

**PLANNING COMMISSION
CITY OF WILLOUGHBY
FEBRUARY 12, 2026
REGULAR MEETING
MINUTES**

PRESENT: J. Cook; K. Kary; Ben Capelle; S. Norris, Chairman
ABSENT: Darryl Keller, Chief Bldg. & Zoning Official; Tim Lannon, City Engineer; M. Wildermuth
OTHERS: Mike Lucas, Law Director; Vicki Grinstead, Secretary

Chairman Norris called the regular in-person meeting to order at 6:58 p.m.

MINUTES

Regular Meeting Minutes

January 8, 2026

Mr. Cook moved to approve the Planning Commission Regular Meeting Minutes for January 8, 2026 as submitted and Mr. Capelle seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

The Enclave at Literary Pointe, Ph. II
Literary Lane/PPN#27A023J000520
(Rep.- Bob Myers, Probuilt Homes)

Final plat-amendment

Mr. Myers of Probuilt Homes, 9134 Tyler Blvd., Mentor, OH 44060 is representing an amendment to the final plat for The Enclave at Literary Pointe, Ph. II.

Mr. Myers stated that the final plat was revised at Tim Lannon's request to update certain labels and add notes related to the storm detention area. He confirmed that these adjustments were minor and that the deed restrictions reflect the same information, which Mr. Lucas has reviewed.

Mr. Lucas noted that a second set of H.O.A. documents will not be required, as the original document may be amended pursuant to paragraph 1.3 of the recorded H.O.A. documents. He stated that once the amendment is completed, a record of subsequent amendment may be filed and asked whether this remains their intent. Mr. Myers confirmed that it does and indicated he has the amendment with him and will file it along with the plat. Mr. Lucas requested a copy for the law department, and Mr. Myers agreed.

**City of Willoughby
Planning Commission
Regular Meeting Minutes
February 12, 2026**

Mr. Lucas said he spoke with Mr. Lannon today and everything he has presented is in accordance with what he had requested and gave his approval.

Mr. Capelle moved to approve an amendment to the final plat for The Enclave at Literary Pointe, Ph. II, Literary Lane/PPN#27A023J000520, Willoughby, OH 44094 as submitted and Mr. Cook seconded.

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

Motion Carried: APPROVED

DISCUSSION

Planning Commission

**Capital Improvement Suggestions
for Mayor's Office**

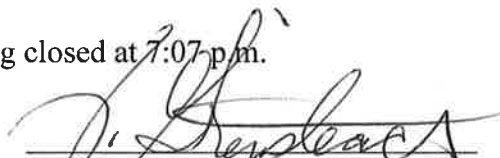
Mr. Capelle expressed interest in establishing pedestrian access to Gully Brook Park from River Road, noting that the park is currently only accessible by vehicle. He added that such access would benefit the adjacent neighborhood.

Mr. Capelle expressed support for Mr. Kary's proposal to install a roundabout on Lost Nation Road. Mr. Kary noted that the project is actively being pursued and that funding options are currently under review. He also referenced Mayor Fiala's January 2026 report, which mentioned this initiative. Mr. Capelle added that roundabouts are generally less costly than traffic signals.

There was no further discussion.

There being no further business the regular meeting closed at 7:07 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary