

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
DECEMBER 12, 2024 @7:00 p.m.
AGENDA**

*If you plan to attend in person meetings are held at Willoughby City Hall, One Public Sq., (lower level), Willoughby, OH 44094. If you wish to listen or watch only, download the Zoom App on your Smart Phone or Computer, and enter the meeting ID number or go to <https://zoom.us/join> and enter the meeting ID number 823 4084 1780. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 823 4084 1780. Anyone wishing to send correspondence to the Planning Commission to be read into record, please email to the secretary, Vicki Grinstead at vgrinstead@willoughbyohio.com **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

*Amendment

PUBLIC HEARING – 7:00 p.m.

Pfabe’s Music Academy LLC
38109 Euclid Ave.
(Rep.- John Budnik, Owner)

**Conditional Use Permit
Studio for instruction on a first floor
in a Downtown Business district**

Berkshire Hathaway HomeServices Professional Realty
4120 Erie St.
(Rep.- David Mussari, Berkshire Hathaway)

**Conditional Use Permit for
first floor occupancy in Downtown
Business district**

Gas Station/Convenience Store
4150 S.R. 306
(Rep.-Steven Butler, Community Civil Engineers LLC)

**Conditional Use Permit
gasoline station/convenience store
selling e-cigs, vape products &
controlled substances & *drive thru
in a General Business District**

Smokerz Drip
34302 Euclid Ave.
(Rep.-Dan Eggert, General Manager)

**Conditional Use Permit
smoke/vape shop selling controlled
substances**

REGULAR MEETING

**Public Hearing Meeting Minutes
Regular Meeting Minutes
Regular Meeting Minutes**

**November 14, 2024
November 14, 2024
November 28, 2024-Canceled**

OLD BUSINESS

None

**City of Willoughby
Planning Commission
Agenda
December 12, 2024**

NEW BUSINESS

Pfabe's Music Academy LLC
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in a General Business District**

Gas Station/Convenience Store
4150 S.R. 306
(Rep.-Steven Butler, Community Civil Engineers LLC)

**Development Plan/EAS#16-11-24
for gas station/convenience store**

Smokerz Drip
34302 Euclid Ave.
(Rep.-Dan Eggert, General Manager)

**Conditional Use Permit
smoke/vape shop selling controlled
substances**

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34302 Euclid Ave.
(Rep.-Dan Eggert, General Manager)

**Development Plan/EAS#15-10-24
smoke/vape shop selling controlled
substances**