

**PLANNING COMMISSION
CITY OF WILLOUGHBY
SEPTEMBER 28, 2023
PUBLIC HEARING
MINUTES**

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

Chairman Norris called the public hearing to order at 7:00 p.m.

The legal notice was read into record by Mrs. Grinstead. Chairman Norris asked if anyone wished to speak in favor of this proposal.

Sommers Development Group
Shankland/PPN#27A0150000230 & 240
(Rep.- Greg & Rick Sommers, Owners)
Conditional Use Permit for 16 townhomes

Mr. Sommers said they are here to speak in favor of the townhouse development plan for Shankland Reserve for the construction of 16 townhomes.

Mr. Greg Patt
38005 Brown Ave.
Willoughby, OH 44094

Mr. Patt said he believes the multifamily use requires a certain amount of square footage of land and is in favor of allowing less than the amount required assuming the development looks nice. He said this is the trend and people want to live in Willoughby.

Chairman Norris asked if anyone else wished to speak in favor of this proposal (x3) and there was no one.

Chairman Norris asked if there was anyone that would like to speak in opposition of this proposal.

Mr. Greg Patt
38005 Brown Ave.
Willoughby, OH 44094

Mr. Patt said he hesitates to support this because of the development they constructed on SOM Center Rd. He said people have asked how this developer installed a solid fence and other residents cannot have

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them. Also, sidewalks were to be installed and they have not yet installed them and he cannot support a developer that does not follow the code.

Debbie Bordonaro
4987 Shankland Rd.
Willoughby, OH 44094

Ms. Bordonaro said even though she lives at the opposite end of Shankland she opposes this development. There is too much going on down Shankland Rd.

Nina Alban
37311 Harlow Dr.
Willoughby, OH 44094

Ms. Alban said if Mr. Patt is accurate in his statements about this developer not following the code, then she opposes it.

Chairman Norris asked if there was anyone else that would like to speak in opposition of this proposal (x3) and there was no one.

Chairman Norris asked if anyone wished to speak in favor in rebuttal of this proposal.

Sommers Development Group
Shankland/PPN#27A0150000230 & 240
(Rep.- Greg & Rick Sommers, Owners)

Mr. Sommers said to clarify Mr. Patt's comments as to them not following the code, the sidewalk on SOM Center Rd. is being installed. He said they were originally asked by the city administration, due to potential future widening on SOM Center Rd., to escrow money for the sidewalks, which they did. He said Bob Carr of City Council reached out to them and asked for them to install the sidewalks now and they are in process of doing it and they are working with CT Consultants. He said in regard to the fence, they did not install the fence, it was the builder Pulte Homes.

He gave a brief history of the Shankland property. There was an old, dilapidated building that was an eyesore that generated no tax revenue so they constructed an Aldi's which looks much nicer. He said they were approached by someone wanting to rezone it to General Business and install a carwash behind Aldi's. They discussed this option with the mayor and they all agreed that was not the right fit for that area and came up with a high end for sale townhome product. He said they were significantly short of acreage but then approached the school board to purchase additional property to get closer to the minimum acreage requirement. He said this project will be an asset to the city.

**ALM Properties & Lake Investor Group
Rezone/EAS#10-8-23(a) for
PPN#27-A-008-0-00-021-0, 022-0,
023-0, 024-0 & 025-0 from R-100 to R-60**
(Rep.- Jeff Smul & Tom Riebe, ALM Properties & Lake Investor Group &
Dusty Keeney, Polics Engineering & Surveying)
Conditional Use Permit for 19 residential homes

The legal notice was read into record by Mrs. Grinstead. Chairman Norris asked if anyone wished to speak in favor of this proposal.

Dusty Keeney, Polaris Engineering & Surveying
34600 Chardon Rd. /Suite D
Willoughby Hills, OH 44094

Mr. Keeney said he is a consultant to the developer. The proposal will be to take five existing parcels, that are currently zoned R-100 and develop them into nineteen single family lots under the R-60 code that would include a 500 ft. long cul-de-sac street with public utilities and detention. The product is Epcon and is in great demand throughout the country. It is a skinner product that works well on smaller lots. They understand there is concern about spot zoning but feels this product would be a good fit for this location and would be an asset to the city.

ALM Properties & Lake Investor Group
2167 Mentor Ave.
Painesville, OH 44077
(Tom Riebe, Developer)

Mr. Riebe said the product will be ranch style geared toward empty nesters. The product will allow 18' between the homes which will be much more room. The maintenance will be included which is comprised of lawn services and snowplowing. They have had great success with another development they rezoned in another township in Lake County. They tried to market the property as R-100 and found virtually no buyers. There will be no lots fronting streets because they will be putting in a street. There will be buffers between most of the homes and the existing homes.

Mr. Greg Patt
38005 Brown Ave.
Willoughby, OH 44094

Mr. Patt said the resistance to the R-60 zoning is because the side setbacks are way too low. They are proposing a 9' setback which is almost double what the code allows and encourages the board to consider that. His neighborhood is R-50 and have driveways in between them and they do not look compressed.

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Chairman Norris asked if there was anyone that would like to speak in opposition of this proposal.

Debbie Bordonaro
4987 Shankland Rd.
Willoughby, OH 44094

Ms. Bordonaro said she is opposed until she obtains more information on how the street will go in and how it will affect her adjacent property. Her lot abuts where the first home/yard will be. She is concerned about the underground springs and has had water in her basement. She had to install an elaborate sump pump system because of the water issues. She is concerned about run off and sewer material coming onto her property. She is also worried about fencing and construction traffic. She is ok with ranch style homes.

Mark Mastrangelo
37431Ridge Rd.
Willoughby, OH 44094

Mr. Mastrangelo said he is the third house east of the proposed development. He submitted a letter in opposition but mistakenly confused Sommers Development and ALM Properties. He does look forward to someone developing that land but rezoning from R-100 to R-60 is extreme and the density appears to be heavy for that size parcel. Route 84 is R-100 from just east of Rt. 91 to almost all the way to Highland Drive. The development north of the proposed project is R-100 as is the housing on Shankland. He said Ridge Road is the gateway into Willoughby and this will spoil the look of the street. His other concern is that Shankland and Ridge are very busy streets and traffic is heavy especially when school is in session. He is concerned about traffic leaving the development trying to get out onto Shankland but is glad there are no driveways on Rt. 84. His is also concerned about the water issues as the last person mentioned and about where the retention pond will be. This is next to a school and worries about children going in or near the pond if it is not fenced in. Also, he wanted to know who will be plowing the sidewalk for the kids in during the winter months.

Patricia Norris
37449 Ridge Rd.
Willoughby, OH 44094

Mrs. Norris said she objects to these lots being lowered from R-100 to R-60 and having homes to close together on that corner. It would take away from the beauty of the city. She also agrees about the water issues and the homes on Harlow already have wet yards.

Nina Alban
37311 Harlow Dr.
Willoughby, OH 44094

Ms. Alban said she is here to learn more about this development and how many homes will be constructed. She said with the surrounding properties being zoned R-100 this rezoning would look off. She would like to see some mock ups of what they are proposing. She agrees with Mr. Mastrangelo about his traffic concerns.

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Dusty Keeney, Polaris Engineering & Surveying
34600 Chardon Rd. /Suite D
Willoughby Hills, OH 44094

Mr. Keeney said drainage seems to be the biggest concern. They will design the subdivision to have detention, storm water, and water quality features per current city, state, and Ohio EPA codes. He said they would have to account for the underground springs as far as the design. Their intention is to handle the run-off so as not affect the neighbors.

ALM Properties & Lake Investor Group
2167 Mentor Ave.
Painesville, OH 44077
(Tom Riebe, Owner)

Mr. Riebe said in regard to the traffic pattern concerns; the nice part about this subdivision is that it caters to empty nesters so it lessens the traffic because these folks do not generally drive during rush hours. Also, a lot of empty nesters go away for the winter. Additionally, there will be no traffic discharge onto to Ridge Road whereas if it was left as 100' lots you would have nine or ten lots coming onto Ridge Rd. and also coming off Shankland. In regard to the run off; he believes the current asphalt parking lot is causing some of the run off issues for these homeowners. The proposed subdivision will help alleviate some of this water. The Epcon products are 42' wide and a standard subdivision is 52' wide so there are 10' between homes. In an R-60 zoning they will have 18' between houses with a 42' wide home.

This public hearing is closed.

Chairman Norris closed the public hearing for at 7:30 p.m.


Chairman Norris


Vicki Grinstead, Secretary