

**PLANNING COMMISSION
CITY OF WILLOUGHBY
OCTOBER 13, 2022
REGULAR MEETING
MINUTES**

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

Chairman Norris called the regular in-person meeting to order at 7:00 p.m.

MINUTES

Regular Meeting Minutes

September 22, 2022

Mr. Cook moved to approve the Regular Meeting Minutes for September 22, 2022 as submitted and Mr. Kary seconded.

ROLL CALL: Yeas: K. Kary; J. Cook; S. Norris, Chairman
Absent: J. McCue; M. Wildermuth
Nays: None

Motion Carried: APPROVED

OLD BUSINESS

No one was present for this application. This item will remain tabled.

Family Dollar
38000 Euclid Ave.
(Rep.- Joe Myers, Myers Architect)

**Development Plan/EAS#4-3-22
(retail store)**

DACMM
Pelton Rd.
(Rep.- John Ruple, DACCM & Jeffrey Ruple, Esq.
Cardenas Ruple & Kurt LLC)

**Rezone from Limited Industrial
to General Industrial/
PPN#27B0390000300//EAS#12-6-22(a)**

Mr. Kary moved to untable the rezone request from Limited Industrial to General Industrial for PPN#27B0390000300 and EAS#12-6-22(a) and Mr. Cook seconded.

ROLL CALL: Yeas: K. Kary; J. Cook; S. Norris, Chairman
Absent: M. Wildermuth; J. McCue
Nays: None

Motion Carried: UNTABLED

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Mr. Jeff Ruple, Esq. and Mr. John Ruple are representing this application to PPN#27B0390000300/Pelton Rd. and EAS#12-6-22 for DACMM, John Ruple from Limited Industrial to General Industrial.

Mr. Kary addressed the EAS. Traffic: PD and FD had no concerns. Noise, water, and air pollution: no noise except for the possibility of vehicles being dropped off. Mr. Lannon said he has no issues for the rezone. No impact on schools. Hazardous waste: Concerns regarding fuel tanks. Chairman Norris said this part of the EAS for the rezone is to make the applicant aware of what will be requested during the development plan portion. Stormwater: WPCC has concerns with water run-off with the properties past history and storage of contaminated materials or if these materials may still be buried there. Leaking fluids, such as gas or motor oil and how will they be mitigated. Any reviews from EPA or Health Dept. to be submitted for this property.

Mr. John Ruple said all the water drains into a retention basin which was originally designed for an 8,000 sq. ft. building. The drainage goes from the south to the north into the retention basin. The drainage does not go to any other properties or drainage areas. He said there was cyanide and mustard gas there back in the 1950's but since then it has been cleaned up and he has an EPA statement from 2015 stating the site is clean. He had since cleaned up the site as far as buildings and materials. He said as far as spill containment, there is enough to house an 80,000 sq. ft. building. Mr. Kary asked Mr. John Ruple to present all his documentation for the items discussed. Mr. John Ruple said they have had HCW do a wetlands survey and just recently did an environmental survey along with Barrington Consulting. He said they do have the asphalt grindings to do a top dressing on top of what is already there. He said once they have applied for their occupancy permit, they will install a gate to lock up and secure the property. There is a temporary light pole for power across the street. Chairman Norris said it would be beneficial for the applicant to have all of this documentation when he submits his development plan. The time frame for completion of this project will be December, 2022.

The applicant presented the board (in record 10-13-22, Exhibit A) a rendering for an impound lot. They show 288 parking spaces. They said they are working with two large towing companies; one is a company here in Willoughby. The local company would like to store the larger trucks on this site instead of the downtown historic site. He said he can actually store approximately 350 cars on the site. Chairman Norris asked Mr. Keller if there were any issues with this proposed zoning for an impound lot. Mr. Keller said it opens up the door for impound lots, scrap yards etc. but an impound lot is permitted by Conditional Use. He said at the Development Plan level they need hard surface, landscaping etc. He said with hard surface parking you will need oil separators etc. He said there are also some EPA regulations that the state requires for impound lots and believes these would be addressed at the site plan review by the city engineer. He said it will be difficult because they will only be allowed three unregistered vehicles. The Conditional Use Permit will be renewed every year.

Mr. Jeff Ruple reiterated that in meetings with Law Director Mike Lucas this was a suggested use of this property. Mr. John Ruple said all the other properties around him are zoned General Industrial and this rezoning makes sense. He said there are currently no utilities on his property. There is water in between the railroad tracks. He took a very distressed property and cleaned it up and fenced it and maintains the grass and trees.

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Mr. Cook moved to approve the rezone the property located at PPN#27B0390000300/Pelton Rd. and EAS#12-6-22(a) for DACMM, (John Ruple) from Limited Industrial to General Industrial as submitted, and Mr. Kary seconded.

ROLL CALL: Yeas: J. Cook; K. Kary; S. Norris, Chairman
 Absent: M. Wildermuth; J. McCue
 Nays: None

Motion Carried: APPROVED

This item will remain tabled per the applicant's request.

**Joseph Conti
38751 Hodgson Rd.**

**Rezone/EAS#13-7-22(a)
PPN#27-B-052-0-00-004
From Airport District to Residential
Multi-Family Low Rise for attached
condominiums**

Chairman Norris said this has been on the agenda for quite some time and discussed at length and the board should make a decision at the next meeting and the commission members agreed.

NEW BUSINESS

**The Enclave at Literary Pointe & The Townhomes
At Literary Point- Center St. & River St.
PPN#27-A-026-D-00-061-0, 062-0, 063-0
(Rep.- George Davis Probuilt Homes)**

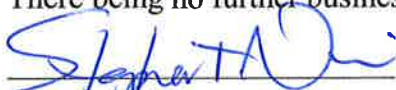
**Development Plan/EAS#16-8-22
2-Duplex Units, 1-Triplex unit
3-Unit townhome & 4-Unit**

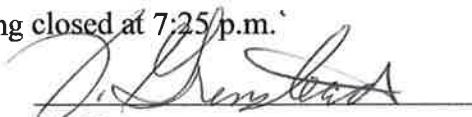
Mr. Kary moved to table the Development Plan/EAS#16-8-22 for The Enclave at Literary Pointe, Willoughby, OH 44094 for 2 duplex units, 1 triplex unit and a 3-unit townhomes and a 4-unit townhome, per the applicant's request, and Mr. Cook seconded.

ROLL CALL: Yeas: K. Kary; J. Cook; S. Norris, Chairman
 Absent: J. McCue; M. Wildermuth
 Nays: None

Motion Carried: TABLED

There being no further business the regular meeting closed at 7:25 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary