

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
FEBRUARY 26, 2026 @7:00 p.m.
AGENDA**

If you wish to listen or watch only, download the Zoom App on your Smart Phone or Computer, and enter the meeting ID number or go to <https://zoom.us/join> and enter the meeting ID number 899 2363 7646. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 899 2363 7646. Anyone wishing to send correspondence to the Planning Commission to be read into record, please email to the secretary, Vicki Grinstead at vgrinstead@willoughbyohio.com The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.

PUBLIC HEARING – 7:00 p.m.

Lakeshore Lounge
38770 Lakeshore Blvd.
(Rep.- Andrew Eminger, Owner)

**Conditional Use Permit
for outdoor dining**

Gas Station/convenience store
Lost Nation/Tamarac
PPN#27-B-053-D-00-006-0
(Rep.- Roy Sujit, Owner)

**Conditional Use Permit for a
gas station/convenience store with retail
sales of e-cigarettes and vape products,
outdoor dining, and the elimination of the
side setbacks for parking and on-site
circulation between two or more lots**

REGULAR MEETING

Regular Meeting Minutes

February 12, 2026

OLD BUSINESS

None

NEW BUSINESS

Lakeshore Lounge
38770 Lakeshore Blvd.
(Rep.- Andrew Eminger, Owner)

**Conditional Use Permit
for outdoor dining**

Lakeshore Lounge
38770 Lakeshore Blvd.
(Rep.- Andrew Eminger, Owner)

Development Plan/EAS#1-1-26

**City of Willoughby
Planning Commission
Agenda
February 26, 2026**

Gas Station

Lost Nation/Tamarac
(Rep.- Roy Sujit, Owner)

**Lot split, 1 lot into 3-
PPN#27-B-053-D-00-006-0**

Gas Station/convenience store

Lost Nation/Tamarac
PPN#27-B-053-D-00-006-0
(Rep.- Roy Sujit, Owner)

**Conditional Use Permit for a
gas station/convenience store with retail
sales of e-cigarettes and vape products,
outdoor dining, and the elimination of the
side setbacks for parking and on-site
circulation between two or more lots**

Gas Station/convenience store

Lost Nation/Tamarac
(Rep.- Roy Sujit, Owner)

**Development Plan/EAS#2-1-26
PPN#27-B-053-D-00-006-0**

PLANNING COMMISSION

(Rep.-Mike Lucas, Law Dept.)

**Text Amend –
C.O. 1135.03
Schedule of Permitted Uses
Proper Clerical Referencing**

**Text Amend –
C.O. 1141.03
Schedule of Permitted Uses
Proper Clerical Referencing**

**Text Amend –
C.O. 1145.03
Schedule of Permitted Uses
Proper Clerical Referencing**

**Text Amend –
C.O. 1161.04
Required Off-Street Parking Spaces
Addition to zoning code in 2020**