



City of Willowick
PLAN REVIEW BOARD

Thursday, December 11, 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 December 11th, 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

Mr. Pintar
Councilwoman Antosh

Approval of minutes

Plan Review Board Minutes - November 13th 2025

Motion made to approve the November 13th, 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

Speedy Gas - Located at 29000 Lakeshore Blvd.

At the start of the meeting, Mr. Zayed provided a color printed handout of what the building is going to look like.

Mr. Morris (architect) of Hudson and Mr. Zayed (Business owner) of Middleburg Heights were present representing Speedy Gas - Located at 29000 Lakeshore Boulevard. Chairman Brennan stated that per the submittal this business is going to be a gas station and convenient store, Mr. Zayed stated that is correct. Mr. Morris advised that the structure is staying, they plan to clean up the exterior, changing the facade of the building itself and then do a full "gut" of the interior. Chairman Brennan asked if they plan to

cook at this location, Mr. Zayed stated that right now they do not plan to do so however maybe in a couple years or so that may be something they look at doing. This will be more of snacks and frozen food with a microwave customers can use. Chairman Brennan stated that per codified ordinance 1145.11(b)(1), referencing the originally submitted plans the color of the building can only be earth tones. He advised that there was not a "color key" to show what the actual color of the bricks on the building were going to be so he wanted to make sure to clarify. Mr. Morris stated that the color of the building and bricks would comply with the earth tones. The yellow that was on the plans initially submitted was not the actual color; it was an architect program color. Mr. Zayed stated that he will provide the actual color codes, which will be in compliance. Chairman Brennan asked if this building recently sold and if Mr. Zayed is the new owner, Mr. Zayed advised that there is a land contract between him and the previous business owner. Chairman Brennan asked if they plan to keep the gas pumps, Mr. Zayed stated that for now they are going to keep them however in the future they may get new ones. Mr. Zayed asked about their liquor permit as it was previously rejected at City Council since the business had not yet obtained approval from the Plan Review Board. Chairman Brennan stated that he will speak with the city Law Director and reach out to him tomorrow to schedule a walk through and provide some direction for the liquor permit. Mr. Morris asked about submitting to the Lake County Building Department, Chairman Brennan advised that they can submit to the county however they will need to complete the walk through and be issued a zoning permit from the city before the county will move forward with permitting through them.

Motion made to approve Speedy Gas - Located at 29000 Lakeshore Boulevard alteration by Mr. Lazor, Seconded by Mr. McLaughlin.

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

Public portion

Public portion was open and closed at 3:10pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

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

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

Chairman Brennan

Heather Boling – Secretary