

**PLANNING COMMISSION
CITY OF WILLOUGHBY
JUNE 13, 2024
PUBLIC HEARING
MINUTES**

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

Vice Chairman Wildermuth called the public hearing to order at 7:01 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.

Lacreme Event Studio
1356 Lost Nation Rd.
Conditional Use Permit for an event studio
(Rep.- Kenyata Thomas, Owner)

Ms. Thomas, Owner of Lacreme Event Studio, 230 E. 327th St., Willowick, OH 44095 said she would like to open a studio to host various events. There will be instructional events for painting for creative arts. The studio will also be offered for private events as well.

Vice Chairman Wildermuth asked if anyone else wished to speak in favor of this proposal. Len Merriman, representing the property owner, 13 Meadowlawn, Mentor, OH 44060. Mr. Merriman said the property has been vacant for four or five years and has become an eyesore. He said she will improve the property inside and out and will be a positive for the area.

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

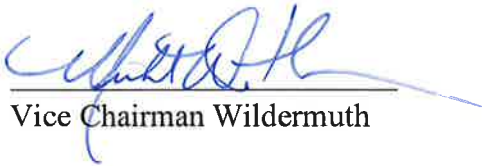
Vice Chairman Wildermuth asked if anyone wished to speak in opposition. Mr. Bob Tomsich, 3325 N. Lane/H109, Mentor, OH 44060. Mr. Tomsich has questions and is unsure if he is for or against this proposal. He is an owner of a condominium behind this facility and is on the board but does not live there. He would like to know the hours of operations and will there be a decibel limit because they are within 100' of a residential area. He would also like her to clarify what "events" means and is alcohol going to be served. He said at the last event center the hours were listed from 7:00 a.m. until midnight. He is definitely concerned and wants development in Willoughby, but he wants the right development, especially near a residential area. Mr. Wildermuth said these items will be discussed under the New Business portion of the meeting. He explained how the procedure works for the public hearing and regular meeting.

Vice Chairman Wildermuth asked if anyone else wished to speak in opposition. Bill Stoneman, 38465 North Lane/A106, and is literally right next door near the former flower shop. Mr. Stoneman agrees development is good but it should be the right development in the right place. The hours are a major concern as well as the "events" such as wedding receptions; will there be security if these events get out of control and who takes care of this. This is a major concern in a densely residential area with North Lane and Indian Point.

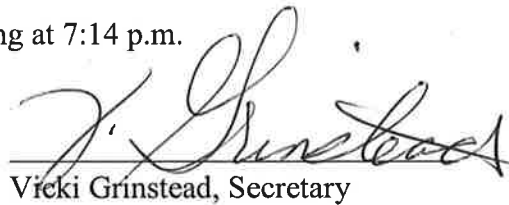
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Vice Chairman Wildermuth asked if anyone else wished to speak in favor of this in rebuttal. Ms. Thomas said to address some of the residents' concerns, as far as hours of operation; the main hours will be 9:00 a.m. until 9:00 p.m. and private events will only be held until 11:30 p.m., which will include clean-up. Vice Chairman Wildermuth said for the Planning Commission her operating hours would then be 9:00 a.m. until 11:30 p.m. and then they will have more discussion on this topic later in the meeting. Ms. Thomas said in the letter she turned in for her packet it states the specific hours and days. In her contract with her clients, she does require security for events and they do not sell any alcohol as far as the studio themselves. She said as far as proximity to the residential, it is a large parcel of land and they do have a large area in the back that is vacant. The building sits closer to the front of the parcel. She said as far as large events she hopes Planning Commission would determine the occupancy load for that building. She spoke to the Fire Department and they told her to obtain that information at the meeting. They are not looking to host large events with hundreds of people. Vice Chairman Wildermuth said the occupancy load will be on her occupancy permit which comes from the Building Department. Ms. Thomas said her main goal is to host creative and family events. They have hosted baby showers and things of that nature as far as private events and hopes that clears up what they are doing.

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



Vice Chairman Wildermuth



Vicki Grinstead, Secretary