



City of Willowick PLAN REVIEW BOARD

Thursday, November 13, 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 November 13th, 2025, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

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

Approval of minutes

Plan Review Board Minutes - October 9th, 2025

Motion made to approve the October 9th, 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

Bickford Flavors - Located at 1197 E. 305th Street (parking lot expansion)

Mr. Scott Sofer was present representing Bickford Flavors located at 1197 E. 305th Street. Chairman Brennan stated that Mr. Sofer provided a letter of intent and a site plan for review, he advised that this is for expanding and paving the parking lot which will include re-striping. Chairman Brennan stated that Mr. McLaughlin and himself have previously reviewed the plans showing the elevations, new pavement and striping. Mr. Sofer purchased the property 5 years ago and as he understands the lot is not buildable due to an easement for the gas line, he would like extend his parking, making use of the land. This will relieve some of the parking congestion that they have on the side of the building where multiple trucks are coming in and out throughout the day to the building. Chairman Brennan advised that per the plans, there are some lines indicating the proposal for jersey barriers to be put up along the North side of the property and as Mr. Sofer had indicated, previously this parcel was separated by fencing, Mr. Sofer purchased the property and wants to move that parking area over into that parcel, repave it and put some jersey barriers up. Chairman Brennan advised that his only concern with that would be a visibility issue

(referenced the site plan) when you are pulling out of the back properties turning onto East 305th street. He stated that his recommendation would be to move the barrier to a minimum of 10 feet back from the sidewalk. Mr. Sofer clarified that he is not sure that the barriers are going to be jersey barriers, he is not exactly sure what is going to be there, it is still to be determined but he will comply with what is required. Mr. Lazor asked what type of business this is, Mr. Sofer advised that his business makes flavors and extracts for the food and beverage industry. There was some discussion regarding the location of the business. Mr. Sofer stated that there is a gravel driveway and to his understanding it will eventually be closed off as well as the owner did not realize that he purchased the driveway. There are a lot of people that use it and there are other ways to access the buildings however he stated that is a whole other issue. Chairman Brennan asked Mr. Sofer how long he has been at that building, Mr. Sofer stated that he opened in 2015, it sat empty for about 3 years before he took it over and put in manufacturing. Mr. McLaughlin wanted to touch base regarding the grading, referencing the North corner having a low point, Mr. McLaughlin asked about reversing that so that it goes towards the basin, it would have to be built up some. Mr. Sofer asked for clarification and Mr. McLaughlin stated towards the existing drain and creating the flow path towards the existing drain, isolating the flow that routes onto the other property. Mr. Sofer stated that he does not see that happening, the flow naturally goes that way now and it goes to the railroad track, Mr. Sofer had the railroad trench it out. Mr. Sofer asked Mr. McLaughlin if he has been over to the property, Mr. McLaughlin advised that he has been to the property. Mr. Sofer stated that he had the railroad come clean it all out, open up all the piping so that the water that is naturally on the driveway on his parcel of land, it naturally now flows over to the trench where it is supposed to go. The new owner of the driveway realizes that there is a crock in the driveway which is also filled with gravel and that goes over to that drain as well. He stated that area sits on the corner next to his property based on the survey. Mr. McLaughlin stated that per the plans there will be a barrier added that does not currently exist, Mr. Sofer advised that he is unsure as to what type of barrier is going to be used, his goal is to make it so whatever water is here (referencing the site plan) is not going to run down there (referencing the site plan), to keep the grading going the same way. He advised that he may even use a pole, just so that there is separation between the properties, when he first started occupying the space there were all kinds of trucks using his property to get to the lots in the back, that's when he used remaining railroad ties in front of the fence to stop that from happening. He stated that there is no reason that anyone should be driving through his lot to get to other properties as there is a driveway for that. He stated that is all he is looking at and he is open to ideas with what looks right in the city. He stated that he would hate to use orange jersey barriers as they do not look great. He thinks that the cement blocks that the railroad used doesn't look terrible. Chairman Brennan noted that Mr. Sofer is referring to the jersey barriers that the railroad put down on the left hand side, Mr. Sofer stated that is what he is referring to, the cement blocks. Mr. Sofer advised that he saw at Cedar Point they have blue plastic barriers that sit up some which allow water to flow under them but again he stated that he is open to ideas, all he wants to do is have separation of his property to the driveway. Chairman Brennan advised that if he does decide to change the type of barrier (whether a curb, a barrier (cement or plastic) make sure to let the city know, it wont require a new meeting but a review. Chairman Brennan wanted to go back to clarify, that the person at the rear of the property which is DiNunzio's where that drain's at, that is on DiNunzio's property. Mr. Sofer stated that it is not on DiNunzio's property, it is on Troy's property who bought the back building, when you look at the map, the layout of it (referencing the property plans) it shows some of it based on the survey that it belongs to Troy. Chairman Brennan advised that he was with Mr. DiNunzio and it was on Mr. DiNunzio's property, he had someone come and vac it out, it was his and that is why he had that service performed. Chairman Brennan wanted to provide the clarification to Mr. Sofer as Mr. DiNunzio would not have done that if it was not on his property. Mr. Sofer stated that him and Rich (Mr. DiNunzio) have worked together on multiple things,

he stated that the vacuuming did not work as it is so compacted with years and years of stones, instead of a proper fix they just through stone on top, you can see the old concrete that is left in that driveway, he stated it would be nice to get that fixed. Troy who owns the driveway based on what the county says is wanting to fix that but isn't at that point to do so yet, but that drain doesn't do anything anyways. Chairman Brennan stated that there used to be a pipe that went to the reveane. Mr. Sofer said that when the water does run on his parcel of land and also advised that the Fire Department was there because they ran the hydrants and he did Mr. Sofer a favor and ran hydrant water (because the Fire Department needed somewhere for it to go), it ran down Mr. Sofer's parcel of land and then it went over across the driveway into the ditch, he advised when there was flooding that's where the water goes, when it reaches his parking lot at the fence it breaches that to the railroad tracks. Chairman Brennan stated that is the reason for Mr. Sofer to put these jersey barriers up, Mr. Sofer stated no, not at all. He stated that he is not trying to redirect water using a jersey barrier, Chairman Brennan asked if he is trying to block the water, Mr. Sofer stated no. He advised that he wants the jersey barriers so that no one drives on his property, that's the reason behind it, which is why even bollards or poles would work as well to keep vehicles out. He advised that it will help for plowing as well, for where the snow goes when it is pushed. He said that Chairman Brennan touched base on curbing and he does not want that as curbing directs water, which is not what he wants, he wants water to run exactly how it runs now. Mr. McLaughlin stated that with closing that, whether curbing or jersey barriers, that will change the flow path. Mr. Sofer stated that if it was a jersey barrier they would be separated like the railroad has it now which he thinks those are 3 foot and they may have a 3 or 4 foot spacing. Mr. McLaughlin advised if there is going to be spacing then that would help eliminate that. Chairman Brennan reminded Mr. Sofer that when the board is reviewing what the plans are, the board is reviewing what is provided to them for review, therefor they only know what is provided. Mr. Sofer stated that he understands that and the area in discussion should have been removed by the architect completing the plans. Mr. McLaughlin asked for the record, that no grading is going to be changed, just replacing in kind and re-surfacing. Mr. Sofer stated that is 100% correct.

Motion made to approve Bickford Flavors - Located at 1197 E. 305th Street (parking lot expansion and resurfacing) by Mr. McLaughlin, Seconded by Mr. Lazor.

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

Public portion

Public portion was open and closed at 3:15pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

Motion made to adjourn the November 13th, Plan Review Board meeting at 3:16pm by Mr. Lazor, Seconded by Mr. McLaughlin.

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