

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MARCH 27, 2025
PUBLIC HEARING
MINUTES**

PRESENT: Jim Cook; K. Kary; Ben Capelle; M. Wildermuth; S. Norris, Chairman
ABSENT: Tim Lannon, City Engineer
OTHERS: Mike Lucas, Law Director; Darryl Keller, Chief Bldg. & Zoning Official;
Samantha Karabec, Representing the City Engineer; Vicki Grinstead, Secretary

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

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

The Way Virtual Offices (Charlton Abbott)

37903 Euclid Ave.

(Rep.- Joe Myers, Myers Architect, Ken Boyd, Owner & Jim Aveni, Esq.)
Conditional Use Permit (CUP) including patio & barn for occasional events

Mr. Myers of Myers Architect, 38030 Second St., Willoughby, OH 44094, Jim Aveni, Esq. and Ken Boyd, 37903 Euclid Ave., Willoughby, OH 44094 are representing for The Way Virtual Offices (Charlton Abbott) for a Conditional Use Permit.

Mr. Myers said they are here to obtain a new conditional use permit for the Charlton Abbott coworking spaces that opened approximately 2 ½ years ago. The space is utilized as office space and the members can use the café, mailboxes, copy space and outdoor patios. The first year permit had a one year expiration and they came back to renew it and there were no issues so the commission renewed it without an expiration date. The owner stretched the conditions of the CUP and advertised for weddings etc. on social media to the public and not just the members. There was a church group that brought their own P.A. system but was shut down and the city revoked the Conditional Use Permit. It is a coworking space, not a party center, who's primary use is an office space. There are occasional use of different events that take place (list given to board at discussion meeting on 2-20-25). He said in the two and a half years they have had thirty-nine events so the events are not always weekly. When they do have an event it is for a member of the coworking space and that member is responsible for the event and gave examples (See Exhibit "A"). He is hoping the commission will give them the CUP for another year to see how things go. The owner has learned a lot through the last two and a half years and knows better how to proceed and will come back after the year expiration to review it again.

Chairman Norris asked if anyone else wished to speak in favor of this proposal. Mr. Boyd, Owner said in summary of what Mr. Myers said after the second year they now understand what is allowed and wish to work together to make this work as a community.

Chairman Norris asked if anyone else wished to speak in favor of this proposal. Kathy Milo, Director for Lake Geauga Wick, 89 Chester St. Painesville, OH 44077.

**City of Willoughby
Planning Commission
Public Hearing Meeting Minutes
March 27, 2025**

Ms. Milo said her organization, which is for women, infants, and children, is a member of Charlton Abbott and they have held several events here. One of these events is held monthly and is a support group for new mothers in the tri county area. She said in August of 2024 they held Wick's 50th birthday party. There were twelve other non-profit agencies and opened it up to the public. She said approximately seventy attendees were not Willoughby residents. These partnerships bring people together to network. She also sits on a birth rights board and have held their staff meetings at the Charlton Abbott. The director of the birth rights board could not attend tonight's meeting and has asked that she express her support for Charlton Abbott.

Chairman Norris asked if anyone else wished to speak in favor of this proposal. Mason Vermilye of Vermilye Welding Solutions, 2934 Broadway Ave., Cleveland, OH 44115.

Mr. Vermilye said his company has been a member of Charlton Abbott work spaces for three years. They held a networking event which brought communities and companies together to network and share experiences. They have held events with their employees for birthday parties, bridal showers, vow renewals as well as client events to promote growth because they are a young business.

Chairman Norris asked if anyone else wished to speak in favor of this proposal. Kory Dages, 2578 Boston Road, Hinkley, OH 44233.

Mr. Dages said he is an entrepreneur and is starting a machining business in the greater Cleveland area. He said these office spaces accommodate his needs and is the perfect place to hold events in terms of networking and engage the community as a whole.

Chairman Norris asked if anyone else wished to speak in favor of this proposal. Jeff Radachy, 5985 Wedgewood Dr., Mentor-on-Lake, OH 44060.

Mr. Radachy said he uses the co-op spaces because he works from home. He has been at the property while they held an event and did not even know it was happening until he left. Mr. & Mrs. Boyd are very accommodating and moved him to a different room while the Wick event was happening.

Chairman Norris asked if anyone else wished to speak in favor of this proposal. Beth Andres, Owner of Club Pilates, 5872 SOM Center Rd., Willoughby, OH 44094.

Ms. Andres said they have utilized the space several times. They have hosted their Christmas parties, meetings and gatherings and held a women's health event at this facility. This has helped with their business and is here to help represent local businesses. She said they hoped to hold their women's event there again this year but their attendance has exceeded what is allowed for this facility.

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

Chairman Norris asked if anyone wished to speak in opposition of this proposal. Robert Fishleigh, 37818 Jordan Dr., Willoughby OH 44094.

Mr. Fishleigh said he has no issue with small events that are held at this facility such as the art show because they are in the afternoon. He said last year they had two large parties and made video clips of these events.

**City of Willoughby
Planning Commission
Public Hearing Meeting Minutes
March 27, 2025**

He asked if he could show them to the board. Chairman Norris advised Mr. Fishleigh to forward these clips to Mrs. Grinstead for the record because the deadline for submittals has passed. Mr. Fishleigh said on June 3, 2024 there was a wedding reception held at this facility. They had retained a Willoughby Police Officer and there were approximately one hundred people and they were consuming alcohol and playing loud music. This barn is right next to his home. He does not want this barn turned into a party center that abuts a residential street. He said two events in June and July were so loud they could not even watch tv in their own home.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal. Beverly Pengal, 37724 Jordan Dr., Willoughby, OH 44094.

Ms. Pengal said she concurs with Mr. Fishleigh's comments. This is a quiet residential street and does not want this barn to become a party center.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal. Diane Bouton, 37727 Jordan Dr., Willoughby, OH 44094.

Ms. Bouton echoes her neighbors comments. The events sound wonderful and she knows Mr. Boyd has put a substantial amount of money into his facility, but utilizing the barn for large events is not good for their quiet neighborhood. She also has concerns about the traffic.

Chairman Norris asked if anyone else wished to speak in opposition of this proposal (x3) and there was no one.

Chairman Norris asked if anyone else wished to speak in favor of this proposal in rebuttal. Mr. Boyd said he has met with Mr. Fishleigh many times inside and outside the barn and have discussed the concerns of the residents of Jordan Dr. Mr. Fishleigh's residence is only fifteen feet away from the barn. They took a decibel reading of 60 inside the barn with the windows closed and Mr. Fishleigh could not hear it. He said the wedding was a private family wedding and they did hire a police officer because they did have alcohol there. He said the party ended at 9:00 p.m. Saturday evening. The music that was played on the patio was from 5:30-8:00 and was under the building owners control. The other party Mr. Fishleigh spoke of was an anniversary celebration and they were playing religious music. He said a non-member brought a speaker and was playing music and Mr. Boyd, almost immediately, had them stop and they played the regulated house music.

Chairman Norris asked if anyone else wished to speak in favor of this proposal in rebuttal. Mr. Myers said the co-op was a new idea when they opened. They did have events that were not permitted and corrected their mistakes. They are well aware of what they can and cannot do in this space. If the board grants the CUP and puts a one year expiration date on it, they can come back in one year to see how they are doing.

Chairman Norris asked if anyone wished to speak in opposition of this proposal in rebuttal and there was no one.

**City of Willoughby
Planning Commission
Public Hearing Meeting Minutes
March 27, 2025**

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

Motley 7 Brew
35091 Euclid Ave.
(Rep.- Ryan Roosen, Woolpert & Rick Nader, President/Owner)
Conditional Use Permit for a drive thru coffee shop

Mr. Rossen of Woolpert, 4454 Idea Center Blvd., Dayton, OH 45430 and Mr. Nader, 7586 Eagles Mills Road, Waite Hill, OH 44094 are representing Motley 7 Brew for a Conditional Use Permit.

Chairman Norris asked if anyone wished to speak in favor of this proposal. Mr. Roosen said this is for a 510' drive thru facility with a detached cooler. There will be five parking stalls and one A.D.A. which exceeds the requirement for this space. There are also twenty-one stacking spaces for the drive thru which exceeds the city's minimum requirement of ten spaces. He said during the ordering process the customer will be greeted by an employee outdoors and will take their order and the pick up will happen under the canopy next to the building.


Chairman Norris asked if anyone else wished to speak in favor of this proposal. Mr. Nader said he is the President of Motley 7 Brew and is a Willoughby resident. He said they are very excited to be part of Willoughby. They have already opened sixteen facilities in Ohio.

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

Chairman Norris asked if anyone wished to speak in opposition of this proposal (x3) and there was no one.

Chairman Norris closed the public hearing for at 7:28 p.m.


Steve Norris, Chairman


Vicki Grinstead, Secretary

in record
~~2-20-25~~
in record
Exhibit ("A")

The Charlton Abbott

Roster of Business Uses

1. Professional

- a. Promotional events-book signing, product launch, Marketing push etc..
- b. Business Mixers
- c. Networking
- d. Seminars-lunch and learns, Happy hour education
- e. Client Appreciation-

2. Non-profit

- a. Kiwanis
- b. Knights of Columbus
- c. Rotary
- d. Sub-Zero
- e. United Way
- f. Hanna House
- g. Habitat for Humanity
- h. Meals of Hope
- i. Starting Point
- j. Lifeline
- k. Birthright
- l. Willoughby Fine Arts
- m. Forbes House
- n. Project Hope
- o. Health and Wellness—Tai Chi, Yoga, Fun Run
- p. Salvation Army
- q. WIC-Ohio Depart of Health Women and Children's program
- r. Lake County Christian Women's Group
- s. Friends of Recovery Women and Children's home

3. Community

- a. Art/craft pop-up festivals
- b. Fashion shows
- c. Sip & Paint
- d. Bubbles and Babes
- e. Wellnes Awarenes

Roster of Business Uses cont...

4. Biz Life Celebratory

- a. Member Employee Birthday's
- b. Member Employee Anniversary's
- c. Member Employee Family and class Reunions

5. Seasonal

- a. Christmas- Holiday parties, client appreciation, The Klauses Photo opp
- b. Halloween—Kids
- c. Easter—Easter Bunny Photo
- d. Mothers Day Tea

Many of these socials are mixed together in themes, for Example

A business may have a seasonal themed client appreciation with bourbon and cigars, celebrating their 10th year in business and feature a Non-Profit to receive donations!