

**PLANNING COMMISSION
CITY OF WILLOUGHBY
OCTOBER 10, 2024
PUBLIC HEARING
MINUTES**

PRESENT: Jim Cook; K. Kary; Ben Capelle; M. Wildermuth, Vice Chairman
ABSENT: S. Norris, Chairman; Darryl Keller, Bldg./Zoning Chief, Tim Lannon; City Engineer
OTHERS: Stephanie Landgraf, Law Director; Samantha Karabec, CT Consultants;
Karen Brooks, Zoning Code Inspector; Vicki Grinstead, Secretary

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

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

Valvoline
35901 Euclid Ave./PPN#27-A-013-0-00-020-0
(Rep.- Nigel Tate, CESO)
Conditional Use Permit for an automobile service station

Mr. Tate of CESO, architect/engineering firm, 3601 Rigby Road, Suite #300, Miamisburg, OH 45342, agent for Valvoline is speaking in favor of this project.

Mr. Tate said the site is zoned general business and they are proposing an oil change facility which requires a conditional use. They are looking forward to developing the site. They did a site visit and the area looks nice and feels this development will complement the surrounding businesses.

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

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

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

Village Park West (townhomes)
32801 Euclid Ave./PPN#27A0100000160
(Rep.- Jacob Shields, Grey Fox Capital Ltd.)

Mr. Shields of Grey Fox Capital Ltd., 6161 Oak Tree Blvd./Suite#250, Independence, OH 44131 is speaking in favor of this project.

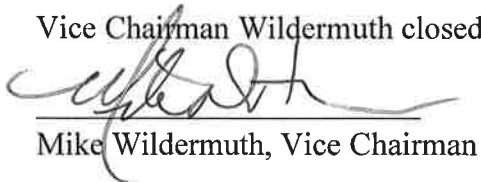
Mr. Shields said this is a thirty townhome project located off Euclid Ave. and is in favor of approving this project.

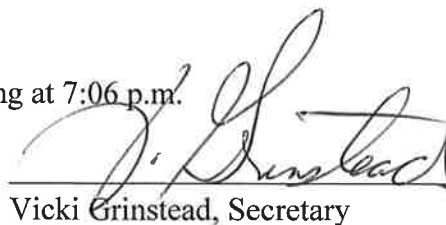
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Vice Chairman Wildermuth asked if anyone else wished to speak in favor of this proposal (x3) and there was no one.

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

Vice Chairman Wildermuth closed the public hearing at 7:06 p.m.


Mike Wildermuth, Vice Chairman


Vicki Grinstead, Secretary