

**PLANNING COMMISSION
CITY OF WILLOUGHBY
NOVEMBER 9, 2023
PUBLIC HEARING
MINUTES**

PRESENT: Jim Cook; Ben Capelle; S. Norris Chairman
ABSENT: Tim Lannon, City Engineer; K. Kary; M. Wildermuth
OTHERS: Stephanie Landgraf, Asst. Law Director; Larry Puskas, Chief Bldg. & Zoning Official;
Vicki Grinstead, Secretary

The meeting was held until Mr. Capelle could arrive. Chairman Norris called the public hearing to order at 7:09 p.m.

Tuda's Playhouse
1356 Lost Nation Rd.
(Rep.- Bryoniya Bell, Owner)
Conditional Use Permit for a daycare facility

Chairman Norris said this public hearing was recessed at the last meeting because no one was present to represent this application.

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

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

This public hearing is closed.

Raising Cane's
5051 SOM Center
Willoughby, OH 44094
(Rep.- Jamie Wells, OLIO Development Group)
Conditional Use Permit for drive thru & outdoor dining

Chairman Norris said this public hearing was recessed at the last meeting. Chairman Norris read the legal notice into record.

Chairman Norris asked if anyone wished to speak in favor of this proposal.

Mr. Wells of OLIO Development Group, 1062 Ridge St., Columbus, OH 43215. Mr. Wells is in favor of this conditional use and is here to answer any questions the board may have.

Chairman Norris asked if anyone else wished to speak in favor of this proposal.

Greg Patt
38005 Brown Ave.
Willoughby, OH 44094

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Mr. Patt said he is speaking in favor of this development because this is a tough lot. He is in favor of it not sitting empty much longer. This is an ideal location for Raising Cane's and their product.

Chairman Norris asked if anyone else wished to speak in favor of this proposal.

Mike Ross
4735 Wood St.
Willoughby, OH 44094

Mr. Ross said Raising Cane's would be an excellent addition to the city and a good reuse of a dilapidated property on a main thoroughfare through the city.

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

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

This public hearing is closed.

36900 Vine Street LLC (formerly Hardee's)
36900 Vine St.
(Rep.- Jon Sines, 36900 Vine Street LLC)
Conditional Use Permit for drive thru & outdoor dining

Mrs. Grinstead read the legal notice into record.

Chairman Norris asked if anyone who wished to speak in favor of this proposal.

Mr. Sines of Marous Development Group is here representing 36900 Vine Street. He is here to answer any questions on the existing Hardee's site. The building will remain and they are asking for a drive thru and outdoor seating along the Vine St. frontage.

Chairman Norris asked if anyone else wished to speak in favor of this proposal.

Pearl Godfrey
36841 St. Clair Ave.
Willoughby, OH 44094

Ms. Godfrey said her home is right behind the previous Hardee's restaurant. She is not against a new restaurant but is concerned about the trash. When it was Hardee's, the trash would blow onto her property or onto the properties on Mooreland. She wants assurances that this would not happen with a new restaurant.

Chairman Norris asked if anyone else who wished to speak in favor of this proposal.

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Greg Patt
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Mr. Patt cited the same comments as previously stated above for Raising Cane's. He said this is a great location for another restaurant.


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

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

This public hearing is closed.

Chairman Norris closed the public hearings at 7:21 p.m.


Chairman Norris


Vicki Grinstead, Secretary