

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 14, 2025
PUBLIC HEARING
MINUTES**

PRESENT: Jim Cook; K. Kary; Ben Capelle; M. Wildermuth, Vice Chairman
ABSENT: Darryl Keller, Chief Bldg. & Zoning Official, S. Norris, Chairman; Mike Lucas, Law Director; Tim Lannon, City Engineer
OTHERS: Vicki Grinstead, Secretary

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

This proposal has been withdrawn by the applicant.

Julia's at WH LLC
37819 Euclid Ave.
(Rep.- Mike Neundorfer, Owner)
Similar Use Permit for outdoor patios

Andrew & Kristin Logar (Tony Coyne, Esq.)
4706 River St.
Conditional Use Permit for a two- story for 1,698 sq. ft. accessory building

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

Mr. Logar said they are proposing to build an accessory building because the current buildings on the site are unusable. They will demolish the existing accessory structures and construct the larger accessory building. The reason for the large size of the building is to eventually bring his dad's hobby of rebuilding cars to his new building when the time comes. He is asking for the commission to approve the size of the building through the use of a Conditional Use Permit.

Mrs. Grinstead said the Building and Law Departments said this approval should be contingent upon Mr. and Mrs. Logar purchasing an additional piece of property and combining it with theirs. Mr. Logar said they did purchase a piece of land that was originally part of their property and then split off before they owned it. Their intention is to combine it once they receive approval for this Conditional Use Permit. Vice Chairman Wildermuth reaffirmed that this approval will be contingent upon the Logars combining this additional property with their current property and Mr. Logar understood.

Vice Chairman Wildermuth asked if anyone else wished to speak in favor of this proposal. Mr. Steve Mitchell, 4730 River Rd., Willoughby, OH 44094 said he is the next door neighbor to this property. This is a large piece of property and does not see any reason why this should not be approved.

Vice Chairman Wildermuth asked if anyone else wished to speak in favor of this proposal. Mr. Mike Merhar, 38020 Brown Ave., Willoughby, OH 44094 is councilman for ward 5 and wanted to speak in favor of this


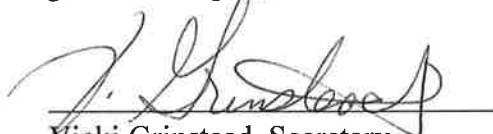
City of Willoughby
Planning Commission
Public Hearing Meeting Minutes
August 14, 2025

proposal. He has met with Mr. Logar and has been out to the property and feels this will be a vast improvement to the site. This is a very unique and large piece of property; one of the largest in this part of the city. This should not be precedent setting because there are not a lot of these size properties within the city that would be looking for something similar in size.

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 for at 7:06 p.m.


Mile Wildermuth, Vice Chairman
Vicki Grinstead, Secretary