

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MAY 14, 2026
PUBLIC HEARING
MINUTES**

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

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

The legal notice was read into record by Mrs. Grinstead. Chairman Norris asked if anyone wished to speak in favor of this proposal.

Lowe's
36300 Euclid Ave.
(Rep.- Todd Bartok, Senior Construct Mgr., Lowes)
Conditional Use Permit to allow
storage of bagged product, a temporary customer
quick load zone, permanent lumber storage, a permanent
outdoor sales display, and a permanent appliance trailer

Mr. Bartok, 1000 Lowes Blvd., Mooresville, NC 28117 of Lowes is representing his application for the proposed Conditional Use Permit.

Mr. Bartok said he is here this evening to represent the Conditional Use Permit (CUP) for Lowe's and answer any question. He is in favor of this proposal.

Chairman Norris asked if anyone else wished to speak in favor of this proposal (x3) and there was no one.

Chairman Norris asked if anyone wished to speak in opposition. Joseph Hum, Fire Prevention Captain for the Willoughby Fire Department, 37000 Euclid Ave., Willoughby, OH 44094.

Captain Hum said they appreciate the business Lowe's brings to the city, however, they must oppose the proposed Conditional Use Permit (CUP) because the amount of outdoor storage being requested and the manner in which the storage is arranged, both create fire safety access and operational concerns. He submitted renderings (in record 5-14-26, Exhibit "A"). These renderings reflect site layout and traffic flow conditions associated with the current outdoor storage configuration. This plan presents practical safety and access concerns that warrant careful consideration. The revised layout presents multiple conflicts with both the Ohio Fire Code and the nationally recognized N.F.P.A. standards and cited examples.

Captain Hum said the location of the mulch pick-up area, previously on the west side of the property, did not interfere with traffic patterns, however, the revised plan moves it to the east side of the parking lot where it

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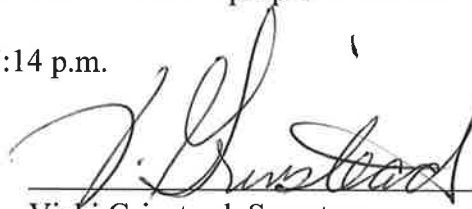
has already contributed to vehicle back-ups into the secondary north driveway. This is a life safety concern for emergency vehicles because it can delay response. The previous plan did not present these deficiencies. The fire department is in opposition of this revised CUP as presented. At a minimum the site should be brought back into compliance to operate in a safe manner. He is willing to work with Lowe's to develop a plan that is appropriate for the site and fully compliant with applicable fire code requirements.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal (x3) and there was no one.

Chairman Norris asked if anyone wished to speak in favor of this proposal in rebuttal. Mr. Bartok of Lowes said he was unaware the fire department had issues with the proposed plan. If they had been aware they would have had conversations to revise the plan or explain why they were revising the plan. They feel the quick load site works better for them but would be willing to rearrange it because they too are worried about the back up of traffic. They typically have associates on site to keep the traffic moving. They will also make sure the diagonal striping for the loading zone and fire lanes are the proper width from the building.

Chairman Norris closed the public hearing for at 7:14 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary