

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 14, 2025
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; J. Cook; Ben Capelle; M. Wildermuth, Vice Chairman

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

OTHERS: Vicki Grinstead, Secretary

Vice Chairman Wildermuth called the regular in-person meeting to order at 7:06 p.m.

MINUTES

Public Hearing Meeting Minutes

June 26, 2025

Mr. Capelle moved to approve the Planning Commission Public Hearing Meeting Minutes for June 26, 2025 as submitted and Mr. Cook seconded.

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

Motion Carried: APPROVED

Public Hearing Meeting Minutes

July 24, 2024

Mr. Capelle moved to approve the Planning Commission Public Hearing Meeting Minutes for July 24, 2025 as submitted and Mr. Cook seconded.

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

Motion Carried: APPROVED

Regular Meeting Minutes

July 24, 2024

Mr. Capelle moved to approve the Planning Commission Regular Meeting Minutes for July 24, 2025 as submitted and Mr. Cook seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

This proposal has been withdrawn by the applicant.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
4706 River St.
(Rep.- Tony Coyne, Esq.)

**Conditional Use Permit for a two-story
1,698 sq. ft. accessory building**

Mr. Logar, 4706 River St., Willoughby, OH 44094 is representing the Conditional Use Permit for a two-story 1,698 sq. ft. accessory building.

Vice Chairman Wildermuth said based on what was previously discussed in the Public Hearing portion of the meeting and the fact that they will be combining the properties together and will have the required 150' frontage, this board is permitted to approve up to 2,000 sq. ft. of accessory building in a situation like this. There were no other questions from the board members. He said the conditions of this approval will be that the two properties need to be combined into one before any construction of the accessory building commences, no running of any businesses shall be allowed and Mr. Logar previously mentioned this will be only for hobbies and not to be used as any type of rental unit. Mr. Kary said he thought this was a good plan for this property.

Vice Chairman Wildermuth let the applicant know that the Planning Commission has five members and this evening only four members are present and asked if they wished to proceed. Mr. Coyne, Esq. said they wished to proceed unless there are any concerns.

Mr. Capelle moved to approve the application for the Conditional Use Permit for a two-story 1,698 sq. ft. accessory building for the Logar residence, 4706 River St. Willoughby, OH 44094 with the following conditions: the two properties need to be combined into one before any construction of the accessory building commences, no running of any businesses shall be allowed and not to be used as any type of rental unit and Mr. Cook seconded.

Vice Chairman Wildermuth noted, before the vote, that the City Engineer had a comment that when they file for their permit they need a site plan that would be reviewed for compliance with city code and to scrutinize the grading to ensure there is no impact on adjacent parcels.

**City of Willoughby
Planning Commission
Regular Meeting Minutes
August 14, 2025**

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

Motion Carried: APPROVED

Andrew & Kristin Logar
4706 River St.
(Rep.- Tony Coyne, Esq.)

**Development Plan for a two-story
1,698 sq. ft. accessory building**

Mr. Logar, 4706 River St., Willoughby, OH 44094 is representing the Conditional Use Permit for a two-story 1,698 sq. ft. accessory building.


Vice Chairman Wildermuth said they discussed this plan during the Conditional Use Permit section and there were no concerns from the board and asked for a vote for the Development Plan.


Mr. Cook moved to approve the application for the Development Plan for a two-story, 1,698 sq. ft. accessory building for the Logar residence, 4706 River St. Willoughby, OH 44094 and Mr. Capelle seconded.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:14 p.m.


Mike Wildermuth, Vice Chairman


Vicki Grinstead, Secretary