

**PLANNING COMMISSION
CITY OF WILLOUGHBY
FEBRUARY 10, 2022
REGULAR MEETING
MINUTES**

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

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

MINUTES

Public Hearing Meeting Minutes

January 27, 2022

Mr. Kary moved to approve the Public Hearing Meeting Minutes for January 27, 2022 as submitted and Mr. Cook seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

January 27, 2022

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

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Chairman Norris said the applicant has requested this item be tabled.

Kirtland Tudor Estates

Tudor Dr.

(Rep.- Mike Ross, Paratto-Ross Real Estate LLC)

Minor Subdivision

(PPN#21-A-022-0-00-029-0)

Mr. Kary moved to table the minor subdivision for Kirtland Tudor Estates, PPN#21-A-022-0-00-029-0 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

Former Union High School

25 Public Square

(Rep.- Mike Ross, Paratto-Ross Real Estate LLC)

Lot Split

(PPN#27-A-029-0-00-001-0)

Mr. Ross, 4735 Wood St., Willoughby, OH 44094 is representing this application for a lot split for the former Union High School.

Mr. Ross said the lot split is out of necessity for historic tax credit approval. The previous applicant had difficulty getting this application approved for tax credits at the state preservation office because the high school renovation was lumped in with the townhome project. The rationale for the lot split is they will only have to submit for the renovation of the high school being since it will be on its own parcel. This will significantly increase their chances to obtain the historic tax credits making this project more feasible.

Mr. Ross said they will appear before the commission again for the development plan, parking etc. The plat they have presented this evening shows the portion of the building that was approved for demolition sits across the new proposed property lines but there is a plat note that states it will be demolished. The approval for the demolition was just granted by the Design Review Board on February 9, 2022.

Chairman Norris said for the record regarding the lot split, the Staff Report states everything is conforming. The commission had no questions or concerns.


Mr. Cook moved to approve the lot split for the former Union High School, 25 Public Square/ PPN#27-A-029-0-00-001-0 as submitted, and Mr. Kary seconded.

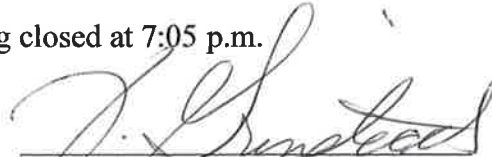
**City of Willoughby
Regular Meeting Minutes
Planning Commission
February 10, 2022**

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:05 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary