

**PLANNING COMMISSION
CITY OF WILLOUGHBY
SEPTEMBER 8, 2022
REGULAR MEETING
MINUTES**

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

Vice Chairman Wildermuth called the regular in-person meeting to order at 7:00 p.m.

MINUTES

Public Hearing Meeting Minutes

August 11, 2022

Mr. Kary moved to approve the Public Hearing Meeting Minutes for August 11, 2022 as submitted and Mr. Cook seconded.

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

Motion Carried: APPROVED

Public Hearing Meeting Minutes

August 25, 2022

Mr. Kary moved to approve the Public Hearing Meeting Minutes for August 25, 2022 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

August 25, 2022

Mr. Kary moved to approve the Regular Meeting Minutes for August 25, 2022 as submitted and Mrs. McCue seconded.

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

This item 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**

This item remains tabled per the applicant's request.

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**

NEW BUSINESS

ALM Lake Properties LLC
Shankland Blvd./Ridge Rd.
(Rep.- Rick Thompson, Polaris Engineering & Surveying)

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

Mr. Rick Thompson, Chief Surveyor for Polaris Engineering & Surveying is representing ALM Lake Properties LLC for a lot split.

Mr. Thompson said his client wants this parcel split into Parcels A and B. ALM Lake Properties LLC does want to retain Parcel A, but sell Parcel B. Chairman Wildermuth asked if Mr. Thompson knew how these parcels would be utilized and Mr. Thompson did not know. Mr. Thompson said Parcel B has a gas well and asphalt parking which used to belong to the school.

Chairman Wildermuth asked if they intend to keep Parcel A as one buildable lot and Mr. Thompson said yes, that is what he was told.

**City of Willoughby
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Mr. Cook moved to approve the lot split for PPN#27-A-008-0-019-0/Shankland Blvd./Ridge Rd., for ALM Lake Properties LLC and Mrs. McCue seconded.

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

Motion Carried: APPROVED

Andrews Ridge
Johnnycake Ridge
(Rep.- George David, Probuilt Homes)

Final Plat & Improvement Plans
PPN#27A-031-0-00-017-0
(full parcel), portions of 27-A-031-0-
00-002-0, 016-0 & 018-0

Mr. Davis said the plan has not changed from the preliminary plan approval. They have been working out design issues with the engineering department and the various utilities. There has been a slight change in the detention. They did soil studies and worked with Engineer Lannon to redesign that. The lots are all the same as originally approved. They provided the Commission with sight line information requested by Mrs. McCue.

Mr. Kary said there was a previously approved development and the lots ended up not being compliant with our code and he asked Mr. Davis if all these lots are in compliance with the city code as far as size. Mr. Davis asked Mr. Novak of Barrington Consulting to address this question. Mr. Novak said yes, the lots are in compliance. He said he has worked on this with Mrs. Brooks in the Building Department.

Mr. Lannon said they are still working on details with the pump station force main, but there will be sanitary sewer service. They are making sure it complies with the WPCC requirements. They are still waiting on water main approval from Lake County Utilities. They are waiting on approval for the SWP plan regarding wetlands and were just waiting on documentation. Planning Commission can approve contingent on final construction plan approvals.

Mrs. McCue said they opted to clear out the vegetation along the corridor and Mr. Davis said yes. Mrs. McCue said for the evergreen spacing; if a single row, be 5' on center, otherwise 8' on center if the evergreens will be staggered 4' diagonal row. She also said between the Hawthorne trees maybe install a deciduous 3-4' high shrub in an arch to soften the long line. Mr. Davis said they previously decided the deed restrictions will not allow certain lots to having fencing in this area. Mrs. McCue asked where they plan to install the development sign. Mr. Davis said on the western edge in the bed. Mr. Davis said he asked Barrington to add the deed restriction regarding no fencing on the plat, but it is not on there. Mrs. McCue suggested they make the potential homeowners aware when they purchase these lots, so it does not become an issue in the future for the HOA. Mr. Davis said he would prefer it to be a condition of approval and he would still like it added to the plat. There will be no fences of any kind allowed for lots 47-51 that back up to Ridge Rd. The only fences allowed will be open style wrought iron/aluminum fences around a pool.

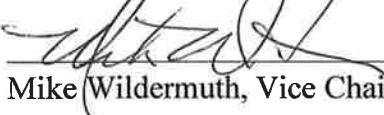
**City of Willoughby
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Mr. Cook moved to approve the Final Plat and Improvement Plans for Andrews Ridge, PPN#27A-031-0-00-017-0 (full parcel), portions of 27-A-031-0-00-002-0, 016-0 & 018-0 as submitted but subject to no fences of any kind permitted on Sublots 47-51 that back up to Ridge Rd. and the evergreen tree spacing along Ridge Rd. to be 5' on center for a single row, or 8' on center, 4' diagonal for a double row, with the addition of 3-4' minimum height deciduous scrubs in front of the Hawthorne trees to bridge the gap and Mr. Kary seconded.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:22 p.m.


Mike Wildermuth, Vice Chairman


Vicki Grinstead, Secretary