

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
MARCH 10, 2011  
PUBLIC HEARING  
MINUTES**

**PRESENT:** B. Fiala; C. Cox; B. Irvine, Chairman  
**ABSENT:** R. Hart; G. Merhar  
**OTHERS:** Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.;  
Janice Lipscomb, Econ. Dev. Mgr.; Richard Smith, Chief  
Bdg. & Zoning Inspec.; Greg Patt, Sign Review Board; Betty  
A. Nardelli, Secretary

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

The legal notice was read into the record for the following:

<b>SKKY VIEW HALL</b> (Ryan Neubert)	4077 Erie St.	<b>CUP - Alcohol</b> Sls/svc for on-premises consump C.O.1141.03(c) (17) D-B dist.
---	---------------	--

The following spoke **FOR** the proposal.

**Joseph Myers, Architect**  
38030 Second St.  
Willoughby, Ohio 44094

Mr. Myers said that this restaurant and bar contains a side walk café in front of the building with windows that open up; a stage and dance area; a mezzanine above the bar area; a roof top deck; a pent house; a patio at the rear of the building and a roof top deck. Mr. Myers said that there will be a full service kitchen.

**Ryan Neubert**  
9565 Brayes Manor  
Mentor, Ohio 44060

Ryan Neubert, General Manager, said that this will be a late night food spot with the roof top as an asset. Mr. Neubert said that his cousin who is 34 years old will help out. Mr. Neubert said that he will employ a bar manager, kitchen manager, floor manager, and a security manager for safety.

**Planning Commission  
City of Willoughby  
Public Hearing Minutes  
March 10, 2011  
Page 2**

The following spoke **AGAINST** the proposal.

**Kevin McCrone**

4723 Maple St.  
Willoughby, Ohio 44094

Mr. McCrone who is partners with Oliver Twist and Nicklebees downtown said that he is concerned about the parking downtown. Even with valet parking the parking availability is scarce.

**James Danford**

40 Erie St.  
Willoughby, Ohio 44094

Mr. Danford who represents 25 residents living in downtown across the street from this proposed establishment is concerned about the rooftop deck and penthouse which will be at eye level with his tenants that live across the street. Mr. Danford is also concerned about the parking availability, the noise from the outside patio at the rear of the building and the trash left by the people when they leave the downtown area.

The following spoke **IN REBUTTAL FOR** the proposal.

Greg Patt

38005 Brown Ave.  
Willoughby, Ohio 44094

Mr. Patt said that you should look at parking as a solution and not reject the proposal because of lack of parking. There is parking available at the Court House and at Todd Field. Noise is part of living in the down town area. By saying that you should have retail stores rather than so many restaurants - retail doesn't work in the Downtown District.

The following spoke **IN REBUTTAL AGAINST** the proposal.

No One

There being no further business the public hearing closed at 7:17 p.m.

**A tape of this public hearing is available for review in the office of the Planning Commission Secretary.**

---

Robert Irvine, Chairman

---

Betty A. Nardelli, Sec'y