

**PLANNING COMMISSION
CITY OF WILLOUGHBY
APRIL 24, 2025
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; J. Cook; Ben Capelle; M. Wildermuth; S. Norris, Chairman

ABSENT: Tim Lannon, City Engineer; Mike Lucas, Law Director;
Darryl Keller, Chief Bldg. & Zoning Official

OTHERS: Vicki Grinstead, Secretary

Chairman Norris called the regular in-person meeting to order at 7:00 p.m.

MINUTES

Public Hearing Meeting Minutes

March 27, 2025

Mr. Wildermuth moved to approve the Planning Commission Public Hearing Meeting Minutes for March 27, 2025 as submitted and Mr. Capelle seconded.

ROLL CALL: Yeas: Ben Capelle; K. Kary; J. Cook; M. Wildermuth; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

Regular Meeting Minutes

March 27, 2025

Mr. Wildermuth moved to approve the Planning Commission Regular Meeting Minutes for March 27, 2025 as submitted and Mr. Capelle seconded.

ROLL CALL: Yeas: K. Kary; J. Cook; M. Wildermuth; Ben Capelle; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Coppia
1745 Lost Nation Rd.

**Development Plan/EAS#8-3-25,
for a restaurant w/outdoor patio**

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(Rep.- Joe Myers, Myers Architects &
Joan Veneleck, JTV Hangar owner)

Mr. Myers of Myers Architect, 38030 Second St., Willoughby, OH 44094 and Ms. Veneleck, 1745 Lost Nation Rd., Willoughby, OH 44094 are representing the Development Plan/EAS#8-3-25 for a restaurant with an outdoor patio.

Mr. Kary addressed the EAS.

- Stormwater- Can handle storm water demands, already has underground detention.
- Traffic-no issues cited. Traffic rated bollards to be installed on all 3 sides of patio (already on plan.)
- FD & PD-no concerns
- Noise, water, air pollution- No concerns but music to remain at a conversational level.
- No impact on schools
- Hazardous waste: No concerns
- Timeline: Open, June 2025

Mr. Kary asked who would be able to utilize the patio and if there would be private parties. Mr. Myers said that private parties would be a possibility. JTV Enterprises does a lot of charity work and fundraising. Mr. Kary said there is a concern for patron safety with the patio being close to Lost Nation Rd. Mr. Myers said there will be traffic rated pipe bollards on the plan that will be installed and hid with the landscaping. There will be three bollards on each side of the patio (south, north, and west) and all three will be one spread footer with five feet between each one.

Chairman Norris addressed the Development Plan.

Mr. Myers said the building was already approved and they are adding the restaurant inside the existing building and an outdoor patio. He said since you drive through the parking lots of the three existing hangars they have obtained letters from the building owners to allow parking in their lots for overflow occasions. Chairman Norris said a condition of this approval will be that Mr. Myers sends these letters to Mrs. Grinstead for the record.

Mr. Kary asked if there is a walkway from Lost Nation Rd. to this restaurant/business. Ms. Veneleck said there is no sidewalk from the street. Mr. Kary asked if they would install a sidewalk connecting Lost Nation to their property and Ms. Veneleck agreed to entertain the idea. She said Coppia is only by reservation which helps control overcrowding and the restaurant was previously serving only Thursday through Saturdays (5:00-10:00 p.m.) and is not sure if they will maintain that same schedule. The restaurant also does catering for the planes but is not open Monday-Wednesday. They also cook for charitable events.

Mr. Kary said he likes the landscaping plan. Chairman Norris echoed Mr. Kary's comment for landscaping. He said the four trees along Lost Nation and the seven trees depicted in pink on the plan have a maximum height of 25'. He assumes if they grow above what the FAA allows they will be trimmed down and Ms. Veneleck said yes, they have a height restriction. He said there are two Bowhall maple trees further from the runway that look to have

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a maximum height of 50'. Mr. Myers said he would bring this to the landscape architects attention because of the restrictions.

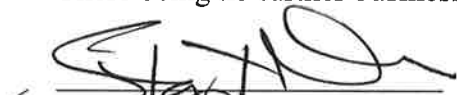
Chairman Norris read Mayor Fiala's comments that were in favor of this project. There was also a question: would it help to install a walkway or path between this patio and the new terminal building to allow quicker access to the restaurant. Chairman Norris said it is something to consider. Ms. Veneleck said they provide golf carts as well. Mr. Capelle said they did approve connecting sidewalks in the previous plan so there is at least one path. Chairman Norris said a condition of approval is they will require a sidewalk connection to the Lost Nation (east side) sidewalk.

Mr. Capelle moved to approve the Development Plan/EAS#8-3-25 for Coppia, 1745 Lost Nation Rd., Willoughby, OH 44094 for a restaurant with an outdoor patio with the stipulation that sidewalks are added and connected to the Lost Nation Rd. sidewalks and Mr. Cook seconded.

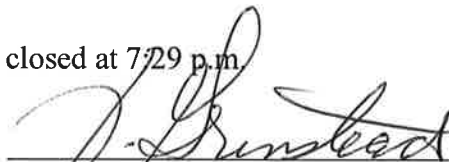
ROLL CALL: Yeas: M. Wildermuth; J. Cook; Ben Capelle; K. Kary; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:29 p.m.



Steve Norris, Chairman



Vicki Grinstead, Secretary