

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
MAY 9, 2024  
REGULAR MEETING  
MINUTES**

**PRESENT:** Jim Cook; K. Kary; Ben Capelle; S. Norris Chairman  
**ABSENT:** M. Wildermuth  
**OTHERS:** Keith Pedersen, Asst. Law Director; Tim Lannon, City Engineer;  
Larry Puskas, Chief Bldg. & Zoning Official; Vicki Grinstead, Secretary

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

**MINUTES**

**Public Hearing Meeting Minutes**

**April 11, 2024**

Mr. Cook moved to approve the Planning Commission Public Hearing Meeting Minutes for April 11, 2024 as submitted and Mr. Capelle seconded.

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

**Motion Carried:     APPROVED**

**Regular Meeting Minutes**

**April 11, 2024**

Mr. Capelle moved to approve the Planning Commission Regular Meeting Minutes for April 11, 2024 as submitted and Mr. Cook seconded.

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

**Motion Carried:     APPROVED**

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**None**

**DISCUSSION**

**McKinley Community Project**

**Senior housing development**

1200 Lost Nation Rd./ PPN#27-B-056-C-00-025-0,  
27-B-056-D-00-001-0, 27-B-056-D-00-002-0,  
27-B-056-D-00-003-0

(Rep.- Steve Jennings, LDA Architects, Mike Currier,  
McKinley Outreach Center)

Mr. Jennings of LDA Architects, 5000 Euclid Ave., Cleveland, OH and Mr. Mike Currier, 38083 Erie Rd., Willoughby, OH 44094 of the McKinley Outreach Center are representing the discussion for a senior housing development.

Mr. Jennings said the plan they are presenting is for vacant land behind the McKinley Outreach Center for senior housing. The plan they have submitted is in response to a significant amount of public feedback they received from a previous Board of Zoning Appeals (BZA) meeting (4-10-24). They have tried to address some of these comments and provide a plan that is compliant with the zoning code. They will continue to work with the staff at the city so they will not require any variances for this proposal.

Mr. Jennings said they are proposing eight duplex units and one single family unit. They also presented the board with additional plans for discussion. The two main items they have changed since the BZA meeting are that all of the units are 1,000 sq. ft. and also have enclosed garages. The one item the public did not like was they connected the Windermere street, so in the initial plan they provided at tonight's meeting they have separated that so the new development does not connect to Windermere. They also provided a turn around which could be a "T" shape or a cul-de-sac for emergency vehicles.

Mr. Currier said the reason they are presenting this is the outreach center has been there for eleven years and deals with thousands of people, and recently has become evident to them that the greatest growing need is for seniors with food insecurities and struggles with housing situations. They are bringing this to the city because this will fit into their mission to help people. They need to sell the property because they need to strengthen the financial base for the outreach center. They have two options; 1) to sell to a developer and they would have no control over who lives there or what type of homes are built or 2) a fifty-five and over senior housing community who need some help. He said they have met with the neighborhood, the councilperson and administration to work through the plan to best suit this area.

Chairman Norris asked what site plan they prefer and want to discuss. Mr. Jennings said the original site plan dated April 23, 2024 is their preference. The additional plans are more for discussion to show other options that would be compliant with the zoning. He said all the units are 1,000 sq. ft.

**City of Willoughby**  
**Planning Commission**  
**Minutes**  
**May 9, 2024**

Chairman Norris asked Mr. Puskas if these have been reviewed. Mr. Puskas, Chief Building Official said a couple things he noticed were that there should be a required rear and side setback of 75' from the school. Mr. Currier said this is not a school and has been an outreach center for eleven years and will not be going back to a school. Mr. Puskas said the street width looks like it is 20' and should be 36' wide according to code. He said the turnaround/cul-de-sac would have to comply with the fire departments code/requirements. Also, engineering would have to review the plan as far as the public right-of-way and Windermere dead ending. Mr. Jennings said that is why they submitted the additional plans showing the road connecting and are willing to work with the city to comply with whatever is needed.

Mr. Kary asked Mr. Currier to clarify senior housing. Mr. Currier said it aimed at people that are struggling financially or to be able to maintain a home. Mr. Kary asked about Extended Housing being involved and what their role is and it seems to differ dramatically from what Mr. Currier is saying. Mr. Currier said Extended Housing reaches out to people who are struggling in their life with physical, mental, or emotional issues or common issues that people struggle with as they age. They bring people in that qualify and monitor them every month as far as maintenance and paying their rent. They do not tolerate drug use or excessive alcohol use. Their residents live in these units an average of 6-10 years. This is not a recovery home like the other places in Willoughby.

Chairman Norris asked what Extended Housing's role is for this development. Mr. Currier said the residents have to be from Lake County only that are struggling in the 55 and over age group. They would vet them to make sure they could afford some part of the rent and they are responsible but may require assistance financially and in terms of encouragement to be able to handle having a place to live or they may end up on the street. Extended Housing has control over who lives there and it is monitored monthly as opposed to a developer who has no control who moves in. There are several places run by Extended Housing in Willoughby and they have an impeccable record and they maintain their homes and there are no problems.

Mr. Cook asked if there is an affiliation with the ADAMHS Board of Lake County with Extended Housing and Mr. Currier said yes. Mr. Capelle asked will part of the sale agreement be that there will be restrictions on the deed as to who Extended Housing can permit to live there or will they have full control. Mr. Currier said they will have full control but the deed restriction will be a 55 and over senior housing community.

Mr. Kary read an excerpt from Extended Housing's website that says in part: their mission is to support individuals with severe and persistent mental illness to live as independently as possible. Program enrollment requires low income and the diagnosis of a serious mental illness. There was a discussion on what mental illness is. Mr. Cook said a serious mental illness would be schizophrenia or bi-polar disease. Mr. Currier said there is also depression, anxiety, PTSD etc. Chairman Norris said he applauds Mr. Currier on how he is trying to help people.

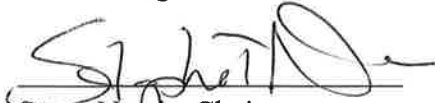
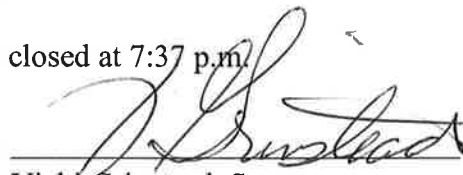
Mr. Kary said he prefers single family residences in this area and wants to see this neighborhood continue to grow. He sees this in terms of economic development and would like long term residents to add to the fabric of this community. He has been working with Councilperson Sievers to get a grocery type store in this area but it is based on population and growth and adding eight or ten homes may help that vision. Mr. Currier said this will be one-story duplexes that will be beautiful and fit into the neighborhood. They prefer for Extended Housing to have control over this development because they have a stable forty year track record.

Mr. Jennings said he would like feedback for how the development will be laid out as far as streets etc. Chairman Norris said he prefers options 2 and 3 from this evenings submittal because it connects the existing streets and

**City of Willoughby**  
**Planning Commission**  
**Minutes**  
**May 9, 2024**

would provide better traffic flow. He also prefers attached garages as opposed to detached garages in the rear. Mr. Jennings said the only reason they showed the streets dead ending was from the public comments of the BZA meeting as mentioned earlier. He said the benefit of the detached garage is that it allows for more buildable area per parcel, but for functional purposes he also prefers attached garages as well. He said regardless of who lives here in the R-50 zone district duplexes are permitted on individual parcels. Mr. Capelle said he agrees with Chairman Norris and he prefers option 2 showing the streets connecting. He would also prefer sidewalks on both sides of the street. Mr. Cook asked if they are designing this specifically for Extended Housing. Mr. Jennings said no, they are designing this to be compliant with the zoning code but if the McKinley Center decides to go with Extended Housing that is their prerogative. They would sell the property with the intent the new owner would build these. Mr. Jennings said option 2 seems to be the preference of the commission. Chairman Norris said he also does not mind option 3 which orients the homes.

There being no further business the regular meeting closed at 7:37 p.m.

  
Steve Norris, Chairman  
Vicki Grinstead, Secretary