

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
OCTOBER 24, 2019  
PUBLIC HEARING  
MINUTES**

**PRESENT:** S. Norris; C. Cox; J. McCue; K. Kary; M. Wildermuth, Chairman  
**ABSENT:** Jim Sayles, City Engineer  
**OTHERS:** Michael Lucas, Law Director; Darryl Keller, Chief Bldg. & Zoning Official;  
Vicki Grinstead, Secretary

**Chairman Wildermuth called the public hearing to order at 7:01 p.m.**

Chairman Wildermuth explained the nature of the Public Hearings. The legal notice was read into record by Mrs. Grinstead.

*The public hearing for a Conditional Use Permit for Zeppé's Tavern will be recessed to a future date.*

Chairman Wildermuth asked if there was anyone that would like to speak in favor of the proposal:

**Sheetz, Inc.**  
6035 SOM Center Rd.  
(Rep.- Kevin Detroy, Esq.)

Mr. Detroy is the attorney for Sheetz, Inc. Mr. Detroy said they are proposing to install a gas station at 6035 SOM Center Rd. in the MS-B District, which is allowed by conditional use. Mr. Detroy said they meet all the general criteria that apply to a gasoline station per city ordinance. They will have retail sales (2,490 sq. ft. of the allowable 3,000 sq. ft.) as an accessory use. There is also a restaurant in the facility, which is a permitted use.

Chairman Wildermuth asked if there was anyone else that would like to speak in favor of the proposal and there was no one.

Chairman Wildermuth asked if there was anyone that would like to speak in opposition of the proposal and there was no one.

Chairman Wildermuth asked if there was anyone that would like to speak in favor of the proposal:

**Adapted Advantage**  
37229 Euclid Ave.  
(John Vespa, Owner  
Jim Lyons, Esq.)

Mr. Lyons is Mr. Vespa's attorney. He said Mr. Vespa is running an adult day care at 37229 Euclid Ave. in the rear lower level, but the majority of the site are administrative offices.

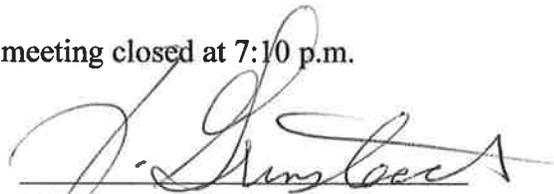
**City of Willoughby  
Public Hearing Meeting Minutes  
Planning Commission  
October 24, 2019**

They provide services to developmentally disabled adults. Most of the activity (70-90%) is conducted off-site in the community; the office is a meeting place. Counselors pick up the adults at their homes etc. and take them to an activity in the community. They do not conduct any outdoor activities at the Euclid Ave. premises. The use for an adult day care does meet all of the general criteria for the General Business District.

Chairman Wildermuth asked if there was anyone else that would like to speak in favor of the proposal and there was no one.

Chairman Wildermuth asked if there was anyone that would like to speak in opposition of the proposal and there was no one.

There being no further business the public hearing meeting closed at 7:10 p.m.

  
Mike Wildermuth, Chairman  
Vicki Grinstead, Secretary