

**PLANNING COMMISSION
CITY OF WILLOUGHBY
FEBRUARY 20, 2025
PUBLIC HEARING
MINUTES**

PRESENT: Jim Cook; K. Kary; Ben Capelle; M. Wildermuth; S. Norris, Chairman
ABSENT: None
OTHERS: Mike Lucas, Law Director; Darryl Keller, Chief Bldg. & Zoning Official;
Sam Karabec, representing the City Engineer; Vicki Grinstead, Secretary

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

STA Holdings, LLC
4921 & 4927 Robinhood Dr.
(Rep.- Mr. Slagter, Tucker Ellis LLP)
Rezone/EAS#1-1-25
PPN#27-A-007-I-00-013-0 & 27-A-007-I-00-002-0
from Retail Business to General Business
The applicant has withdrawn this application

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

STA Holdings, LLC
4927 Robinhood Dr.
(Rep.- Mr. Slagter, Tucker Ellis LLP, Joe Ward, American Red Cross &
Tim O'Toole, American Red Cross)
Similar Use Permit for administrative offices & blood related
activities for the American Red Cross

Mr. Slater of Tucker Ellis LLP, 950 Main Ave., Cleveland, OH 44114 is the representative for both STA Holdings, LLC, and The American Red Cross.

Mr. Slater said they came before Planning Commission for a discussion for a rezone but there were concerns that once you rezone the property then any of those uses are permitted under the code. They decided to pursue a Similar Use Permit and believe their business would fall under Personal Services. This would allow this specific use at this specific site. This use is for the American Red Cross donations center with administrative offices and blood related activities.

He said the property is currently zoned Retail Business (RB). He said Under Personal Services it states a permitted use allows any legal enterprise that conducts for gain which offers services directly to the general public at the site of the business, and included examples. The Red Cross would fit into this category. In other communities they are treated as a retail type business. They will have a very low impact on traffic and the hours of operation are fairly limited.

**City of Willoughby
Planning Commission
Public Hearing Meeting Minutes
February 20, 2025**

Chairman Norris asked if anyone else wished to speak in favor of this proposal. Mr. Joe Ward, Executive Director of Transaction Management for the American Red Cross, 11279 Walnut Ridge Rd., Chesterland, OH 44026.

Mr. Ward said the Red Cross typically fits into the retail business zoning but does not bring in a lot of foot traffic. He said they usually do not do Conditional or Similar Use Permits but in this case feels it is a good location.

Chairman Norris asked if anyone else wished to speak in favor of this proposal. Mr. O'Toole, Regional Chief Operation Officer for the Northeast Ohio American Red Cross, 30772 Beachcliff Blvd., Rocky River, OH 44116.

Mr. O'Toole said they are looking to move into a fixed donor site in Willoughby and have had multiple blood drives in the city. They will be able to do a different type of blood collection at the fixed donor site, which will be platelet collection, which takes longer than the typical blood donation.

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.

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

JPMorgan Chase Bank
36212 Euclid Ave.
(Rep.- Julia Chen, The Mannik & Smith Group &
Vaughn Benson, Feinknopf Macioce Schappa Architects)
Conditional Use Permit for drive thru ATM

Ms. Chen of The Mannik & Smith Group, 20600 Chagrin Blvd., Shaker Hts., OH 44122 is representing the JPMorgan Chase Bank Conditional Use Permit.

Ms. Chen said they will be moving the existing bank facility to the new location that used to be a Rite-Aid drug store. The Conditional Use Permit would be for the drive thru ATM machine at the back of the new facility. The existing location does have a drive thru which generally has a maximum of 3 cars at any given time in the stacking lane.

Chairman Norris asked if anyone else wished to speak in favor of this proposal. Mr. Benson of Feinknopf Macioce Schappa Architects, 995 W. 3rd Ave., Columbus, OH 43212.

Mr. Benson said they are working in conjunction with Ms. Chen and The Mannik & Smith Group and is here if they are any questions in regard to the functions of the building.

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

**City of Willoughby
Planning Commission
Public Hearing Meeting Minutes
February 20, 2025**

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 7:14 p.m.



Steve Norris, Chairman



Vicki Grinstead, Secretary