

**PLANNING COMMISSION
CITY OF WILLOUGHBY
SEPTEMBER 23, 2021
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; M. Merhar; J. McCue; M. Wildermuth; S. Norris, Chairman
ABSENT: None
OTHERS: Stephanie Landgraf, Asst. Law Director; Abigail Bell, 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 7:39 p.m.

MINUTES

Regular Meeting Minutes

September 9, 2021

Mr. Wildermuth moved to approve the Regular Meeting Minutes for September 9, 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

Proposed subdivision (91-homes)
Johnnycake Ridge Rd.
(Rep.-George Davis, Probuilt Homes)

Rezoning/EAS(a) from R-100 to R-80
PPN#27-A-031-0-00-002-0, 016-0,
017-0, 018-0

Mr. Kary moved to untable Old Business for the rezoning of property from an R-100 to R80 zone district on Johnnycake Ridge Rd., (PPN#27-A-031-0-00-002-0, 016-0, 017-0, 018-0) and Mr. Wildermuth seconded.

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

Motion Carried: UNTABLED

Mrs. McCue recused herself from this discussion and vote.

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Mr. Davis of Probuilt Homes, 9124 Tyler Blvd., Mentor, OH 44060 is representing his application for a rezoning of property from an R-100 to R80 zone district on Johnnycake Ridge Rd., (PPN#27-A-031-0-00-002-0 (partial), 016-0 (partial), 017-0 (whole), 018-0 (partial)).

Chairman Norris asked Mr. Davis to clarify where the conversation areas are. Mr. Davis said the area Mr. Rodstrom mentioned is 75 areas and is below and there is 20+ acres at the top which will be a buffer between St. Johns Bluff and the proposed development. He said the intent is for the Western Reserve Land Conservatory to come in and put a conversation easement over these areas to protect and enhance these habits. He said the land size for the development itself is approximately 36 acres.

Mr. Kary commented that he has been on Planning Commission for a long time, but you live through events and change your thoughts on the way things happen and what is best for Willoughby. He believes they should look more carefully at rezoning properties because the city is becoming rather dense. He would like to less than 91 homes for this development. He does not want to base his decision on what is best economically for the developer and Andrews Osborne. His decision will be based on what is best for Willoughby and the neighborhood. He is not in favor of this rezoning proposal.

Mr. Davis said he can do R-100 but he can build more homes. He said he is referring to the 20+ acres they are proposing to leave as a buffer. He said all the trees will be cleared just like it was for St. Johns Bluff. It is not a conversation subdivision, but he will have smaller lots and would be able to preserve a large block of trees and natural habitat.

Mr. Kary said he respects Mr. Davis, but he has had a change in philosophy regarding zoning and regrets some past decisions.

Mr. Merhar agrees with Mr. Kary and does not care as much about the zoning as he does the number of homes being presented. He feels they will be too close together and will feel overcrowded.

Chairman Norris asked if Mr. Davis held a town hall meeting with residents and he said yes there was 60-70 people. He asked Mr. Davis if he has done a traffic study and he said not yet, but generally a household generates approximately 4.7 trips a day. He asked Mr. Davis how connecting to the sewer would affect residents who are also connected or have septic. Mr. Davis said it will not affect residents who have septic at all. He said they will do capacity studies and present that to the city engineer and same goes with water.

Chairman Norris asked Mr. Lannon if there would be any issues with tying into the current sewer system. Mr. Lannon said if they take it to Kirtland Rd. there will be no problem at all.

Chairman Norris asked about lots fronting Johnnycake. Mr. Davis said no lots will front on Johnnycake but will be similar to St. Johns Bluff with a landscape buffer. He reiterated he will only use local builders if he was not the builder. There will be an H.O.A. and the bylaws would be presented to the law department.

There was a brief discussion on the size of the lots in the proposed development.

Mr. Wildermuth said the plan presented is not that dramatically different from St. Johns Bluff. Mr. Kary said the number of homes in St. Johns Bluff is 50ish and the proposed development is 91. Mr. Wildermuth said the property St. Johns Bluff sits on is substantially smaller.

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Mr. Wildermuth moved to approve the rezone/EAS(a) for GD3 Ventures from an R-100 to an R-80 zone district for the property located at Johnnycake Ridge Rd., (PPN#27-A-031-0-00-002-0, 016-0, 017-0, 018-0), Willoughby, OH 44094 as submitted and Mr. Merhar seconded.

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

Motion Carried: DENIED

This item will remain tabled

The River Tavern
3511 Lost Nation Rd.
(Rep.-Tom Muniak, Manager, The River Tavern)

Conditional Use Permit

This item will remain tabled

The River Tavern
3511 Lost Nation Rd.
(Rep.-Tom Muniak, Manager, The River Tavern)

**Development Plan/EAS,
detached deck**

This item will remain tabled

Bombay Burrito, Krispy Krunch Chicken, P&P Pizzeria
36944 Vine St.
(Rep.- Santosh Patel, Owner)

**Development Plan/EAS
PPN#27-A-027-C-00-002-0,
007-0**

NEW BUSINESS

Lake County Port & Econ. Dev. Authority (airport)
38550 Jet Center Dr.
(Rep.- Donald Yager, P.E. GA Consultants)

**Development Plan/EAS,
Expand Taxilane A, tree clearing**

Mr. Yager of GA Consultants, 5813 Monroe St./Ste. 246, Sylvania, OH 43560 is representing the Development Plan/EAS for the Lake County Port & Economic Development Authority, 38550 Jet Center Dr., Willoughby, OH 44094.

Mr. Yager said there is currently an existing 1,000 ft. long taxiway which was built in the 90's and the intent was to build hangars along it. He said there is now a demand for more hangars. They have updated their Master Plan for the airport which shows the hangars along this taxiway. He said there are wetlands that exist, so they need to extend the taxiway 350 ft. and are widening 500 ft. of it by 10 ft. to provide access for future hangars.

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Mr. Kary wanted to address the EAS. There were no concerns from police and fire. There are no hazardous waste traffic or storm water concerns. In regard to noise, water, and air Mr. Kary asked how close this extended taxiway will be to Fox Run and Comanche Trail. Mr. Yager was unsure of the distance but said there is 8.5 acres of land between the taxiway and the north airport property line. There is no impact on the schools and the tree clearing will not commence until the Indiana Bat season is over.

Mr. Kary asked if there would be any impact on the Sports park or the soccer fields there. Mr. Yager said they will relocate the fence between the taxiway and the soccer fields approximately 16 ft., so the soccer fields will remain.

Mr. Yager said there will be no illumination, even at night on this taxiway. Mr. Yager said regarding Mr. Kary's previous question, it would be approximately 300-400 ft. from Fox Run and Comanche Trail to the taxiway. He said there is a 100' buffer strip along the property line that was established in the 90s.

Mr. Kary moved to approve the Development Plan/EAS for the Lake County Port & Economic Development Authority, 38550 Jet Center Dr., Willoughby, OH 44094 as submitted and Mr. Merhar seconded.

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

Motion Carried: APPROVED

Planning Commission
(Rep.- Stephanie Landgraf, Law Dept.)

**Review and approval of the filing
of the record and findings and
conclusion of fact,
(Browning Willoughby LLC)**

Ms. Landgraf is representing the review and approval of the filing of record and findings and conclusion of fact for Browning Willoughby LLC.

Ms. Landgraf said there remains an administrative appeal pending in the Lake County Court of Common Pleas and as part of an administrative appeal you have to file the findings and conclusion of fact that were reached by this board in issuing the decision the appellant is current appealing. The findings and conclusion of fact that are before you are the determinations this board reached at that meeting that were necessary to support the decision that it came to. She said you should have reviewed the documents and if there are any modifications they would note those before you vote to approve or reject the findings and conclusion of fact. These do have to be filed with the court.

Chairman Norris asked if there are any modifications or corrections the board would like to offer to the findings and conclusions of fact and there were none.

Mr. Kary moved to approve the review and approval of the filing of the record and findings and conclusion of fact for Browning Willoughby LLC as submitted and Mr. Wildermuth seconded.

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

Motion Carried: APPROVED

Subdivision (9 homes)
38032 Brown Ave.
(Rep.- Dal Jaffray, Browning Willoughby LLC)

Major Subdivision/Final Plat
(PPN#27-A-018-C-00-006-0,
007-0, 008-0, 013-0)

Mr. Jaffray, 35 Church St., Hudson, OH 44236 is representing the Major Subdivision/Final Plat for 9 homes for Willoughby Browning LLC, 38023 Brown Ave., Willoughby, OH 44094.

Chairman Norris said Mr. Jaffray has described this development several times and asked if he had anything to add and Mr. Jaffray said no.

Chairman Norris said Mr. Lannon had a concern regarding the existing yard drains. Mr. Lannon said it will be met through the normal review process. Mr. Kary said Council passed this EAS and this issue was brought up and Mr. Lannon had the same comment. Mr. Jaffray said Mr. Lannon has contacted McSteen regarding this issue.

Mr. Kary moved to approve the Major Subdivision/Final Plat for Browning Willoughby LLC, 38032 Brown Ave., Willoughby, OH 44094 (PPN#27-A-018-C-00-006-0, 007-0, 008-0, 013-0) as submitted 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

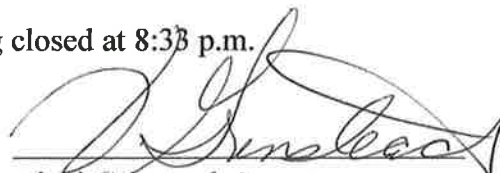
The applicant has asked for this discussion to be removed from the agenda

Shepherd's Glen
5059 Shepherd's Glen Rd.
(Rep.- Ken Lurie, The Orlean Co. &
Chuck Szucs, Polaris Engineering)

Development Plan

There being no further business the regular meeting closed at 8:33 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary