

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MARCH 13, 2025
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; J. Cook; Ben Capelle; S. Norris, Chairman

ABSENT: M. Wildermuth; Mike Lucas, Law Director; Darryl Keller, Chief Bldg. & Zoning Official;
Tim Lannon, City Engineer

OTHERS: Vicki Grinstead, Secretary

Chairman Norris called the regular in-person meeting to order at 7:00 p.m.

MINUTES

Regular Meeting Minutes

February 27, 2025

Mr. Capelle moved to approve the Planning Commission Regular Meeting Minutes for February 27, 2025 as submitted and Mr. Cook seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Lake Development Authority

Lost Nation Rd.

(Rep.- Patrick Mohorcic, Lake Development Authority)

**Lot split/ PPN#27-B-054-0-00-012-0, 27-
B-052-0-00-003-0 & 27-B-052-0-00-012-0**

Mr. Mohorcic said they previously discussed at the last meeting they are parceling off where the terminal building will be constructed to the main parcel inside the fence and combining it to the hangar on the north end of the property near JTV. They will comply with all building standards.

Chairman Norris advised Mr. Mohorcic that the Planning Commission only has four of the five members present this evening and he needs a majority (or three) votes in favor to pass his application for a lot split and Mr. Mohorcic wished to proceed. Mrs. Grinstead noted that she received the updated renderings for the Ingress/Egress and elevations and is waiting for approval signatures from the police and fire departments.

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Mr. Kary moved to approve the application for a lot split and consolidation for Lake Development Authority, 1825 Lost Nation Rd./PPN#27-B-054-0-00-012-0, 27-B-052-0-00-003-0 & 27-B-052-0-00-012-0, Willoughby, OH 44094 as submitted and Mr. Capelle seconded.

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

Motion Carried: APPROVED

DISCUSSION

A-1 Mr. Limo
Lost Nation Rd.
(Mr. Quinn Marti, Owner)

**Development of PPN#27-B-053-0-00-033-0
for a new building & limousine service**

Mr. Marti, 761 E. 347th St., Eastlake, OH 44095 is representing the discussion for a new building and limousine service.

Mr. Marti said over the past nine months his business has grown and they have added to their fleet of vehicles and need more space. They currently lease a space in Wickliffe and there is no room for expansion and their building is small. He is looking into possibly purchasing and developing this parcel in Willoughby. They have approximately sixty chauffeurs and ten full-time in-house employees. It would generate revenue for the city and his business. He said Lakeland Construction is here with him this evening and they will be designing and constructing the facility.

Chairman Norris asked if their ingress/egress would be off Lost Nation or Western Parkway. Mr. Marti said it would be off Lost Nation, but there is a possibility they would, in the future, also utilize the piece of property going toward Western Parkway.

Mr. Kary, Ward Councilman for this area said there was an email recently sent out stating the ingress/egress for that area may not be possible, but Mr. Marti was not aware of this. Mr. Kary is in favor of this project but is uneasy about the ingress/egress onto Lost Nation Rd. and would prefer if he utilized the access to Western Parkway. Mr. Kary has been working for seven or eight years for traffic mitigation on Lost Nation Rd. They are looking at installing a roundabout in this area so ingress/egress onto Lost Nation Rd. could affect that roundabout and may not be possible. Mr. Marti said he likes Mr. Kary's suggestion. Mr. Kary said it also may be easier for the drivers to exit onto Western Parkway with the larger vehicles. He said they are trying to limit the number of curb cuts along Lost Nation Rd.

Mr. Kary said his other suggestion would be to possibly see an upgrade in the architecture. He said the airport is putting millions of dollars in improvements across the street. He likes the split block but would like to see a larger or darker sill on the windows. He suggested they put a contrasting or darker split block where there company logo will be installed on the building. He would like it to not look so industrial. There was a brief discussion on signage.

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Mr. Kary said landscaping will be very important for this project. Mr. Marti said they currently have nice landscaping and maintain their lawn. Mr. Kary said if they need a retention/detention pond it should be underground because of the airport being in close proximity and possible issues with water fowl.

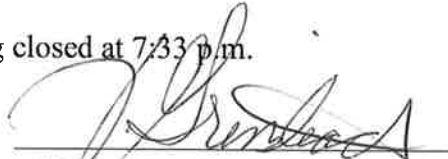
Mr. Fahim Gemayel, Lakeland Construction Group, 915 Callendar Blvd., Painesville Twp., OH 44077 will be the designer & builder for this project. Mr. Fahim said he appreciates all the comments but this is not the final design. The design presented this evening is preliminary just to show a possible design before he purchases the property. He also wants to make sure his client can afford to build this facility because the cost of the materials may go up with the newly imposed tariffs. He said they will try their best to meet the city's requirements when they come for final approval and will try to incorporate some of their suggestions.

Chairman Norris said they should discuss the functionality and not just the design. He said they received a note from Karen Brooks in the Building Department which speaks to the ability to park as many vehicles as possible. He referred to C.O. 1145.06(2)(b) & (d) which will require variances from the Board of Zoning Appeals (BZA). Mrs. Grinstead explained the process to the applicants. Mr. Kary said for the fencing requirements under C.O. 1145.06(2)(d) they could ask to possibly use landscaping in lieu of fencing/walls to conceal the vehicles.

Chairman Norris suggested Mr. Marti speak with the Building Department to see how in depth the plans have to be for his submittal so he can file for an appeal with BZA.

There being no further business the regular meeting closed at 7:33 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary