

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JANUARY 28, 2021
REGULAR MEETING
MINUTES**

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

Chairman Norris called the regular virtual Zoom meeting to order at 7:25 p.m.

Chairman Norris said Mr. Sommers has asked to withdraw his Public Hearing request for rezoning of the YMCA front parcels located at 37100 Euclid Ave., Willoughby, OH 44094.

Chairman Norris said the motion for the December 10, 2020 regular meeting minutes will need to be changed to say "as submitted". The motion was changed during the meeting to say "as corrected" but after further review by Mrs. Grinstead and Mr. Kary it was decided the minutes will stand as originally submitted.

Mr. Kary moved to approve the Regular Meeting Minutes for December 10, 2020 as submitted and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

MINUTES

Public Hearing Meeting Minutes

January 14, 2021

Mr. Wildermuth said there was a typo on page 2 which will be corrected.

Mr. Wildermuth moved to approve the Public Hearing Meeting Minutes for January 14, 2021 as corrected and Mrs. McCue seconded.

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

Motion Carried: APPROVED

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Regular Meeting Minutes

January 14, 2021

Mrs. McCue said there was a typo in the motion on Page 4 that will be corrected to Mrs. McCue. Also, there was a comment on Page 9 in the first paragraph that will be rephrased.

Mrs. McCue moved to approve the Regular Meeting Minutes for January 14, 2021 as corrected and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

The lot split, rezoning/EAS, Development Plan/EAS applications for the former YMCA, 37100 Euclid Ave., Willoughby, OH 44094, have been withdrawn by Mr. Sommers.

This item remains tabled per the applicant's request.

Former YMCA
37100 Euclid Ave.
(Rep.- Greg Sommers, Sommers Real Estate Group)

**Lot Split/PPN#27-A-015-0-00-018-0,
27-A-015-0-00-005-0,
27-A-015-0-00-004-0,
27-A-015-0-00-017-0,
Parcel A- 1.0 acres,
Parcel B- 1.031 acres,
Parcel C (Remaining
parcel)- 1.8492 acres**

This item remains tabled per the applicant's request.

Former YMCA
37100 Euclid Ave.
(Rep.- Greg Sommers, Sommers Real Estate Group)

**Rezoning/EAS
Rezoning of front parcels:
PPN# 27-A-015-0-00-018-0,
27-A-015-0-00-005-0,
27-A-015-0-00-004-0,
27-A-015-0-00-017-0
from Residential Multi-Family Low
Rise to General Business**

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This item remains tabled per the applicant's request.

Former YMCA
37100 Euclid Ave.
(Rep.- Greg Sommers, Sommers Real Estate Group)

Development Plan/EAS

NEW BUSINESS

Dr. Norris said the application for ALM Lake Properties LLC will be tabled this evening.

ALM Lake Properties LLC
Shankland Rd. & Ridge Rd.
(Rep.- Jeff Smul, 20th Century Construction)

**Major Subdivision- Preliminary Plat/new
11-home subdivision,
PPN#28-A-008-0-00-019-0**

Mr. Kary moved to table the Preliminary Plat for ALM Lake Prosperities LLC for a new 11-home subdivision on Shankland Rd. and Ridge Rd. and Mrs. McCue seconded.

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

Motion Carried: TABLED

Planning Commission

**Text Amendment to: C.O. 1163.08
Temporary Sign Regulations**

Stephanie Landgraf, is representing the Text Amendment to Codified Ordinance 1163.08, Temporary Sign Regulations. Ms. Landgraf said the Law Dept. does not have anything to add.

Mr. Kary asked if the city could have mandates on the size of political signs. Ms. Landgraf said you can to a certain extent to time, place and manner regulations and gave a brief explanation and examples. Mr. Kary said he has had several phone calls on this topic and in regard to vulgar language on the signs. Ms. Landgraf said it is protected speech by the Supreme Court. Mr. Kary asked if people carrying signs on each side of their person is allowed and Ms. Landgraf said yes. Mr. Kary asked if a flag is considered political signage and Ms. Landgraf said yes, it is considered political speech.

Mr. Wildermuth moved to approve and recommend to City Council the Text Amendment to Codified Ordinance 1163.08, Temporary Sign Regulations, as submitted, for the City of Willoughby, One Public Square, Willoughby, OH 44094 and Mrs. McCue seconded.

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

Motion Carried: APPROVED

DISCUSSION

38518 Adkins Road and adjoining vacant lots.
(Rep. Michael T. Denk, P.E., Denk Associates, Inc.)

**7 total residential units, 1 single family and
3 two-family units on one zoning parcel
PPN#27-B-051-B-11-002-0 thru 005-0**

Mr. Denk, 8769 Quail Circle, Kirtland, OH 44094 is representing this discussion.

Mr. Denk said the anchor of the property is at 38518 Adkins Road and is an existing residence. The same person owns the same three parcels that front Lost Nation Rd. and are approximately 66' in width. He said these lots are skinny and deep. The one home would have a driveway off of Lost Nation. He said their concept includes three adjoining units and one unit with a deep lot off Adkins, which is a single suite. These would be two-bedroom units will have an office, two-car attached garage, living room, kitchen and laundry room. He showed the Board the site and possible floor plans. He would like these to fit in with the existing neighborhood. He said an advantage of this plan is the drive that would come off of Adkins and would lead to the rear of each of the structures; the front of unit 7 but the rear of 1-6.

Mr. Kary said he would have to ask for a rezone to Residential Multi-Family Low-Rise. Mr. Kary said since these would be condominiums would they be rented or owner occupied? Mr. Denk said they want to do owner occupied. He said they would be occupied himself and family members. Mr. Kary said he does not want to see these become rentals and they have put stipulations on previous developments. Mr. Denk agreed with Mr. Kary's concerns. Mr. Kary said this could be spot zoning and it benefits the owner of the property and at times is a detriment of the surrounding properties. Mr. Denk feels what he is presenting will fit in with the existing neighborhood.

Dr. Norris said he appreciates the idea and presentation, but is not a fan of spot zoning. He said the existing neighborhoods are R-80 and this would be a significant change in zoning for lot area, density and setbacks, and is nonconforming. He said it may also set a precedent for other areas. He said when he was on City Council he worked to make sure the zoning up and down Lost Nation Road stayed consistent. He asked Mr. Keller, Chief Building/Zoning Inspector, his thoughts on the matter.

Mr. Keller said he agrees the zoning change can open the city up to precedent. He said he does not see the hardship because there are four buildable lots for homes. He said even with a zoning change there would be several zoning variances required. Mr. Wildermuth pointed out the setback off Adkins Rd. is 30' off or 30' less of buildable area. He said the setback line was drawn to the center line of Adkins Rd. He said this pushed units 3,4,5 and 6 back 30'.

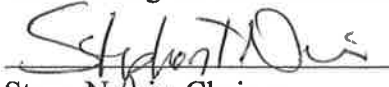
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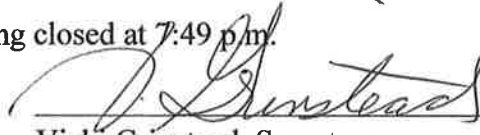
Mrs. McCue had concerns about the backs of the units being too close to the street and may not allow for any type of buffering. She said it may also wipe out most of the trees by the time they add mounding and retention.

Mr. Denk said being on the end and doing something that does fit into the neighborhood will not necessarily set a precedent.

Chairman Norris said the Board has received their yearly business summary for the year 2020 if there was anything anyone wished to discuss. He also said if anyone would like to discuss any annual recommendations to the Mayor for capital improvements to please let him know.

There being no further business the regular meeting closed at 7:49 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary