



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

Wednesday, September 11, 2024 at 7:30 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**

The Chairman called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Nick Koudela  
BZA Member Phil Yarletts  
BZAMember Tom Flaisig  
BZA Member Debbie Clarke  
BZA Member Rich Hill

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

The Chairman swore in the applicant(s) and audience members who will be giving testimony.

**APPROVAL OF MINUTES**

1. Minutes 8-14-24

Motion by Ms. Clarke, Seconded by Mr. Yarletts to approve the minutes from the August 14, 2024 Meeting. Vote: All Ayes. Motion carried.

**BZA CASES**

2. BZA Case 24-16 Michael Rand

Michael Rand of 122 E. 284th St. appeared before the board.

Reason and justification for request: More direct/easier equipment installation in a protected location. This is a lakefront property and will allow easier access for ongoing maintenance of the equipment. It is a secluded location.

**Motion #1** by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance to allow an air conditioning unit in the sideyard in the application of Section 1167.01(c)(i)(ii) of the codified ordinances. Discussion: None. Vote: Clarke, Hill, Yarletts, and Flaisig Ayes. Koudela Nay. Motion carried

**Motion #2** by Mr. Yarletts, Seconded by Mr. Clarke to grant a variance to install an air conditioning unit 29' from the side property line or 90' from the rear property line. Discussion: None. Vote: Clarke, Hill, Yarletts, and Flaisig Ayes. Koudela Nay. Motion carried.

**NEW BUSINESS**

There was discussion around the Chief Building and Zoning Inspector and the Law Director not attending meetings and when and if that would be necessary. It was decided that maybe the board would try to determine if there was a special need based on specific cases and the board would request their presence if needed.

**OLD BUSINESS**

None.

**ADJOURNMENT**

Motion by Mr. Flaisig, Seconded by Mr. Hill to adjourn the meeting. Vote: All Ayes. Motion carried. Meeting adjourned at 7:55 p.m.

\_\_\_\_\_  
Nick Koudela, Chairman

ATTEST:

\_\_\_\_\_  
Jennifer Quinn, Secretary