

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
AUGUST 11, 2022  
REGULAR MEETING  
MINUTES**

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

**Chairman Norris called the regular in-person meeting to order at 7:32 p.m.**

**MINUTES**

**Regular Meeting Minutes**

**July 28, 2022**

Mr. Kary moved to approve the Regular Meeting Minutes for July 28, 2022 as submitted and Mrs. McCue seconded.

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

**Motion Carried: APPROVED**

**OLD BUSINESS**

*This items 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)**

*This items remains tabled per the applicant's request*

**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**

**NEW BUSINESS**

**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**

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Mr. Conti said on the property maps this property is inside of the golf course and does not abut the airport and is used as a residential lot. He said they wish to develop it in a responsible manner. They will take into account the resident's concerns and will address them. They will make this a nice neighborhood. One of their biggest concerns is the ingress/egress of that lot. They were already aware of the water issues and will address this as well. He said this is the best use of this property because you do need density to attract more businesses such as commercial and retail. They will try to keep as many mature trees as possible and once the development is laid out, they will do the wetlands assessment.

Chairman Norris noted to the applicant that there are only four of the five members present this evening and let him know he would need 3 of the 4 votes to pass and recommend this to City Council.

Mr. Ross said they do want to discuss this but anytime during this discussion they can table this and Keith Petersen, Esq. said that was correct.

Chairman Norris addressed the EAS(a) based on the rezone. Traffic is a concern. Mr. Kary said Hodgson Rd. is a major cut-thru to Lost Nation Rd. He said Mr. Lannon stated this development will contribute to an existing problem at Hodgson and Lost Nation Rd. intersection where traffic signal was warranted prior to the Fairway Glen Development. The applicant should provide an updated traffic study or contribute to a city study and be expected to contribute to a future traffic solution at the proportion that this development increases traffic. He also stated sidewalks will be required to be installed along Hodgson Rd. Mr. Conti said he was aware of the traffic light issue and study and the installation of the sidewalks. Mr. Kary said this EAS is based on this proposal for rezoning and what the commission is required to do. Chairman Norris said speeding and traffic safety is a concern. Hazardous materials/waste: none. FD: None for rezone, but if a development is constructed it will be more of a demand on FD Station #2. Waste water/sanitary: A study needs to be done to check for condition and capacity due to growth in the area. Storm water: Major concern in this area. There is flooding on North Bay which goes into Ward Creek. Mr. Conti said they will do underground retention, retention ponds or regrading of the ditch which will benefit the rest of the neighborhoods. Mr. Lannon said the master drainage plan shows this area should flow to Lost Nation Rd., so there is a stub for it. The system at Lost Nation is designed for it but there is no storm sewer. The first development in would be expected to build a storm sewer from Lost Nation to the site, and assuming the ditch is too shallow to connect to. The ditch flows east to Ward Creek and the master plans does not show it going there. Mr. Lannon said high wall plumbing with grinder pump for basement connections or slab construction should be used for developments in this area. This will head off future basement issues. Noise/water/noise pollution: limited, possible sounds issues with golf course and/or neighborhood noise. There will be a wetlands survey completed and they will design around it if possible. School system: limited looking for empty nesters. Chairman Norris noted on their application it shows attached condos. Mr. Conti said it is a misrepresentation and they are attached homes. Timeline: start is 2023 and complete in approximately one year.

Mr. Ross said their intention is to do approximately 40 ranch style, owned attached homes. The current zoning classification does not reflect the best use of the property and is not financially feasible. They will make sure the

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drainage is addressed properly. He said there is a need in the market for ranch style homes and hopes this will increase the value of the existing homes in the area. Mr. Ross said if the current homeowner decided to build something within the current zoning it could be any number of things such as an airport control terminal, hotel, motels etc. These uses could devalue the adjacent residential properties. Every residential property that abuts the golf course in Willoughby is zoned R-MF-L except for this parcel and Mr. Kary confirmed this. Mr. Kary said the difference is all these single-family homes are platted and built and are not attached. He said there is not the density of seven acres with forty attached homes. Mr. Ross explained that the attached homes will give more separation between the units which will provide a more spacious feel. He said they can build a different product if the commission prefers. Mr. Kary feels this is proposal unacceptable but would not have an issue with single family homes similar to what is on North Bay. Mr. Conti said they have been working on an alternative idea such as single-family homes with less density. He said until they have a wetlands survey, they do not know how many homes they can put on this site.

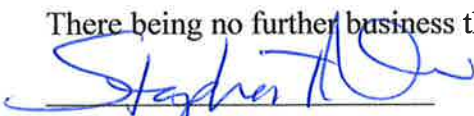
Chairman Norris and Mr. Kary both share the concern that the applicant can change his mind and add apartments etc. to this rezoning classification of R-MF-L. Chairman Norris said maybe the zoning they are applying for is not the correct one if they are thinking of doing unattached homes. Mr. Conti wants to work with the Planning Commission and residents and would like table and come back. Mr. Kary said he prefers R-80 zoning. Mr. Ross said the thought process behind the R-MF-L zoning was flexibility of the side yard setbacks where you can attached two units and lay it out more thoughtfully with the 20' separation. Mr. Ross said they will speak to Law Director Mike Lucas to see if they can read into the motion a way to confirm their commitment to only build a certain product in this zoning. Mr. Conti asked to be tabled.

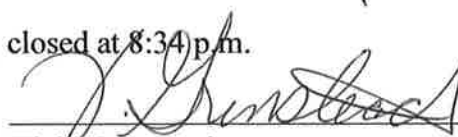
Mr. Cook moved to table the rezone for PPN#27-B-052-0-00-004/Pelton Rd. and EAS#13-7-22(a), per the applicant's request, for Joseph Conti, and Mrs. McCue seconded.

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

**Motion Carried:    TABLED**

There being no further business the regular meeting closed at 8:34 p.m.

  
Steve Norris, Chairman

  
Vicki Grinstead, Secretary