

**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](mailto: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**  
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(Rep.- Roy Sujit, Owner)

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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**