

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
MARCH 14, 2024  
PUBLIC HEARING  
MINUTES**

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

**The Yard on 3<sup>rd</sup>**  
38040 Third St.  
Rep.- Jason Beudert, Owner  
(Conditional Use Permit for outdoor dining)

Mr. Beudert, 8016 Long Forest Dr., Brecksville, OH 44151, Owner of The Yard on 3<sup>rd</sup> said they are here to pursue a permanent Conditional Use Permit for outdoor dining for their business. They have had no issues with their patrons and have a great working relationship with their adjacent neighbor Fuller Furniture. They have since upgraded their restroom facilities so there will be no more porta potties. They have also added an exterior fence around the dumpster and removed all the outdoor refrigeration equipment. They hope to be in the city long term and thanked the board for their time.

Chairman Norris asked if anyone else wished to speak in favor of this proposal. Ms. Deborah Lair, 6495 Dawson Blvd., Mentor, OH 44094. Ms. Lair is the owner of Fuller Furniture said they had a "rough go" the first season but since then things have improved. She has a great relationship with Mr. Beudert and his manager. They had a meeting on Wednesday to layout how the season was going to go and feels they have a good plan of action, so she does not see any concerns moving forward. If she approaches then with a concern they address them right away. She said she appreciates them adding the fence around the dumpster. There hours for the upcoming season will work out well.

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.

Chairman Norris closed the public hearing for at 7:05 p.m.

  
Steve Norris, Chairman

  
Vicki Grinstead, Secretary