

**PLANNING COMMISSION
CITY OF WILLOUGHBY
FEBRUARY 23, 2023
PUBLIC HEARING
MINUTES**

PRESENT: Ben Capelle; K. Kary; Jim Cook; M. Wildermuth; S. Norris Chairman
ABSENT: Tim Lannon, City Engineer; Darryl Keller, Chief Bldg. & Zoning Official
OTHERS: Keith Pedersen, Asst. Law Director; Vicki Grinstead, Secretary

Chairman Norris called the public hearing to order at 7:00 p.m.

First Watch
36001 Euclid Avenue
Conditional Use Permit for Outdoor Dining
(Rep.- Bobby Stuart, Director of Design)

The legal notice was read into record by Mrs. Grinstead. Chairman Norris asked if anyone wished to speak in favor of this proposal.

Mr. Stuart, Director of Design, 8725 Pendery Place, Bradenton, FL said he is speaking in favor of this proposal.

Chairman Norris asked if there was anyone else that would like to speak in favor of this proposal (x3) and there was no one.

Chairman Norris asked if there was anyone that would like to speak in opposition of this proposal (x3) and there was no one. This public hearing is closed.

Jojo's Ice Cream Shop
Lakeshore Blvd./PPN#27B057G000010
Conditional Use Permit for Outdoor Dining
(Rep.-Jason Lallo, Owner & Matthew Lallo, Esq.)

The legal notice was read into record by Mrs. Grinstead. Chairman Norris asked if anyone wished to speak in favor of this proposal.

Mr. Matthew Lallo, Esq., 4230 St. Rt. 306/Suite 240, Willoughby, OH 44094 is the attorney for Mr. Jason Lallo and is speaking in favor of this proposal.

Chairman Norris asked if there was anyone else that would like to speak in favor of this proposal (x3) and there was no one.

Chairman Norris asked if there was anyone that would like to speak in opposition. Mr. John Coleman, 38723 Lakeshore Blvd., Willoughby, OH 44094. Mr. Coleman said he is not necessarily in opposition to this proposal but has concerns regarding safety for children who will be leaving the park and crossing the street.

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He said they would have to go up the street to the crosswalk and come back down to the ice cream store and people may not utilize the cross walk. He is also concerned about the hours of operation, especially in the evenings in regard to possible noise issues the business may bring. He said JT's Diner closes at 2:30 p.m. and there have been no issues.

Chairman Norris asked if there was anyone else that would like to speak in opposition of this proposal (x3) and there was no one. This public hearing is closed.

Chairman Norris asked if there was anyone else that would like to speak in rebuttal in favor of this proposal. Mr. Lallo, Esq. said he understands Mr. Coleman's concern regarding safety. He said he is aware of the sidewalk that comes out onto Lakeshore from the city park. He said they would consider fencing off that location or ask the city to put up a fence along that portion of the walkway to prevent foot traffic from crossing in that area. The crosswalk is approximately 100' west of their site.

Chairman Norris closed the public hearing for at 7:10 p.m.



Steve Norris, Chairman



Vicki Grinstead, Secretary