

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 22, 2024
PUBLIC HEARING
MINUTES**

PRESENT: Jim Cook; K. Kary; Ben Capelle; M. Wildermuth; S. Norris Chairman

ABSENT: None

OTHERS: Mike Lucas, Law Director; Tim Lannon, City Engineer;
Darryl Keller, Chief Bldg. & Zoning Official; 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.

Townhomes

32801 Euclid Ave./PPN#27A0100000160
(Rep.- Jacob Shields, Grey Fox Capital Ltd.)
Rezone/EAS#10-7-24 from Retail Business to
Residential Multi-Family Low-Rise for 30 townhomes

Mr. Shields of Grey Fox Capital Ltd., 6161 Oak Tree Blvd./Suite#250, Independence, OH 44131 said he is in favor of this project.

Mr. Shields presented the board with an updated presentation (in record 8-22-24, Exhibit "A"). They are seeking a rezone proposal from Retail Business to R-MF-L and approval of City Council as well. They would like to submit the Development Plan immediately after receiving all required approvals. They believe this is the best use of this property. This will allow them to build a for sale townhome product.

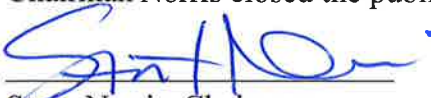
Chairman Norris asked if anyone else wished to speak in favor of this proposal (x3) and there was no one.

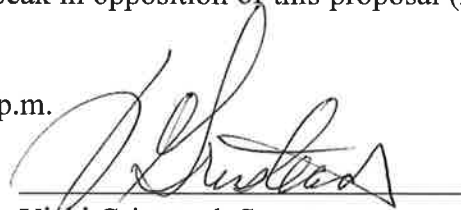
Chairman Norris asked if anyone wished to speak in opposition. Ms. Carol Rupnik-Brown, 5232/B Franklin Blvd., Willoughby, OH 44094.

Ms. Rupnik-Brown said she just has questions. She asked what low-rise means; does it mean single floor or is it two levels. What is the size and cost of each unit? Are they owner occupied only or would they be allowed to rent?

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

Chairman Norris closed the public hearing at 7:07 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary