



**City of Willowick**  
**PLAN REVIEW BOARD**  
Thursday, January 12, 2023 at 3:00 PM  
Willowick Building & Service Center

**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**

**1. Call meeting to order**

The January 12th, 2023, Plan Review Board meeting was called to order at 3:00pm.

**Roll call**

**PRESENT**

Chief Brennan  
Chief Turner  
Chief Malovrh Jr.  
Tim McLaughlin  
Mike Lazor

**ALSO PRESENT**

Ken Pintar

**ABSENT**

Councilwoman Liaison Antosh

**Approval of minutes**

November 10th, 2022 - Meeting Minutes

Motion made to approve November 10th, 2022 meeting minutes by Mike Lazor, Seconded by Tim McLaughlin.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Mike Lazor

**New business**

Mazzola Supply, LLC - located at 30521 Euclid Ave

Mike Mazzola was present representing Mazzola Supply, LLC located at 30521 Euclid Ave.

Chief Brennan advised the board that this location is not the same property that he already conducts the firewood business at. The property he currently occupies is the Frances Formica trust parcel, today he is here for the Sultana Nolidis property which is two parcels over. Chief Brennan stated that access will be through the back, on east 305th street. Previously, this location was used as Toss, which was a trash

and recycling establishment, at that time it was a permitted use. That area is currently zoned retail district, and under ordinance 1145 under retail district it has permitted uses. If Mazzola Supply was planning to sell topsoil, mulch, etc. that is a permitted use in that district. Chief Brennan asked for some clarification from Mike Mazzola as to what would be taking place at this location. He also asked if they will be mixing onsite the materials that come in. Mike Mazzola stated that the materials come in "raw", which are then placed onsite and then friends of his come with an excavator and makes it neat, piles it up high and then the material heats which is the breaking down process, then come March/April a friend will come with a grinder and one pass gets pulverized and mixed however Mike stated that he is not adding to that process. Mike explained that this is also clean up from his main yard, which is what keeps his yard clean. The items such as leaves, branches, etc. from his main yard then gets grounded, put into a pile and taken to the new location which then he will use and/or sells it. Chief Brennan stated that he needed to get some clarification from the law director. He stated that if Mike was just having topsoil or mulch brought to the property it wouldn't be considered manufacturing or processing. However, since it is not just being brought in, it is being processed it is not permitted in a retail district. If it was decided to just sell topsoil, mulch and/or stone at that location it would be permitted. Zoning has changed over the years, for reference this area on Euclid Ave. was zoned light industrial so at that time you could manufacture items there. In 2011 the ordinance was changed and provided permitted uses. The current ordinance was provided to Mike Mazzola. The location that Mike Mazzola currently occupies is now zoned retail however since he is grandfathered in, he can continue doing what he is doing at his current location. Chief Brennan stated that per our ordinance you cannot manufacture in that district and Mike Mazzola responded asking that the one step of grinding he plans to do, that is considered manufacturing, even though he plans to use it to put in his products to sell. Chief Brennan advised that yes that would be considered manufacturing. There was some discussion and explanation as to what he should do with the sticks, leaves and yard waste at his current location as he planned to transport that over to the new location for grinding and sales. Mike Mazzola stated that while he understands that he is not able to grind, mix or manufacture at the proposed new location, he would still need to be able to utilize that space for a dumpster for the yard waste because his current location does not have the room. Chief Brennan explained that right now the board is here to discuss and approve/deny the current plan submittal of manufacturing at 30521 Euclid Ave as that is a different discussion. Chief Brennan advised Mike Mazzola that he would need to submit a revised plan for the board to review as the current submittal is not permitted in that district. Mike Mazzola asked what he is to do with the product that is already at the new location that needs grinded up to be hauled away. Chief Brennan stated that he cannot nor can the board or the Law Director advise to go ahead and do something that is not allowed because it is not a permitted use. Mike Mazzola asked for a suggestion of what he is supposed to do, Chief Brennan advised he would speak with the Law Director and set a meeting to discuss the options. Chief Turner asked if there are any remedies for this or if this could be appealed? Chief Brennan advised that you cannot appeal a use type. There was a discussion on use types. Chief Turner asked how far off of Euclid Avenue would this be taking place, Mike Mazzola stated that it would be about 300 feet and then down a hill, he advised that he keeps the entrances off Euclid Avenue blocked off to ensure no traffic from Euclid Avenue.

Chief Brennan asked if he had a motion to deny Mazzola Supply located at 30521 Euclid Avenue, for conducting manufacturing out of this property? Chief Turner asked if we want to deny or table this. Chief Brennan stated that there would be nothing for the board to table based on this submittal, unless Mike Mazzola plans to submit a revised plan of use. Mike Mazzola stated that he will be composing a revised plan and re-submitting to the board.

Chief Brennan asked if he had a motion to table Mazzola Supply, LLC - located at 30521 Euclid Ave pending a submittal of a revised plan.

Motion made to table Mazzola Supply, LLC pending the submittal of a revised plan of use for the property located at 30521 Euclid Avenue by Mike Lazor, Seconded by Chief Brennan.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Mike Lazor

### **Public portion**

Public portion was opened and closed 3:14pm with no public present.

### **Old business**

Mr. Lazor asked about Cleveland Pizza/Six City Tavern. There was some discussion regarding where at in the process Cleveland Pizza/Six City Tavern is with regards to 31222 Vine Street.

Chief Brennan reminded the board that we approved Cleveland Pizza/Six City Tavern pending approval from Board of Zoning Appeals and City Council for the variances that have been requested. Chief Brennan advised that they are moving along in the process and the next step is to go in front of the Board of Zoning appeals board on February 8th, 2023, from there they will go to council for a final decision.

### **Miscellaneous**

There was no miscellaneous discussion.

### **Adjournment**

Motion made to adjourn the January 12th, 2023 Plan Review Board meeting by Chief Turner, Seconded by Mike Lazor.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Mike Lazor