

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JUNE 24, 2021
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; J. McCue; M. Wildermuth; M. Merhar; S. Norris, Chairman
ABSENT: None
OTHERS: Abigail Bell, Asst. Law Director; Darryl Keller, Chief Bldg. & Zoning Official
Tim Lannon, City Engineer; Vicki Grinstead, Secretary

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

MINUTES

Public Hearing Meeting Minutes

June 10, 2021

Mr. Wildermuth moved to approve the Public Hearing Meeting Minutes for June 10, 2021 as submitted and Mr. Kary seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

June 10, 2021

Mr. Wildermuth moved to approve the Regular Meeting Minutes for June 10, 2021 as submitted and Mr. Kary seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Chagrin Mill Farm
5363 SOM Center Rd.
(Rep.-Rick Sommers, Sommers Development Group)

**Lot split PPN#27A007A000090,
080, 140 for the model home**

Mr. Sommers, 10585 Somerset Dr., Chardon, OH of Sommers Development Group is representing the lot split for Chagrin Mill Farm.

Mr. Sommers said he is asking for a lot split to create the first lot on the left side of the subdivision to construct the model home prior to the completion of the subdivision.

Mr. Kary asked who the builder was for the subdivision. Mr. Sommers said Pulte Homes.

Chairman Norris asked Mr. Keller if this is standard practice to construct the model home. Mr. Keller said yes, they matched it up with the originally approved plat.

Mr. Kary moved to approve the lot split of PPN#27A007A000090, 080, 140 for the model home for Chagrin Mill Farm, 5363 SOM Center Rd., Willoughby, OH 44094 and Mrs. McCue seconded.

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

Motion Carried: APPROVED

Aldi's
37100 Euclid Ave.
(Rep.-Rick Sommers, Sommers Development Group)

**Lot split PPN#27A0150000180, 040,
050, 170**

Mr. Sommers, 10585 Somerset Dr., Chardon, OH of Sommers Development Group is representing the lot split for Aldi's.

Mr. Sommers said there are four parcels that make up the former YMCA property. He said at previous meetings the Planning Commission and Council approved the front parcels to be rezoned to General Business to accommodate Aldi's. They need the lot split to construct the Aldi's on the front parcels that were rezoned.

Mr. Wildermuth asked if the parcels have been consolidate yet and Mr. Sommers said not yet. He believes this will be done after the approval of the lot split and the recording of the plat. Chairman Norris said the lot cannot be split until the parcels have been consolidated and that will be a condition of this approval. Mr. Sommers said they expect to bring in a set of plans for Aldi's and expect demolition and the abatement of asbestos to start within thirty days.

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Chairman Norris said the remaining lands will remain Residential Multi-Family. Mr. Keller said it is a nonconforming lot, but was existing nonconforming prior, but now they are putting the delineation at the zoning line, so it cleans it up a bit.

Mr. Wildermuth asked if they intend to consolidate this property with land from the school. Mr. Sommers said they are currently under contract with the school board for part of the property that used to be the YMCA parking lot.

Mr. Wildermuth moved to approve the lot split of PPN#27A0150000180, 040, 050, 170 subject to the contingency of the approval of the consolidation for Aldi's, 37100 Euclid Ave., Willoughby, OH 44094 and Mr. Merhar seconded.

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

Motion Carried: APPROVED

DISCUSSION

20TH Century Construction
Shankland and Ridge Rds.
(Mr. Jeff Smul and Mr. Tom Riebe)

**Rezone R-100 to R-60 of
PPN#27-A-008-0-00-019-0**

Mr. Riebe is here this evening to discuss rezoning the property at Shankland at Ridge Road from a R-100 to an R-60 zone district. He wishes to construct 19 homes for a 55+ community with amenities such as snowplowing, landscaping etc. He said the street would come out on Shankland which would be safer than it coming off of Rt. 84. Mr. Merhar said his big concern is their lot is surrounded by R-100 down Shankland and Rt. 84. and the school property. Mr. Kary asked why this has to go from R-100 to R-60. Mr. Riebe said if he made the lots larger the homeowners would have to pay more to maintain them. He believes Willoughby needs this type of project because of the aging population. Mr. Kary asked if the project would not work if it was zoned R-80. Mr. Riebe asked if they would prefer the lots coming onto Johnnycake. Mr. Kary said if they offered him R-80 how many homes could they put in and Mr. Riebe said he is unsure without reworking the plan. He said their products speak for themselves. They have had a lot of requests for this type of development with smaller lots and does not believe this will affect the surrounding residents. There was more discussion on different zoning in the surrounding areas.

Mr. Kary said the development on Rt. 91, the developer came in with approximately 90 homes and compromised with 47 homes even though they went from an R-100 to an R-60. Mr. Wildermuth said it looks like R-80 zoning even though it is called R-60, the consideration was that everything would be bigger and wider, and it would reduce the number of houses. The developer put in approximately 20% less homes than he could have because of the boards and neighbors concerns. Mr. Riebe said he could come back with an R-50 or denser plan. Chairman Norris said a denser proposal would not get far with this board and encouraged Mr. Riebe to not come back with that type of plan.

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Chairman Norris does not feel it is appropriate to compare one development to another in a different part of the city. They are all considered on their own merit. He said he does like the fact that the plan is exiting onto Shankland as opposed to Ridge Rd. but is not comfortable with R-60 in this area. He asked what the square footage would be for the homes on the R-60 lots. Mr. Smul said 1,600-3,000 sq. ft.

Mr. Kary said as a city planner he has concerns that they are letting R-100 areas be rezoned to R-60. He is also struggling with developers making comments such as if I do not get this zoning change for me to build, it is not economically sound or we cannot make a profit with the zoning as it is. He feels they are changing the zoning to allow developers to make more money. He wants the board to rethink this decision because of errors made in the past. There are plenty of homes in Willoughby and to cram more homes in smaller spaces with smaller lots is not good city planning. Mr. Riebe gave the board examples of his other developments. He said they are a family developer and will build a beautiful community. They are looking for empty nesters and it makes no sense to have a 42' wide product on an 80' lot. He feels zoning is not the issue, the issue is what is the proper use of the property. Chairman Norris said he will judge this project on its own merits.

Mr. Kary said he respects Mr. Riebe as a builder, but as a city planner he has to say when is enough enough to let builders come in and take R-100 lots and we give them R-60 so it is economically feasible for them. He would like to see this development happen with twelve homes. He said they started off with "x" number of homes and now it is turning in to a major complex that went from R-100 to a request for R-60.

Mr. Wildermuth said some of Mr. Riebe's previous developments are 70'-75' lots but he does not see that for this plan. Chairman Norris said he does not feel this plan fits for this area. Mrs. McCue said as you drive down Rt. 84 there is a definite character based off the R-100 zoning and when you flip the neighborhood inside of itself you are looking at backyards instead of houses facing you. The rezoning of any number changes the whole character of the street. Mr. Merhar agreed with Mrs. McCue. He said that character continues from near the school all the way until you get closer to downtown Willoughby. This plan is vastly different from the current neighborhood and may this is not the right product for this area. Mr. Riebe said all the houses on Rt. 84 discharge on the street and asked if they felt that 6-7 more houses discharging onto Rt. 84 is safer. The board said they did not believe it was unsafe to add more driveways. They said most of the homes on Rt. 84 have turn arounds with their driveways.

Mr. Riebe said there are not developments in Willoughby where Willoughby residents can move too that are of similar ages and maintenance is included. Mr. Kary said he lives in a condo association that are all empty nesters over 50. Mr. Kary agreed with Mr. Merhar's point that maybe that parcel is not the best location for this product.

Chairman Norris said a few of the Planning Commission members have concerns about the density of this particular small development for where it is within the city. The Commission gave their feedback and Mr. Riebe does not have to change his plan right now and can come back to the Commission with whatever he wants to present, but a denser plan will most likely not be approved and will most likely not be met with acceptance by the residents.

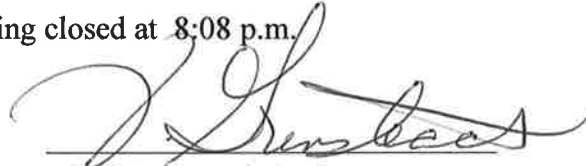
Chairman Norris said there were several issues discussed this evening and not just the number of homes on the site. He said Mr. Riebe spoke about the size and style of the homes and suggested a rendering would be helpful to the Commission members.

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Mrs. McCue said if Mr. Riebe shows homes fronting Shankland and did some type of cul-de-sac off Ridge Rd. where you have a combination of both where it does not totally change the aesthetic of the neighborhood may be an option. The other item, which is important, would be to see what the mounding would look like especially with the grading of that lot. It will be important to see landscape buffering as well. She said they mentioned amenities and would like to see more than a retention basin with a bench.

There being no further business the regular meeting closed at 8:08 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary