

**PLANNING COMMISSION
CITY OF WILLOUGHBY
OCTOBER 8, 2020
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; S. Norris; J. McCue; M. Wildermuth, Chairman

ABSENT: Tim Lannon, City Engineer; M. Merhar

OTHERS: Abigail Bell, Esq.; Darryl Keller, Chief Bldg. & Zoning Official; Vicki Grinstead, Secretary

Chairman Wildermuth called the regular virtual Zoom meeting to order at 7:00 p.m.

MINUTES

Regular Hearing Meeting Minutes

September 10, 2020

Mr. Kary moved to approve the Regular Hearing Meeting Minutes for September 10, 2020 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

Public Hearing Meeting Minutes

September 10, 2020

Mr. Kary moved to approve the Public Hearing Meeting Minutes for September 10, 2020 as submitted and Mrs. McCue seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

These items will remain tabled per the applicant's request

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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**

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**

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

Development Plan

NEW BUSINESS

GD3 Ventures, LLC
Lakeshore Blvd.
(Rep.- George Davis, GD3 Ventures, LLC)

**Development Plan/EAS
(PPN#27B0570000030)**

Mr. Davis of GD3 Ventures LLC (Probuilt Homes), 9124 Tyler Blvd., Mentor, OH 44060 is representing a Development Plan/EAS for a 27-unit multi-family development, consisting of 9 buildings, on Lakeshore Blvd./ PPN#27B0570000030, Willoughby, OH 44094.

Mr. Davis said the site is level with no wetlands and is an ideal place for an attached community. He said they are requesting to develop a 27-unit attached community. He said his goal is to build his entire community at one time and would like to address the fact that these will be rentals. He explained to the Board that if he developed these as condominiums he would only be able to build one building at a time. He explained it would take approximately four to five years to build the entire community. He gave the Board some insight on how the lending market works with constructing condominiums.

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Mr. Davis said these units will rent for \$1400-1500 per month, with a one-year minimum lease term, and is willing to stipulate, in the condo declaration, that the only person allowed to lease the units is the declarant, which would be Mr. Davis. Any resident that would buy there would have to be owner occupied and this will be stipulated in the condo declaration so there is no way to get around it. He said he would be happy to meet any of the Board members to walk the property. He said his intention is to sell these units as condominiums. The planned community does include amenities such as a dog park, pavilion with grills, picnic tables, walking paths etc. Mr. Davis said his company, Probuilt Homes, will be the builder on this project. He believes this will be a boost for the north end of Willoughby and hopes it will boost retail sales in that area as well.

Mr. Kary asked for clarity for the time frame from apartments to condos. Mr. Davis said these will always be condominiums but he is the owner of every condo. Once these are built they will be platted as condos. He said he is doing it this way so he does not have to have 51% of them sold to get a conventional loan. He said as tenants moved out, through attrition, he would sell two to three buildings at a time. He may offer a current tenant an incentive to move to another building. Mr. Kary wants to know what the time frame would be, that the city could expect, for these to all be owner occupied. Mr. Davis said it is hard to say because it is market driven, but his goal is between three to five years. Mr. Kary's concern is these could sit as apartments and be rented out indefinitely. Mr. Davis said his goal is to sell them at a price of \$180-190,000. He said these are higher end condos with granite countertops etc. Mr. Kary said then there is no guarantee to the city that these will all become owner occupied condos and Mr. Davis said this is correct.

Chairman Wildermuth said the Board received a copy of an email from the Mayor regarding a meeting that he had with Mr. Davis, where he discusses the administration recommends it be a minimum of 6 months or a maximum of two years before all units are converted to condos. Mr. Davis said he cannot guarantee that and said maybe this should be tabled and more discussion may be relevant. He said maybe there was confusion that this time frame may be when he would have them all built and platted as condos. Mr. Kary said he would like clarity from the Mayor and Mr. Thielman on this.

Dr. Norris asked if these were being presented as apartments for purposes of financing and then being converted to condos. Mr. Davis said no, it's a condominium community, but they will be leased. Mr. Davis would be the HOA board and there will be condo decs and bylaws. Dr. Norris supports the project, but also has a concern that these may end up as just apartments. Mr. Davis is willing to do a Memorandum of Understanding (M.O.U.), which he has done with another community, that this will be market rate with no subsidized rent. Dr. Norris said he would not say no to a project that would bring new students to the Willoughby school system. Mr. Kary spoke to the superintendent of the Willoughby/Eastlake School system who has no issues with more children entering the school system. Mr. Kary said he would like to see this project work and agrees with Dr. Norris. Dr. Norris is in favor of the above mentioned M.O.U.

Mr. Davis asked if he could table this application.

Mrs. McCue said she has a few questions before they table this application. She asked if there would be another person Mr. Davis could sell to if he no longer wanted to be the declarant; as an extra layer of protection for the city. Mr. Davis said he never really thought about this and this person would have to have significant capital.

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Mrs. McCue said they added fencing to the R-50 perimeters and she said this would include the cemetery. Mr. Davis said he could put fencing along the cemetery. Mrs. McCue said she wondered if this would make sense; she also wondered if there would be maintenance issues with fences being back to back with the adjacent homeowners. Mr. Davis said he is willing to do whatever the Board would prefer. He could do a landscape buffer with pines, fencing etc. He said he went with the fencing to keep out the adjacent residents that currently use the property as a pass through. He would be willing to meet at the site to discuss landscaping options.

Mrs. McCue wanted to make sure the gas well that is there will be capped. Mr. Davis confirmed with Mr. Figler that the gas well is capped and has an ODNR report and a "clean" wetlands report he can submit. Mrs. McCue suggested putting some trees along the trail for shade. Mr. Davis said he will do whatever the Board feels is best for the community. He said he may even consider putting a vinyl coated chain link fence just to keep cross traffic out of the community.

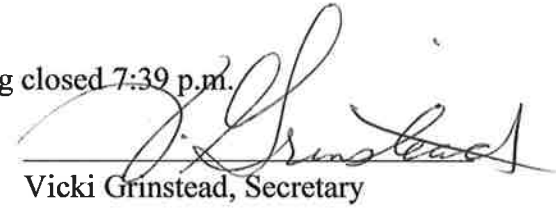
Dr. Norris moved to table the Development Plan/EAS for GD3 Ventures, LLC the property located on Lakeshore Blvd./ PPN#27B0570000030, Willoughby, OH 44094 and Mr. Kary seconded.

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

Motion Carried: TABLED

There being no further business the regular meeting closed 7:39 p.m.


Mike Wildermuth, Chairman


Vicki Grinstead, Secretary