

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
JANUARY 27, 2022  
REGULAR MEETING  
MINUTES**

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

**Chairman Norris called the regular in-person and Zoom meeting to order at 7:03 p.m.**

**MINUTES**

**Public Hearing Meeting Minutes**

**January 13, 2022**

Mr. Wildermuth moved to approve the Public Hearing Meeting Minutes for January 13, 2022 as submitted and Mr. Kary seconded.

ROLL CALL:           Yeas:     J. McCue; K. Kary; M. Wildermuth; J. Cook; S. Norris, Chairman  
                          Absent:  None  
                          Nays:   None

**Motion Carried:     APPROVED**

**Regular Meeting Minutes**

**January 13, 2022**

Mr. Wildermuth moved to approve the Regular Meeting Minutes for January 13, 2022 as submitted and Mr. Kary seconded.

ROLL CALL:           Yeas:     K. Kary; M. Wildermuth; J. Cook; J. McCue; S. Norris, Chairman  
                          Absent:  None  
                          Nays:   None

**Motion Carried:     APPROVED**

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**Big Dog Fight Club**  
38126 Second St.  
(Rep.- Jerrod Primm, Owner)

**Conditional Use Facility**  
**(fitness facility w/retail sales)**

**City of Willoughby  
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Mr. Primm, Owner of Big Dog Fight Club is representing his Conditional Use Permit.

Mr. Primm is opening a fitness facility that includes boxing, kick boxing and self-defense for people of all levels of fitness. He said he will be hiring trainers to do personal training sessions as well. He said the personal training will be by appointment and they will also offer classes. He said the work out portion of the business will be in the lower level/basement and the retail sales of fitness related apparel will be on the street level or first floor.

He said he would like his hours to be 24 hours, 7 days a week in case his retail shop would increase its hours. Chairman Norris asked how he will control access to the facility. Mr. Primm said eventually they will have key cards or key fobs for the members. Chairman Norris asked if there is a potential that no employee will be on site and Mr. Primm said that is a possibility. Mr. Primm said that will be in the future, but for now they will be there to let their members in.

Mr. Cook asked if there will be memberships and if the members will come in late evenings to work out. Mr. Primm said yes, but for now they will be classed based and the personal training sessions will be by appointment. Mr. Kary asked if this was a franchise and Mr. Primm said no, it is his individually owned business named after his big dog which is a mastiff.

Chairman Norris asked about his music/noise level and what his plans are. Mr. Primm said he currently has a speaker for indoor music and has tested the sound levels and checked with the neighbors and he said no one has had any complaints. He said eventually he would like to install a music sound system. The music is in the basement and the retail shop is at the street level/first floor and there are residential apartments on the second floor. Mr. Keller said the only restriction per city ordinance is all activities shall take place in a fully enclosed sound restrictive building with closed windows. Mr. Keller said if the police are called due to excessive noise, they will need to reduce the noise or music which is enforced through the city noise ordinance and Mr. Primm agreed.

Chairman Norris asked about the dumpster. Mr. Primm said it is a shared enclosed dumpster.

Mr. Cook moved to approve the Conditional Use Permit for Big Dog Fight Club located at 38126 Second St., Willoughby, OH 44094 with the following conditions: 1) Hours of operation will be 24 hours, 7 days a week 2) the dumpster shall be screened, and Mr. Kary seconded.

ROLL CALL:           Yeas:     M. Wildermuth; J. Cook; J. McCue; K. Kary; S. Norris, Chairman  
                          Absent:  None  
                          Nays:   None

**Motion Carried:     APPROVED**

**DISCUSSION**

**Mayor Fiala**

**Review of Planning Commission  
Submission Requirements**

**City of Willoughby  
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Mayor Fiala was not present for this meeting. Mr. Kary relayed his apologies to the commission for not being able to attend due to a conflict in his schedule.

Mr. Keller said the Mayor wanted to discuss the revised development plan application that commission has received. He said Jodi has some items she would like to add, and he has had a brief discussion with the mayor regarding this subject. He told the board if there are other items that believe are pertinent to add to the application to please email him and he will do his best to comply with their requests.

Chairman Norris said what he has noticed the last half year is that many boxes in the Staff Report are not filled out. He asked that the departments listed at least put "no comment or N/A" so the commission knows they have seen the items presented.

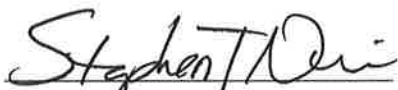
Mr. Keller said some of the required items on the application are not always necessary for certain submittals, but he works with the applicants during the process to determine what he believes the commission will need. He said they currently have two submittals that have come in with 90% of the items required so do they put that on the agenda and let the commission decide or do they have them wait until the next meeting? He said if they do not have 100% of the items required two weeks prior to the meeting then it should not go on the agenda.

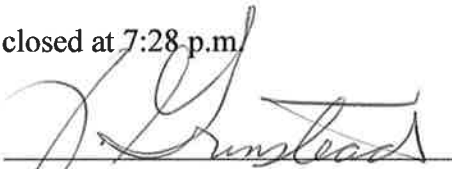
Chairman Norris suggested Mr. Keller put that he has 90% of what is required in his Staff Report and send to the commission, and they can make a determination at the meeting as to whether or not to proceed or table the application, and Mr. Keller agreed.

Mrs. McCue said it may be prudent to share the Staff Report with the applicants, so they know what they are missing. Mr. Keller said he sends them a letter informing them of the missing items.

There will be a future work session to discuss landscaping and submittals.

There being no further business the regular meeting closed at 7:28 p.m.

  
Steve Norris, Chairman

  
Vicki Grinstead, Secretary