN#27-B-052-0-00-004
From Airport District to Residential
Multi-Family Low Rise for attached
Condominiums**

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

Mr. Conti, 2760 Loreto Dr., Willoughby Hills, OH 44094 is speaking in favor of this proposal. They are looking at an improved use of the property. The property is inside the golf course area and are asking it to be rezoned to Residential Multi-Family Low Rise. He said it is the best use of the property and maximizes its potential. The attached homes will be single-story with a basement.

Mr. Ross, 4735 Wood St., Willoughby, OH 44094 is speaking in favor of this proposal. The property as it sits does not meet it's highest and best use in terms of usage and/or value.

Mr. Greg Patt, 38005 Brown Ave., Willoughby, OH 44094 is speaking in favor of this proposal. Mr. Patt quoted from the Master Plan of Willoughby, page 61 which refers to the north end development. He said he has worked diligently with several companies trying to get a grocery store on Lost Nation Rd., but they felt the density was not there and the only way to achieve this is by increasing the density.

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. Chairman Norris said before he takes comments from the public, he read into record two letters in opposition to this rezone proposal; one from P. Matsulevich, 38702 Avenel Court, Willoughby, OH 44094 (Exhibit "A") and one from Mayor Fiala (Exhibit "B").

Jim Ralston, 38805 N. Bay Ct., Willoughby, OH 44094 is speaking in opposition. He said the developer said this will increase revenue to the city and that is not before this board and their decision should not be

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based on this statement. He said Mr. Patt said the thing to do is develop in the north end and it could be if the infrastructure was there. He said that CT Consultants does not want to address the water issues with Ward Creek. He said this development will add more water to Ward Creek. He said from the golf cart path east everything flows to Ward Creek.

Shawn Kelly, 38740 Avenel Court, Willoughby, OH 44094 is speaking in opposition. He does not officially represent the neighbors in Willoughby Crossing but he has spoken to many neighbors regarding this proposal and will summarize some of their concerns. They are opposed to any additional multi-family housing. They agree with the Mayor's letter in regard to traffic and safety issues and also are concerned for children during school days with bussing. There is a lot of wildlife in the woods and where would they go. The woods are a buffer for noise from the airport. They are concerned about disturbance of the wetlands if there any. They have concerns about water issues. The developer said they are going to bring empty nesters, but they cannot guarantee this. They are concerned the developer could change his proposed use of R-MF-L.

Dale Peters, 38675 English Turn Lane, Willoughby, OH 44094 is speaking in opposition. Mr. Peters said he and his wife support Mr. Kelly and the Mayor's statements.

Bobbie Kelly, 38740 Avenel Court, Willoughby, OH 44094 is speaking in opposition. Mrs. Kelly agrees with all the statements her husband made and is against the rezoning.

Tracy Schreiber, 38732 Avenel Court, Willoughby, OH 44094 is speaking in opposition. Mr. Schreiber said they have condos next to their development right next to the golf course and believes the city is saturated with condos. He said there are noise and crowd issues. He agrees with Mr. Kelly's statements. He thinks there is too much building in Willoughby.

Robert Wischer, 38765 English Turn Lane, Willoughby, OH 44094 is speaking in opposition. He asked if adjoining cities are notified and Chairman Norris and Mr. Keller both confirmed they do not have to adjacent cities. He and Mr. Kary worked to obtain speed limit signs in Willoughby Crossing and Hodgson Rd. because of cars speeding in these areas. They have been up for three years, but speed is still an issue and if add forty condos and eighty drivers are added, it will get worse. He is also worried about it being a school route.

Cheryl Skrout, 38710 Avenel Ct., Willoughby, OH 44094 is speaking in opposition. She is very opposed to this proposal because it will affect most of the people here this evening in the outskirts of their development. They enjoy the privacy and the wildlife the woods provide and gives them a country feel. She agrees with all the previous statements her neighbors made.

Bob Pampush, 38762 English Turn Lane, Willoughby, OH 44094 is speaking in opposition. He does not feel the property can accommodate forty homes and still be a nice neighborhood. He said these will just be starter homes and will not become part of the neighborhood and they will not take care of their property.

Chairman Norris noted "Lisa" on the Zoom screen had her hand raised and it is only to watch or listen. We are noting she is in opposition to this proposal.

Chairman Norris asked if there was anyone that would like to speak in favor in rebuttal. Mr. Ross said this has been referred to as condominiums, but they are fee simple attached (2) units with a common wall. He said as far as density the code allows for eight units per acre and this parcel being approximately eight acres

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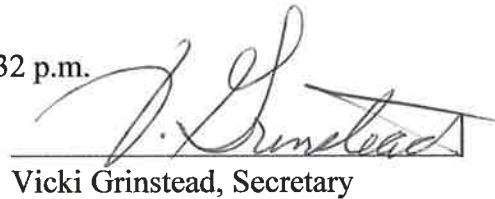
it could accommodate approximately sixty, but they are proposing substantially less than that. The woods are a natural resource; this land is privately owned. If there are wetlands there will be a study completed. He said their target market is empty nesters and they cannot definitively say that is who will purchase them. He said their price point will start at \$300k and that is not a starter home price.

Mr. Patt complemented the residents who came to speak and wished more people did so. He said as Mr. Ross said these are not starter homes. He is an empty nester, and he is looking for this kind of product and is having a hard time finding it in Willoughby. He said the city has parks where the wildlife can live. He said the residents say enough is enough, but this comes from a development of over a 100 homes. There are over 200 homes, condos etc. in Tamarac and there is not a wait to turn onto Lost Nation. He suggested discussions meetings as far as design and make that part of the final approval.

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 7:32 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary