

**PLANNING COMMISSION
CITY OF WILLOUGHBY
OCTOBER 27, 2022
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; J. Cook; M. Wildermuth; J. McCue; S. Norris, Chairman
ABSENT: Tim Lannon, City Engineer
OTHERS: Aleksa Cyvas, City Engineers Office; Darryl Keller, Chief Bldg. & Zoning Official;
Stephanie Landgraf, 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

October 13, 2022

Mr. Kary moved to approve the Regular Meeting Minutes for October 13, 2022 as submitted and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

This item remains tabled per the applicant's request.

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

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

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**

Mr. Wildermuth moved untable the Rezone/EAS #13-7-22(a), PPN#27-B-052-0-00-004, Willoughby, OH 44094 from Airport District to Residential Multi-Family Low Rise and Mrs. McCue seconded.

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

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Motion Carried: UNTABLED

Chairman Norris said they received a memo from the law department. Ms. Landgraf said it is not a memo but based upon a memo sent from the applicant to the law department, if the commission is to move forward based on the modification to his request, they submitted the way the motion text should be made.

Mr. Joseph Conti, 2760 Loreto Dr., Willoughby Hills, OH and Mike Ross, 4735 Wood St., Willoughby, OH are representing this rezone application. Chairman Norris asked if Mr. Conti wished to move forward with what was already submitted or addressing the motion and Mr. Conti said addressing the motion.

Chairman Norris said the rezoning request has changed slightly for PPN#27-B-052-0-00-004 from airport district to residential multi-family low rise subject further as requested by the applicant that the rezone shall be limited to one-family dwellings and/or one-family attached dwellings to be set forth in a deed restriction approved by the city law department and recorded with the Lake County Recorder.

Mr. Kary said as this motion reads now, they can have one-family dwellings and/or one-family attached dwellings. Mr. Conti said it would not be both, it would be one or the other, but not a combination of both.

Mr. Cook asked Mr. Keller if there could be a 4-family dwelling within this zoning. Mr. Keller said there could be because they are townhomes and are zoned multi-family and if attached, can be up to four units.

Mr. Ross said this development will be similar to Kirtland Tudor Estates. Kirtland Tudor Estates is R-MF-L and there is a condominium portion but there will be a 2-unit built on S/L 18. Mr. Keller said it would be similar to Brookwood Crossing on Rt. 91 where there are attached multi-family dwellings and are on their own parcel but have common space.

Chairman Norris asked if the word condominiums was removed from the agenda and advertised as condominiums can these be built as condos. Ms. Landgraf said no, this is based on the Planning Commissions approval. This is only a recommendation and this still has to go to City Council. Mr. Ross said they are not asking for condominiums, and it was a mistake on their application.

Chairman Norris asked the board if they had any unanswered questions. Mr. Wildermuth asked Mr. Keller if the requested R-MF-L zoning restrictions are different then they are for R-50, etc. Mr. Keller said Chapter 1135 has perimeters but also has options for a Conditional Use for certain uses. Mr. Wildermuth asked if these are fee simple and Mr. Conti said yes. Chairman Norris asked if the deed restriction is permanent. Ms. Landgraf said it is permanent and follows the parcels and whatever they create.

Mr. Kary said this will open the board up to too many restrictions and conditions for this zoning classification. Mr. Kary read a statement as to his position against this rezone request. Chairman Norris said this restriction will

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control the upward density but would allow for more horizontal development. Mr. Kary would rather see them request R-60, R-80 or R-100. He would not entertain an R-50 zoning request. Mr. Ross said the units will be anywhere from 1,200-2,400 sq. ft. and will be ranch style. Chairman Norris said he would be more comfortable if it was a different zoning classification without having to add restrictions. Ms. Landgraf reiterated that this motion would be to recommend or not recommend the rezone, but City Council has the final decision.

Mr. Kary moved to approve the Rezone/EAS #13-7-22(a), PPN#27-B-052-0-00-004, Willoughby, OH 44094 from Airport District to Residential Multi-Family Low Rise subject further as requested by the applicant that the rezone shall be limited to one-family dwellings or one-family attached dwellings to be set forth in a deed restriction approved by the city law department and recorded with the Lake County Recorder and Mr. Cook seconded.

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

Motion Carried: DENIED

This item remains tabled per the applicant's request

**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**

NEW BUSINESS

The Standard on Lakeshore
Lakeshore Blvd.
(Rep.- George Davis, The Standard on Lakeshore LLC)

**Amendment to final plat to
modify property line/
PPN#27-B-057-R-00-001-0 thru
030-0**

Mr. George Davis of Probuilt Homes, 9124 Tyler Blvd., Mentor, OH 44060 is representing his amendment to a final plat for The Standard on Lakeshore.

Mr. Davis said there was a surveying error made. He gave the board some history of the property. He said there was litigation to take care of some encroachments along the western property line before he purchased the property. He said when he went to install the fence, he found there were quite a few encroachments. They sent letters to the homeowners regarding the encroachments. There were four surveys that came back showing a small property line

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difference. He said Lakeshore Blvd. has been widened over the years which caused a skew in the western property line. He is asking to replat this so it agrees with all the property lines and structures along the western property line. He said what the board is viewing this evening is the corrective plat. The shift is at an angle and can be as much as 12” but is typically 6-8” and gets smaller as you come toward the front. He said it is their error and they want to correct it.

Mr. Davis said they already installed the fence assuming this plat would be approved. The fence is now where it should be and makes his property smaller. Mr. Keller said they checked the setbacks etc. and there were no issues.

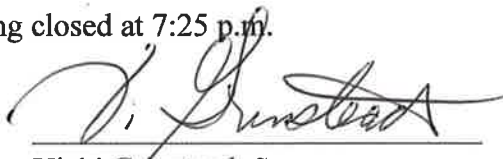
Mr. Wildermuth moved to accept the amendment to the Final Plat, modifying the property line for The Standard on Lakeshore, Lakeshore Blvd./PPN#27-B-057-R-00-001-0, PPN#27-B-057-R-00-002-0, PPN#27-B-057-R-00-003-0, PPN#27-B-057-R-00-004-0, PPN#27-B-057-R-00-005-0, PPN#27-B-057-R-00-006-0, PPN#27-B-057-R-00-007-0, PPN#27-B-057-R-00-008-0, PPN#27-B-057-R-00-009-0, PPN#27-B-057-R-00-010-0, PPN#27-B-057-R-00-011-0, PPN#27-B-057-R-00-012-0, PPN#27-B-057-R-00-013-0, PPN#27-B-057-R-00-014-0, PPN#27-B-057-R-00-015-0 PPN#27-B-057-R-00-016-0, PPN#27-B-057-R-00-017-0, PPN#27-B-057-R-00-018-0, PPN#27-B-057-R-00-019-0, PPN#27-B-057-R-00-020-0, PPN#27-B-057-R-00-021-0, PPN#27-B-057-R-00-022-0, PPN#27-B-057-R-00-023-0, PPN#27-B-057-R-00-024-0, PPN#27-B-057-R-00-025-0, PPN#27-B-057-R-00-026-0, PPN#27-B-057-R-00-027-0, PPN#27-B-057-R-00-028-0, PPN#27-B-057-R-00-029-0, PPN#27-B-057-R-00-030-0, Willoughby, OH 44094 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

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


Steve Norris, Chairman


Vicki Grinstead, Secretary