

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
JANUARY 25, 2024  
REGULAR MEETING  
MINUTES**

**PRESENT:** M. Wildermuth; Ben Capelle; K. Kary; S. Norris, Chairman

**ABSENT:** J. Cook

**OTHERS:** Keith Pedersen, Asst. Law Director; Larry Puskas, Chief Bldg. & Zoning Official;  
Tim Lannon, City Engineer; Vicki Grinstead, Secretary

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

**MINUTES**

**Public Hearing Meeting Minutes**

**January 11, 2024**

Mr. Wildermuth moved to approve the Planning Commission Public Hearing Meeting Minutes for January 11, 2024 as submitted and Mr. Capelle seconded.

**ROLL CALL:**           Yeas:     Ben Capelle; K. Kary; M. Wildermuth; S. Norris, Chairman  
                              Absent:  J. Cook  
                              Nays:    None

**Motion Carried:     APPROVED**

**Regular Meeting Minutes**

**January 11, 2024**

Mr. Capelle moved to approve the Planning Commission Regular Meeting Minutes for January 11, 2024 as submitted and Mr. Wildermuth seconded.

**ROLL CALL:**           Yeas:     K. Kary; M. Wildermuth; Ben Capelle; S. Norris, Chairman  
                              Absent:  J. Cook;  
                              Nays:    None

**Motion Carried:     APPROVED**

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**Andrews Ridge**  
Johnnycake Ridge Rd.  
(Rep.- Bob Myers, Probuilt Homes)

**Amendment to Final Plat Ph. 1,  
wetlands buffer & curve data added  
PPN#27-A-031-0-00-002-0, 016-0,  
017-0 & 018-0**

Mr. Myers of Probuilt Homes, 9134 Tyler Blvd., Mentor, OH 44060 is representing the amendments to the Final Plat, Ph. I for wetlands buffer and the addition of curve data for Andrews Ridge.

Chairman Norris advised Mr. Myers there are only four of the five members present and Mr. Myers wished to proceed.

Mr. Myers said these are some corrections left off by the surveyor. One was the curve data. It was on the original and then it was missed on the final. Mrs. Brooks noticed the buffer was there but not the wetlands, so they added that in. They also included some additional wetlands that are off property per Mrs. Brook's request. Mr. Lannon has no comments.

Mr. Wildermuth moved to approve the amendments to the Final Plat, Ph. I for Andrews Ridge, Ridge Rd./PPN#27-A-031-0-00-002-0, 016-0, 017-0 & 018-0, Willoughby, OH 44094 as submitted with the addition of the curve data and wetlands buffer and Mr. Capelle seconded.

ROLL CALL:        Yeas:     Ben Capelle; K. Kary; M. Wildermuth; S. Norris, Chairman  
                         Absent:    J. Cook  
                         Nays:     None

**Motion Carried:     APPROVED**

**DISCUSSION**

**Greg Patt**  
38005 Brown Ave.

**Work session discussion items  
(zoning changes)**

Mr. Patt, 38005 Brown Ave., Willoughby, OH 44094 is representing this discussion.

Mr. Patt gave some background on his history with the city and career. Mr. Patt is currently taking classes in Urban Planning and Development.

Mr. Patt's presentation this evening is to present a broader view of what is going on in other cities and their solutions. He is hoping the commission sees some value in what he is presenting.

**City of Willoughby  
Planning Commission  
Regular Meeting Minutes  
January 25, 2024**

He would like to discuss something called the missing middle of housing. This is known across the country and is being addressed by many cities and will discuss their solutions. He also wants to discuss private streets, setbacks, and parking.

Mr. Patt passed out handouts to the board. He said on the first page is imagery on the missing middle housing. To the far left are single family homes on conventional lots. To the far right are high rise and urban living. The median income for Willoughby residents is \$60k a year and you should be able to afford a home three times your income or \$180k. Houses being constructed in Willoughby are now in the \$400-700k range. He said at this range you cannot attract families, young professionals with school loans and older people. He said this is why 45% of the households (including apartments) in Willoughby are rented. He said there is still a lot of land to development but there seems to be a resistance to development.

Mr. Patt said some of the solution other cities are using are duplexes, triplexes, and townhomes in residential areas. He cited some examples of what is currently being constructed in Willoughby. He said something like this could revitalize the north end of the city. Downtown Willoughby's zoning is, for the most part, mixed use which is good for walkability to local amenities.

Mr. Patt said in his first rendering they all have (ADU's) auxiliary dwelling units or granny flats. These homes allow another attached structure on the same property. In our current code if it has a bedroom, bathroom, and kitchen it is considered a separate family unit and this needs to be changed.

Mr. Patt said the next rendering is what is called a tiny home (600 sq. ft.) which is the upcoming trend. They are currently not allowed under Willoughby's residential code because there is a minimum square footage requirement.

Mr. Patt's next rendering are called cottage courts. These are also not allowed under Willoughby's zoning because the square footage of the home is too small. He said what this does is build a community. All the units have front porches. He said the Mayor has mentioned this form based zoning concept at a couple of meetings. Form based zoning covers what is on the outside or the way it looks. You could have retail mixed with residential. He said mid-town Cleveland is testing form based zoning. Mr. Kary likes the concept but other than the neighbors who else will frequent these businesses and how would you handle parking. Mr. Patt would suggest having two zoning classifications, industrial and mixed use, form based and almost all CUP.

Chairman Norris asked if there are any recommendations for a percentage of each type of house or studies on the missing middle housing based on population, city size etc. Mr. Patt said he would be happy to send him the information.

Mr. Patt's next topics are private streets and setbacks. Mr. Patt referenced Fairway Glenn's setback between the houses are 12' at the minimum. They can also park on both sides of the street since all night long because it is a private street, which can be an issue for fire vehicles. There was another development where a home caught fire and the houses were so close it caught another home on fire. Homeowners are aware of H.O.A.'s but he said they may not realize in the future if a sewer collapses etc., they will have to pay for it. Mr. Kary said if it is a good H.O.A. and board they will have a reserve fund, which is now required by the State of Ohio to pay for such items. Mr. Kary said private streets are repaired faster than city streets. Mr. Patt said the front porches with the rear loading garages make for a beautiful neighborhood as well.

**City of Willoughby  
Planning Commission  
Regular Meeting Minutes  
January 25, 2024**

Mr. Patt said the city's parking requirement is for every square foot or number of people you have to have so many parking spaces. Some cities are reducing or even eliminating parking requirements for commercial operations. He cited an example; Burger King on Rt. 91 where they have a large parking lot and only utilize a small portion of it.

Mr. Patt referenced his last rendering. The photo on the left is similar to Willoughby Commons and is not easy to walk to with a large parking lot in front. The photo on the right is live, work and play. Mr. Patt said he has had discussions with people about downtown Willoughby needing a parking garage but who will pay for it and will people want to pay to park. He never has trouble finding a parking spot in the downtown area but people do not want to have to walk.

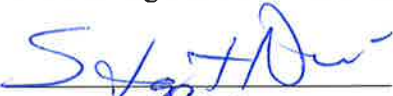
Mr. Kary said they need to take seriously what Mr. Patt is talking about and what we already know and create a master list of items that need to be changed. Mr. Patt said when he was on Planning Commission, they had a meeting with a specialist from CT Consultants and they updated the code. Mr. Patt said pick 3-5 large items that need changed and start with that.

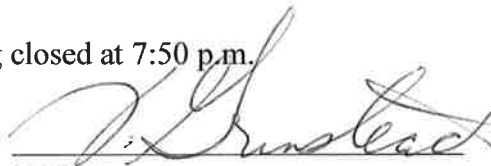
Mr. Capelle said he agrees with Mr. Patt about parking. If you try to walk to Giant Eagle, it can be dangerous. There is no access from the right-of-way to those stores. He said Giant Eagle has a lot of parking lot that they don't utilize and have to maintain. Mr. Capelle said in his transit business he sees cities eliminating parking requirements and some of his peers have programs where they give out free bus passes if you purchase a home. Mr. Capelle cited an example of someone he knows who is disabled that does not have access to certain amenities because of the lack of product available to her as far as accessibility. He likes the idea of being proactive.

Mayor Fiala thanked everyone for their comments. The administration thinks of these things everyday and what Mr. Patt has talked about have been accessed. Mayor Fiala said he has a forty-five year career in urban planning and all of these ideas are great but they may not work in our city. We have to respect our community and they expect certain things and whether or not we believe in other things we have an obligation to fulfill our responsibilities to residents. He said they need to be careful about rushing to judgement about what types of housing we need in our city and pace this with what our community wants or expects from us. He said they are working on zoning amendments now and will be getting another meeting together shortly. The zoning amendments will be before City Council in March, 2024.

Mr. Patt wanted Mayor Fiala to know he agrees with him and that Planning Commission is an administrative organization and knows what has been going on but thought it would be good to present this information.

There being no further business the regular meeting closed at 7:50 p.m.

  
Steve Norris, Chairman

  
Vicki Grinstead, Secretary