# PLANNING COMMISSION
# CITY OF WILLOUGHBY
# OCTOBER 22, 2026
# REGULAR MEETING
# MINUTES

**PRESENT:** Ben Capelle; K. Kary; M. Wildermuth; S. Norris, Chairman
**ABSENT:** J. Cook; Tim Lannon, City Engineer
**OTHERS:** Amy Hamilton, Law Dept.; Vicki Grinstead, Secretary; Darryl Keller, Chief Bldg. & Zoning Official

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

## MINUTES

**Regular Meeting Minutes** **August 27, 2026**

Mr. Wildermuth moved to approve the Planning Commission Regular Meeting Minutes for August 27, 2026 as submitted and Mr. Capelle seconded.

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

**Motion Carried: APPROVED**

**Public Hearing Meeting Minutes** **August 27, 2026**

Mr. Capelle moved to approve the Planning Commission Public Hearing Meeting Minutes for August 27, 2026 as submitted and Mr. Wildermuth seconded.

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

**Motion Carried: APPROVED**

## NEW BUSINESS

**Nesmir Auto Group LLC**
2270 Lost Nation Rd./#A & B
(Rep.- Kamuran Gumus, Owner)

**Conditional Use Permit for an auto body & paint shop in a L-I district**

Chairman Norris stated that auto body and collision repairs would be performed in Units A & B, with painting conducted exclusively in Unit B. Mr. Gumus confirmed this arrangement. Chairman Norris asked about the

proposed hours of operation. Mr. Gumus stated that the business would operate Monday through Friday from 9:00 a.m. to 6:00 p.m. and for half a day on Saturdays. However, he requested that his Conditional Use Permit (CUP) allow operation 24 hours a day, seven days a week, to accommodate possible additional workloads, administrative tasks, and facility cleaning. Mr. Kary noted that Mr. Gumus is allotted three parking spaces per unit, for a total of six spaces. Chairman Norris stated that outdoor storage would not be permitted. Mr. Keller requested that the Commission also prohibit overnight parking of vehicles. He noted that this property and the adjacent property currently have outdoor storage violations and that efforts are underway to work with the owner to address the conditions. Mr. Keller emphasized that vehicles towed to the property must be stored indoors. Customers may drop off vehicles in the morning if the applicant provides a key drop-off; however, vehicles may not be stored outdoors.

Chairman Norris asked whether Mr. Gumus planned to play music outdoors. Mr. Gumus stated that music would be played only inside the shop. Chairman Norris reiterated that outdoor music would not be permitted. In response to a question about waste disposal, Mr. Gumus stated that a small dumpster serving only his units is located outside near Unit A and the Unit B gate. Chairman Norris asked Mr. Keller whether the dumpster required an enclosure. Mr. Wildermuth stated that he did not believe an enclosure was required in this district. Mr. Keller stated that he could not immediately confirm the requirement and noted the difficulty of enclosing the dumpster at this location. The dumpster is on wheels, and it was believed that it must be turned to allow the collection truck to empty it every two weeks. Chairman Norris clarified that the Commission was not waiving any ordinances but was permitting the dumpster to remain outdoors without an enclosure. The commission will permit the dumpster to be parallel to the building, must remain in clean and sanitary condition and not obstruct any drive isles.

Chairman Norris reiterated the CUP conditions: 1) Hours of operation will be 24 hours/7 days a week, 2) No outdoor storage or overnight parking of vehicles, 3) No outdoor music is permitted, 4) Dumpster for Units A & B shall remain closed, in a clean and sanitary condition, shall be parallel to building and not obstructing drive isles, 5) No outdoor maintenance from midnight until 6:00 a.m., 7 days a week, 6) North access drive for Units A & B shall remain open and unobstructed at all times. No outdoor maintenance from midnight until 6:00 a.m., 7 days a week. Mr. Keller asked if there will be a spray booth and Mr. Gumus said yes, he will work with the fire department to make sure he is compliant. Mr. Gumus said there was another business many years ago that also had a spray booth at this location. Mr. Kary said he would like to add the condition that north access drive for Units A & B shall remain open and unobstructed at all times.

Chairman Norris noted that there are only four of the five members present this evening and the applicant needs three votes to pass his application. He can table his application to wait for a full membership of the commission or proceed and Mr. Gumus wished to proceed.

Mr. Capelle moved to approve the Conditional Use Permit for Nesmir Auto Group, LLC located at 2270 Lost Nation Rd./#A & B, Willoughby, OH 44094 as submitted but with the following conditions: 1) Hours of operation will be 24 hours/7 days a week, 2) No outdoor storage or overnight parking of vehicles, 3) No outdoor music is permitted, 4) Dumpster for Units A & B shall remain closed, in a clean and sanitary condition, shall be parallel to building and not obstructing drive isles, 5) No outdoor maintenance from midnight until 6:00 a.m., 7 days a week,

6) North access drive for Units A & B shall remain open and unobstructed at all times and Mr. Wildermuth seconded.

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

**Motion Carried: APPROVED**

**Nesmir Auto Group LLC**
2270 Lost Nation Rd./#A & B
(Rep.- Kamuran Gumus, Owner)

**Development Plan/EAS#8-9-26 for an auto body & paint shop in a L-I district**

Mr. Kary addressed the EAS. No new construction.

- Stormwater- Existing, no issues.
- Traffic- No issues.
- FD & PD- No issues.
- Noise, water, air pollution- No concerns, typical body shop noise.
- Minimal impact on schools.
- Hazardous waste: Will install proper safety equipment & will be inspected by Willoughby Fire Dept.
- Timeline: Open: As soon as all approvals are obtained.

Mr. Kary let the applicant know he will be notified that he will be on the City Council agenda for Tuesday, November 3, 2026 for the EAS.

***Note:** On Attachment "A" of the EAS 1) #6 should include store and business, 2) #7 should be TYPE IIIB.

Chairman Norris addressed the Development Plan.

No new construction is proposed, and Mr. Gumus is utilizing an existing paint bay. All zoning requirements have been met. Mr. Kary asked whether Mr. Gumus intended to install signage. Mr. Gumus confirmed that signage would be installed on the building. Mrs. Grinstead advised the applicant that he would need to submit an application to the Building Department for the proposed signage. There were no further questions or concerns.

Mr. Wildermuth moved to approve the Development Plan/EAS#8-9-26 for Nesmir Auto Group, LLC located 2270 Lost Nation Rd./Units #A & B, Willoughby, OH 44094 for an auto body and paint shop in a L-I District as submitted and Mr. Capelle seconded.

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

**Motion Carried:** **APPROVED**

There being no further business the regular meeting closed at 7:32 p.m.

Steve Norris, Chairman

Vicki Grinstead, Secretary