

**PLANNING COMMISSION  
CITY OF WILLOUGHBY  
JULY 24, 2025  
PUBLIC HEARING  
MINUTES**

**PRESENT:** Jim Cook; K. Kary; Ben Capelle; S. Norris, Chairman  
**ABSENT:** M. Wildermuth  
**OTHERS:** Mike Lucas, Law Director; Darryl Keller, Chief Bldg. & Zoning Official;  
Tim Lannon, 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.

**Probuilt Homes/Goryance LLC**  
4317 Center Street  
(Rep.- Bob Myers, Probuilt Homes)  
Rezone/EAS #14-6-25A from Residential Multi-Family Low Rise to Downtown Business

Mr. Myers of Probuilt Homes, 9134 Tyler Blvd., Mentor, OH 44060 is representing the rezone from Residential Multi-Family Low Rise to Downtown Business for Goryance LLC for the property located at 4317 Center St., Willoughby, OH 44094.


Mr. Myers said they wish to add these buildings to the existing development deemed The Enclave and this will be Phase II. They demolished the previous home and said this will fit in with the neighborhood and will have the same look and landscaping as the existing development.

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 7:03 p.m.

  
Steve Norris, Chairman

  
Vicki Grinstead, Secretary