

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JULY 22, 2021
REGULAR MEETING
MINUTES**

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

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

MINUTES

Public Hearing Meeting Minutes

July 8, 2021

Mr. Kary moved to approve the Public Hearing Meeting Minutes for July 8, 2021 as submitted and Mrs. McCue 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

July 8, 2021

Mr. Kary moved to approve the Regular Meeting Minutes for July 8, 2021 as submitted and Mr. Merhar 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

Planning Commission
(Rep.-Darryl Keller, Chief Bldg./Zoning Inspector)

**Text Amendment Change
C.O. 1103.03(b)(78)
~~less than one week, adding-~~
not more than thirty days.**

Mr. Keller is representing the text amendment change for the City of Willoughby Planning Commission to remove from C.O. 1103.03(b)(78) ~~less than one week~~ and adding **not more than thirty days**. Mr. Keller said this text amendment change will clean up some language and will match what is in the Ohio Building Code. There were no other questions or comments.

Mr. Wildermuth moved to approve and recommend to City Council, the text amendment change to C.O. 1103.03(b)(78) to remove ~~less than one week~~ and adding **not more than thirty days** for the Planning Commission for the City of Willoughby and Mr. Merhar seconded.

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

Motion Carried: APPROVED

DISCUSSION

Proposed subdivision (95 homes)
Johnnycake Ridge Rd.
(Rep.-George Davis, Probuilt Homes)

**Rezoning from R-100 to R-60/
Development Plan**

Mr. Davis, owner of Probuilt Homes, 9124 Tyler Blvd., Mentor, OH is representing this discussion.

Mr. Davis said he received some constructive feedback at the last meeting. He met with the school again and received more property. He said they now have two modes of ingress/egress onto Johnnycake Ridge Rd. His engineer did some site lines and seems like the second entrance will have adequate site lines. He said he made his lots 75' wide, but many are larger than 75' and this takes them down to 95 lots from the 102 originally proposed. If he has to do R-80 then he will lose ten lots. He hopes with adding the extra road length this will be enough to bring this before the Planning Commission for approval.

Mr. Merhar said he is not in favor of rezoning an R-100 to an R-60 or an even an R-80. He said it changes the character of the zoning, especially being next to St. John's Bluff which has much larger lots and is less dense. He appreciates Mr. Davis's effort to reduce some homes, but at the last meeting Mr. Kary said he would like to see under 80 homes in the development.

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Mrs. McCue asked where the extra land was that he acquired from the school and Mr. Davis showed the board on a copy of a GIS printout.

Mr. Wildermuth asked in Phase I if the entire road will be installed including the loop because the plan shows a long dead-end road. His concern is for the fire department because they will need a place to turn around. Mr. Davis said no, but they will have a temporary cul-de-sac. He gave the board a brief explanation regarding the installation of the road and the expense he will incur mitigating the wetlands and material costs.

Dr. Norris said he appreciates the variety of stake holders involved in this project including the city, the developer, Chagrin Watershed, and a private school to try to make a situation better for all parties. Mr. Davis said he has to make this work economically. Mr. Wildermuth said this board does not base their decision of whether it is economically feasible for a developer.


Mr. Larry Goodman, head of school for Andrews Osborne Academy. He is considering Mr. Merhar and Wildermuth's statement and understand their charge is to look at planning, not economic viability of third parties. He believes the economic viability of the 300-acre campus is within the purview of this commission. He said they need the funds to maintain the campus. He said if they cannot maintain the campus, it will become run down and will affect the children in Lake County. There was a brief discussion on the finances of the school.

Mr. Kary understands the school's position and supports Andrews Osborne Academy. He said the board believes Mr. Davis can still make a profit with an R-80 zoning change. Mr. Kary said there are too many developers coming in stating they will be building 70' wide lots etc. with an R-60 zoning classification and the city does not have an R-70 classification. Mr. Kary said R-80 is a good compromise between R-60 and R-100. Mr. Davis said the R-80 seems to be the consensus among the board members and the board all agreed. He asked if the board was comfortable with the two ingress/egress routes he presented, and they were. Mr. Davis said Mr. Lannon can work with his engineer on the site lines.

Mr. Kary said the city passed legislation on a new public arts code. He said any development that is over \$500,000 is responsible to contribute to the public arts fund. He said there is a percentage of what the contribution would be and what the monies will be used for. He said we would get him the literature regarding the new art code as soon as possible. Mr. Davis said he is happy to do chartable work.

There being no further business the regular meeting closed at 7:28 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary