

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JULY 14, 2022
REGULAR MEETING
MINUTES**

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

Vice Chairman Wildermuth called the regular in-person meeting to order at 7:02 p.m.

MINUTES

Work Session Meeting Minutes

June 21, 2022

Mr. Cook moved to approve the Work Session Meeting Minutes for June 21, 2022 as submitted and Mr. Kary seconded.

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

Motion Carried: APPROVED

Public Hearing Meeting Minutes

June 23, 2022

Mr. Kary moved to approve the Public Hearing Meeting Minutes for June 23, 2022 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

June 23, 2022

Mr. Cook moved to approve the Regular Meeting Minutes for June 23, 2022 as submitted and Mrs. McCue seconded.

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

NEW BUSINESS

None

DISCUSSION

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

**Rezone from Limited Industrial
to General Industrial/
PPN#27B0390000300**

Mr. Jeffrey Ruple, Esq. is representing this discussion for Mr. John Ruple of DACCM.

Mr. Ruple, Esq. said this is the property between the railroad tracks on Pelton Rd. Mr. John Ruple acquired the property in 2013. He discovered the utilities were disconnected after purchasing the property. He gave a brief history of legal matters since he has owned this property. Mr. Ruple, Esq. said he is here this evening to try and find a use for this property. He, Mr. John Ruple and Mr. Lucas, City of Willoughby Law Director had a meeting in April of 2022 to discuss options for this property. He said Mr. Lucas sent him a letter stating there are practically no uses available for this property conditionally or otherwise. He said one of the suggested uses, if the property was rezoned was an impound lot. He said they are seeking to rezone to General Industrial use because there are more uses available under this zoning classification.

Mr. Kary asked again if there were no utilities available on this property. Mr. Ruple, Esq. said there was water at one time. There were two fire hydrants on the property that were moved across the street. He said there are railroads on both sides so they would have to go underneath the road. He said there may be lines under the road that belong to the railroad but may not be the correct type required and the expense was in the hundreds of thousands for one of the utilities. Mr. Kary said then the business would have to be able to function without electricity, water, or gas.

Vice Chairman Wildermuth said there would need to be a primary use on the site which would require a building and outdoor storage would be an accessory. Mr. Kary said if there were utilities, he may be able to build a storage facility. Mr. Ruple, Esq. said it may not be economically feasible to install utilities. There was more discussion on utilities. Vice Chairman Wildermuth said he may need to obtain variances for on-site storage for an impound lot as the primary use. The second variance would be to expand the number of vehicles or spots. He said this is a good hardship to obtain a variance. They would still need to follow all requirements such as fencing, security and lighting for an impound lot.

**City of Willoughby
Regular Meeting Minutes
Planning Commission
July 14, 2022**

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**

Mr. Conti said this is a triangular shaped lot that backs up to the second hole at Lost Nation Golf Course. They are presenting one ingress and one egress for approximately forty twin condominium units. They will maintain the established tree line on the right where the neighbor is. They would like to maintain as many mature trees as possible. They may need to regrade the ditch and add underground retention. He said at the small end they may install a retention basin as well. They will have a large cul-de-sac for city services and first responders.

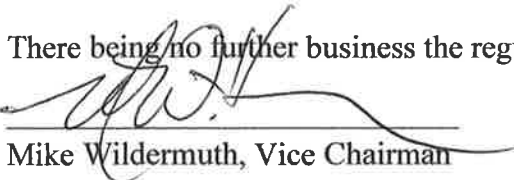
Mr. Kary said he is a Councilman, and this is his ward so has interest in this property. His constituents do not want more homes and would like more services such as a family grocery store, Dunkin Donuts etc. He would be in favor of adding five homes instead of forty. He said putting up forty condos with eighty cars onto Hodgson Rd. with no traffic light will cause serious issues. A traffic light there, because of the airport can cost \$500,000.00 which the city cannot afford. He said they have had storm water issues in this area already and are currently making changes to Ward Creek to mitigate this issue. He said there are no sidewalks there and they made the last developer install sidewalks. He said there are already 140 homes in Fairway Glenn, over 100 at Congressional, and with this development another 40 in a small area.

Mr. Kary asked what these condominiums bring to Ward 2 as something positive. Mr. Conti said they are trying to keep these in a first home buyer's range. He said they already anticipated putting in sidewalks since they saw them installed on the other side. He said there is also a need for empty nesters for this type of product. Willoughby is a desirable city to live in and people are looking to move here. He anticipates these being 2-bedrooms with a den and to be affordable. They are intending to leave space between the units to provide a comfortable living arrangement. Mr. Kary said that is all fine, but he does not see this as an asset for his ward and would still prefer single family homes. There was discussion on other property available for general business needs.

Mr. Conti said he already has spoken to a financial person who will back this project. There was discussion on installing a traffic signal on Hodgson but will take time to do studies. The airport does not want a light there because it is in their runway zone, so they have looked at re-routing Hodgson Rd. It would have to be a special traffic signal which is costly. There was more discussion on this item. Mr. Conti said maybe they can look into doing a feasibility study to install a light further north on Hodgson.

Mr. Kary advised Mr. Conti to work with the golf course because it is an issue with golf balls hitting existing homes even though the homeowners signed an agreement that they are responsible for any damage to their property.

There being no further business the regular meeting closed at 7:55 p.m.


Mike Wildermuth, Vice Chairman


Vicki Grinstead, Secretary