

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
APRIL 14, 2022  
PUBLIC HEARING  
MINUTES**

**PRESENT:** J. McCue; Jim Cook; K. Kary; M. Wildermuth; S. Norris Chairman  
**ABSENT:** Darryl Keller, Chief Bldg. & Zoning Official  
**OTHERS:** Stephanie Landgraf, Asst. Law Director; Tim Lannon, City Engineer;  
Vicki Grinstead, Secretary

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

**Charlton Abbott  
37903 Euclid Ave.  
Willoughby, OH 44094  
(Joe Myers, Myers Architects & Ken Boyd, Owner)**

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

Mr. Myers of Myers Architects, 38030 Second St., Willoughby, OH is representing the Charlton Abbott and is speaking in favor of this proposal.

Mr. Myers said they obtained a Conditional Use Permit (CUP) last year for the gardens on the outside of the building. He said they have done some exterior renovations on the property. One of the conditions of the CUP is it would have to be renewed annually. He said they have not been open for business in the past year but are hoping to open in May of 2022. He said there has been no activity to monitor and would like to renew it for another year. He said they would eventually like to have a continuing CUP.

Chairman Norris asked if there was anyone else that would like to speak in favor of this proposal.

Mr. Greg Patt, 38005 Brown Ave., Willoughby, OH 44094 is speaking in favor of this proposal. Mr. Patt said he was present when the CUP was issued because it was a new type of product (a temporary office). He said he drives by daily and is impressed with what they have accomplished so far and has no reason to believe there would be any issues.

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

Chairman Norris asked if there was anyone that would like to speak in opposition of this proposal (x3) and there was no one. This public hearing is closed.

**City of Willoughby  
Public Hearing Meeting Minutes  
Planning Commission  
April 14, 2022**

**The Yard on 3<sup>rd</sup>  
38040 Third St.  
Willoughby, OH 44094  
(Anna Dey, Owner)**

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

Ms. Dey, Owner of The Yard on 3<sup>rd</sup>, 7711 Jo Ann Dr., Concord, OH is speaking in favor of this proposal. Ms. Dey said she has had prior experience in the restaurant industry. They are excited to bring an up-and-coming concept to the City of Willoughby. It will be a family friendly indoor/outdoor experience and is a seasonal concept. They will have brunch and acoustic music.

Dave Sable, Architect for The Yard on 3<sup>rd</sup> 10065 Echo Hill Dr., Brecksville, OH is speaking in favor of this proposal. He said they have done an aesthetic upgrade of the existing structures and are adding a fence around the perimeter of property as well.

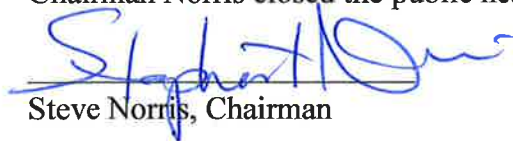
Lauren Shepherd, Interior Designer, 4105 Franklyn Blvd., Cleveland, OH 44113 is speaking in favor of this proposal. She said Willoughby is a beautiful city. They have done a lot of research to ensure that everything is true to the foundation of this city.

Bucky Spa, Representative of Geracis and partner with The Yard on 3rd, 4066 Washington Blvd., University Hts., OH is speaking in favor of this proposal. He said he and his family have been in the restaurant business for 65 years. He loves the city and is excited to open up the restaurants.

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

Chairman Norris asked if there was anyone that would like 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 7:11 p.m.

  
Steve Norris, Chairman

  
Vicki Grinstead, Secretary