

**PLANNING COMMISSION
CITY OF WILLOUGHBY
DECEMBER 12, 2024
PUBLIC HEARING
MINUTES**

PRESENT: Jim Cook; K. Kary; Ben Capelle; S. Norris, Chairman
ABSENT: M. Wildermuth; Darryl Keller, Bldg./Zoning Chief;
OTHERS: Mike Lucas Law Director; 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.

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

Mr. Budnik of Pfabe's Music Academy LLC, 12401 Coit Rd., Bratenahl, OH 44108 is speaking in favor of this project.

Mr. Budnik said he and his wife love Willoughby and this is why they would like their second location to be located in Willoughby.

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 of this proposal (x3) and there was no one.

Berkshire Hathaway HomeServices Professional Realty

4120 Erie St.

(Rep.- Dana Cunningham, Berkshire Hathaway)

Conditional Use Permit for first floor occupancy in Downtown Business district

Ms. Cunningham, Regional Manager of Berkshire Hathaway, 1563 Forestbrook Lane, Painesville, OH 44077 is speaking in favor of this project.

Ms. Cunningham said their last location in Mentor did not allow them to be a part of the community and they wanted to be a part of the downtown Willoughby experience. She loves the office and location.

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 of this proposal (x3) and there was no one.

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

Mr. Butler of Community Civil Engineers LLC, 2440 Dayton Xenia Rd./Suite B, Beavercreek, OH 45434 agent for Gas Station/Convenience Store, 4150 S.R. 306, Willoughby, OH 44094 is speaking in favor of this project.

Mr. Butler said they are repurposing the former Burger King facility into a gas station and convenience store selling e-cigarettes and vapes like all the other gas stations.

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 of this proposal (x3) and there was no one.

Smokerz Drip

34302 Euclid Ave.

(Rep.-Dan Eggert, General Manager)

Conditional Use Permit for a smoke/vape shop selling controlled substances

Mr. Eggert, General Manager for Smokerz Drip, 310 W. 49th St., Ashtabula, OH 44004 is speaking in favor of this project.

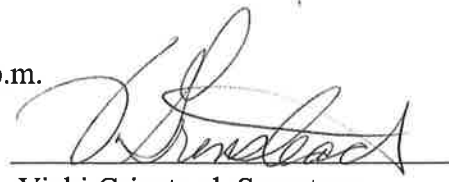
Mr. Eggert said he is in favor of this project. He said their business likes to give back to the community and do charity events.

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 of this proposal (x3) and there was no one.

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


Steve Norris, Chairman


Vicki Grinstead, Secretary