



City of Willowick
PLAN REVIEW BOARD

Thursday, April 10, 2025 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

Chairman Brennan called the April 10th, 2025, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Chairman Brennan
Chief Daubenmire
Chief Malovrh Jr.
Mr. McLaughlin
Mr. Lazor

ALSO PRESENT

Ken Pintar
Councilwoman Antosh

Approval of minutes

Plan Review Board Minutes - March 27th, 2025

Motion made to approve the March 27th, 2025, Plan Review Board minutes by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

New business

CLE Electric - Located at 31222 Vine Street - Parking Lot

Chairman Brennan advised the board that CLE Electric's business was previously approved by the Plan Review board, Planning Commission and City Council, now they have submitted for the approval of the parking lot as at the previous submittal the parking lot was not approved. Chairman Brennan stated that per the parking lot the board asked for some additional information to include storm drainage for the rear parking lot area. Per the new parking lot submittal, it now reflects a couple more parking spots and a catch basin. Chairman Brennan stated that they have plenty of parking for the area. Felix of Solon, Ohio was present representing CLE Electric - Located at 31222 Vine Street - Parking Lot. Chairman Brennan stated that the last time CLE Electric was present the board asked for notation that there is a storm catch basin off of the Vine Street apron, however it was not put back on the plan. Chairman asked

Felix to add that back to the site plan to show that it is present. Chairman Brennan and Police Chief Daubenmire had a concern regarding one of the parking spots listed on the site plan, where it would be a visibility issue, due to a stop sign on E. 312th street, Felix stated he understood. Felix added that they plan to dress up that corner with some kind of nice landscaping and an address bar, there was some discussion regarding signage as well. Chairman Brennan advised that on the site plan they are showing a future ground sign however that has not been approved at this time as no signage has been submitted to the city and he wanted to make a note that by approving the site plan with any changes, that the signage is not part of this approval. Felix stated that they are clear on that. Chairman Brennan asked if there are any questions in regards to parking, and/or the sewers. The City engineer, Mr. McLaughlin, asked about the catch basin in the back, he asked how it was going to be connected to the storm system. Felix advised that he is unsure, he knows that there will be a substantial amount of excavation with a big catch basin, but he does not know the details. He stated that would be more for when the contractor pulls the permits for it, it could be addressed at that time, same with the parking lot, he believes they are going with Ohio Paving and when they pull permits the parking lot would be addressed. Chairman Brennan provided some details regarding the history of the sale of the property and the location of the sewers, the storm lines being shallow for the downspouts for the roof drains. There was some discussion regarding having to connect out in the right of way, Felix stated that he would imagine that would be the shortest path anyway so he believes that is where they will tie into. Mr. Lazor stated that he believes previously there was a right of way issue with the automotive shop and the right of way being a part of what was referred to as private property, he asked if that would have any effect on this. Chairman Brennan referred back to the parking lot site plan and provided some details regarding the property line and the right of way. Felix stated that at this point as they are contracting and obtaining quotes their main focus is that the parking lot is approved, he stated that every component beyond that will be a separate addressed approach. Chairman Brennan stated that the only issue he sees is the extra parking spot and providing a bit more detail showing the drainage in the front apron. There was reference to the site plan, showing the area in which Chairman Brennan is referring too. Chairman Brennan stated that he is not showing the need to have any stop signs at this time. Chief Daubenmire commented that all the businesses on vine street allow for left and right turns, and there was some discussion regarding the traffic pattern on East 312th and Vine Street. Felix stated that once the new paving goes in, he wants to make sure that trucks are no longer parking in their lot as they do now.

Motion made to approve CLE Electric - Located at 31222 Vine Street - Parking Lot with the parking spot revision of removing the discussed parking spot at the radius, adding the catch basin to the site plan and any other storm details they may have by Chairman Brennan, Seconded by Mr. Lazor.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

There was some further discussion regarding the sewers and connections once the contractor submits the plans. Felix stated with regards to the front of the building and leasing that space out that the liquor license is still reserved for that building so there are plenty of options for a new business.

Public portion

Public portion was open and closed at 3:13pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

Motion made to adjourn the April 11th, 2025, Plan Review Board meeting at 3:15pm by Mr. McLaughlin, Seconded by Mr. Lazor.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

Chairman Brennan

Heather Boling – Secretary