



**City of Willowick**  
**BOARD OF ZONING APPEALS**

Wednesday, October 08, 2025 at 6:30 PM  
City Council Chambers

**ADA NOTICE**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

**MINUTES**

**CALL MEETING TO ORDER**

Chairman Koudela Called the meeting to order at 6:30 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Nick Koudela

BZA Member Phil Yarleets

BZA Member Debbie Clarke

**ABSENT**

BZAMember Tom Flaisig

BZA Member Rich Hill

**CHAIRMAN SWEAR IN APPLICANT(S) & AUDIENCE MEMBERS WHO WILL BE GIVING TESTIMONY.**

**APPROVAL OF MINUTES**

Approval of the minutes of the September 10, 2025 Meeting

Motion made by BZA Member Yarleets, Seconded by BZA Member Clarke.

Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Clarke

1. BZA Minutes - September 10th, 2025

Motion made by BZA Member Yarleets, Seconded by BZA Member Clarke.

Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Clarke

**BZA CASES**

2. BZA Case 25-13 - Rick Marucci

Mr. Kevin Hoffman of Polaris Engineering and Mr. Dan Bokar of Lake County Sewer appeared before the Board.

Mr. Hoffman stated Mr. Marucci obtained the land from Kurtz Bros. just west of Lake County Sewer at 32900 Lakeland Blvd. to expand the building. The area was recently being used for

compost, hauling dirt and materials, and they would like to fill the area with stone. The ordinance now says that using stone and loose aggregate is strictly prohibited. In 1998 most of the lot was stone. Some of the parking areas are concrete and some are stone.

Nick Koudela asked Mr. Hoffman what happened last month as nobody attended the meeting?

Mr. Hoffman said he thought Mr. Marucci was attending and Mr. Marucci thought he was attending. He said they didn't get a final agenda as some Cities send out. (The date and time was listed on the application Mr. Hoffman signed and received, and also on the City of Willowick's Website).

Mr. Koudela asked what the final goal is. Why if they are adding buildings are they adding a gravel parking lot. Mr. Hoffman said that the rest of the lot is gravel and that its been that way since 1995, and are just continuing with that gravel lot.

Mr. Koudela asked Mr. Hoffman if he is saying that the parking lot adjacent to the property the original parking lot in 1995 was gravel? Mr. Hoffman said yes. Mr. Koudela questioned was that not used as a parking lot for oily trucks right next to a retention pond, and your hoping that it was okay in 1995 it would be okay now. Mr. Hoffman said yes.

Mr. Yarletts asked if the aprons are concrete. Mr. Hoffman said yes they are.

Mr. Yarlett asked if there will be a fair amount of truck traffic. Dan Bokar said just company traffic for gas, overnight parking, etc.

Mr. Koudela asked what the current lot is, is it just concrete around the building and the rest gravel? Mr. Hoffman said yes and there are a couple of spaces that are concrete but the rest is gravel. The purchased part is just bare earth.

Mr. Koudela asked if there was fuel storage on site and is it on the gravel. Mr. Hoffman said it is on the gravel on a pad.

Mr. Koudela feels it's never good to have parking of oily trucks on gravel especially 100-200 yards from a retention pond. He asked if there are any catch basins on the concrete in front of the garage. Mr. Hoffman said there are 2 catch basins from the back end of the new building once it is graded.

Motion made by BZA Member Yarletts, Seconded by BZA Member Clarke.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke

## **NEW BUSINESS**

None

## **OLD BUSINESS**

None

## **ADJOURNMENT**

Motion made by BZA Member Clarke, Seconded by Chairman Koudela.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke

Meeting adjourned at 6:44 P.M.

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Nick Koudela, Chairman

Attest:

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Jennifer Quinn, Secretary