

**PLANNING COMMISSION
CITY OF WILLOUGHBY
NOVEMBER 10, 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;
Keith Pedersen, Asst. Law Director; Vicki Grinstead, Secretary

Chairman Norris called the regular in-person meeting to order at 7:06 p.m.

MINUTES

Regular Meeting Minutes

October 27, 2022

Mr. Kary moved to approve the Regular Meeting Minutes for October 27, 2022 as submitted and Mr. Cook seconded.

ROLL CALL: Yeas: J. McCue; K. Kary; M. Wildermuth; J. Cook; S. Norris, Chairman
 Absent: Nonc
 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)**

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 townhome

Chairman Norris said it is his preference to keep this tabled this evening so the Planning Commission can review the landscape plan that was just submitted to them this evening and the commission agreed to leave this agenda item on the table.

NEW BUSINESS

Sommers Development Group
Shankland Rd.
(Rep.- Greg Sommers)

**Rezone/EAS #17-10-22(a)
PPN#27A0150000240
from R-100 to R-MF-L
for 5 buildings, consisting of
16 units**

Mr. Sommers of Sommers Development Group, 10585 Sommerset Dr., Chardon, OH 44024 is representing the Rezone/EAS#17-10-22(a) for the property located at PPN#27A0150000240/Shankland Rd., Willoughby, OH 44094 from R-100 to R-MF-L.

Chairman Norris clarified for the audience that the legal said this is for townhomes which differs slightly from what is says on the agenda.

Mr. Sommers said the rezone to R-MF-L is for just a small portion of the site in the southeast corner to be consistent with the current zoning.

Chairman Norris said he appreciates Mr. Sommers submitting the supporting documents which helps them envision what will be constructed on the site if approved. The area to be rezoned is .2960 acres.

Mr. Kary addressed the EAS. Police and Fire-no concerns, Traffic impact-no issues, Noise, water, air pollution- no issues, Schools-minimal effect, Hazardous waste-no concerns, Storm water-no issues, Timeline-Begin winter of 2022 and complete summer/fall 2023.

Chairman Norris said this would increase the total potential area to 2.49 acres. Mrs. McCue said this is a good use of this piece of land that is being rezoned but is concerned that there may not be sufficient space to add a buffer especially when driving north on Shankland. Mr. Sommers said they will be installing a dense landscape buffer. Mrs. McCue said she wanted him to be sure to do this for both sides of the lot. Mr. Sommers said he would be cognizant of that when they submit.

Mr. Wildermuth moved to approve the Rezone/EAS #17-10-22(a) for the property located at PPN#27A0150000240/Shankland Rd., Willoughby, OH 44094 from R-100 to R-MF-L for 5 buildings, consisting of 16 units and Mr. Cook seconded.

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

Motion Carried: APPROVED

ALM Properties
Shankland Blvd.
(Rep.-Rick Thompson, Polaris Engineering)

**Lot split/4 lots
PPN#27-A-008-0-00-019-0**

**City of Willoughby
Regular Meeting Minutes
Planning Commission
November 10, 2022**

Mr. Rick Thompson, Surveyor for Polaris Engineering, 8648 Harvest Home, Mentor, OH 44060 is representing the lot split for ALM Properties.

Mr. Thompson said they want to split the parcel they retained in the previous lot split into 4 residential lots. All the lots meet the R-100 zoning requirements. Their plan is to acquire a buyer and construct four homes on the site sometime in the future.

Mr. Keller has no concerns on this lot split. The lots meet the R-100 requirements. Aleksa Cyvas of City Engineer's office said they will need to see drainage and utility easements based on the large parcel because it will need access to Shankland Rd. for utilities. She said Ridge Rd. is the high point and it drains down from there.

Mr. Thompson said his client only owns the parcel that encompasses the four lots, and a different owner owns the other parcel. Ms. Cyvas said the large parcel will need access somehow with whatever may be constructed there. Mr. Thompson said the whole one corner is open. Ms. Cyvas said if that large parcel has homes etc. that parcel will drain to the north.

Chairman Norris said he believes parcel one's northern edge has an existing swale, and she is saying there needs to be some kind of drainage easement along the northern edge for parcel one. Ms. Cyvas said the sanitary is along Shankland Rd. Mr. Thompson said the utilities are all out front.

Mr. Keller said this item will be addressed when the site plans for the lots are submitted. He said when these are submitted, they may ask for an easement on that north side. Mr. Thompson said the first two lots (1 & 2) are extra-long so he is sure that is what ALM had in mind when they had him split these originally.

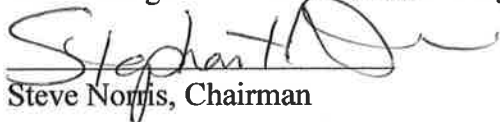
Chairman Norris said zoning's comments were these lots conform to the R-100 zoning requirements and the mayor does not have an issue with this lot split.

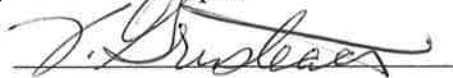
Mr. Cook moved to approve the lot split for ALM Properties for the property located at PPN#27-A-008-0-00-019-0/Shankland Rd., Willoughby, OH 44094 as submitted and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:26 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary