



City of Willowick
PLAN REVIEW BOARD
Thursday, February 23, 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

Call meeting to order

Chief Brennan called the February 23rd, 2023, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

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

ALSO PRESENT

Ken Pintar
Councilwoman Antosh

Approval of minutes

Plan Review Board Meeting Minutes - January 26, 2023

Motion to approve the January 26, 2023, meeting minutes made by Tim McLaughlin, Seconded by Mike Lazor.

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

New business

Lake Hospital System c/o Everstream Solutions - Located at 29804 Lakeshore Blvd

Chief Brennan stated that Lake Hospital System c/o Everstream Solutions is looking to install fiber optics, per the plans submitted some of the work will have an overhead line going across Lakeshore Blvd., they are going to be putting a vault on the property as well. They will be doing some installation in the right of way and will need obtain the permits for any right of way openings from the Service Director. This would just be for the Lake Hospital building.

Motion made to approve Lake Hospital System c/o Everstream Solutions fiber optics installation by Chief Turner, Seconded by Mike Lazor.

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

Premier Smiles c/o Everstream Solutions - Located at 29100 Lakeshore Blvd

Chief Brennan stated that Premier Smiles c/o Everstream Solutions is looking to install fiber optics, per the plans submitted they will be going down Lakeshore Blvd towards E. 288th street, there is going to be a splice point in the right of way. They will need obtain the permits for any right of way openings from the Service Director. This would just be for the Premier Smiles building.

Motion made to approve Premier Smiles c/o Everstream Solutions fiber optics installation by Chief Turner, Seconded by Mike Lazor.

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

Mazzola Supply LLC - Located at 1107 E. 305th Street

Mike Mazzola was present representing Mazzola Supply located at 1107 E. 305th street, he is the owner of the business. Chief Brennan stated that Mazzola Supply is submitting for a new office building, there is currently a trailer that is on the property however he would like to put a new office building there. Mr. Mazzola stated that he does not plan to construct a building, he is looking to essentially have the same structure that is currently there replaced with a new one that does not have tires. Mr. Mazzola stated that it would go in the same place, he has leveled the ground, re graveled, leveled it smooth and would put the new trailer in that same place. Chief Brennan stated that per our ordinance under 1163, we have a section of the ordinance that says that this is zoned a retail district and it says under 1163.03 (c) the minimum floor area requirements in any district permitting non-residential use, no single building may be erected having a floor area less than 1500 sq ft of floor. Chief Brennan asked Mr. Mazzola to clarify if there was already an existing building at this location and Mr. Mazzola replied that yes there is. Chief Brennan stated that the square footage of what is being presented to the board is 200 sq ft and per the ordinance the minimum would need to be a minimum of 1500 sq ft. Chief Brennan advised Mr. Mazzola that he could appeal the ordinance, he stated the Mr. Mazzola would need to go to Board of Zoning Appeals and if approved he would then need approval from City Council. Mr. Mazzola asked if this could be attached to the existing building on this property because the current building is well over the required square footage. Chief Brennan stated that yes, he could attach it and it would be an addition. He advised that the board is reviewing what has been submitted. Mr. Mazzola stated that he will need to appeal it. There was some additional discussion regarding the ordinance. Chief Brennan stated that if Board of Zoning Appeals and/or City Council does not approve what Mr. Mazzola is requesting then he could submit back to Plan Review board for an addition to the existing building. Chief Brennan stated that he will give him a call to go over the next steps to include the Ohio Building Code requirements with the Lake County Building Department.

Motion made to approve a 200sq ft structure for Mazzola Supply located at 1107 E. 305th Street pending the approval from Board of Zoning Appeals and City Council made by Chief Brennan, Seconded by Chief Turner.

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

Goodwill - Located at 30040 Lakeshore Blvd #28

Ed Gembka is present representing Goodwill Industries. Chief Brennan stated that this is going to be for a build out and a new business located at Shoregate shopping center, per their letter of intent. Goodwill is looking to close their location in Eastlake and move into the old Pat catans located in Shoregate shopping center in Willowick. Chief Brennan asked if they will be putting in a new entrance with canopy at the rear of the building. Mr. Gembka stated that the rear will be a drop off for donations. Mr.

Gembka stated they will be taking out some of the infill panels that are wood and putting in glazing, those are the only changes to the front and in the back, there is an exit door that will be getting enlarged and adding another glass sliders for larger donations. Chief Brennan asked if there is already striping in the rear lot and Mr. Gembka stated that yes there is striping. Chief Turner asked if there was going to be after hours drop off's, Mr. Gembka said that he is unsure regarding hours however he can obtain the hours for us. There was some discussion regarding storage, fire requirements and zoning permits.

Motion made by Mike Lazor, Seconded by Tim McLaughlin.

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

Public portion

Public portion was opened and closed at 3:18pm with no public present.

Old business

No old business.

Miscellaneous

None.

Adjournment

Motion made to adjourn the February 23rd, 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