

CITY OF WILLOWICK  
MINUTES AND PROCEEDINGS OF A REGULAR MEETING OF THE  
BOARD OF ZONING APPEALS

DATE: January 8, 2020  
PLACE: City Hall  
TIME: 7:30 p.m.

Law Director, Stephanie Landgraf called the first order of business to nominate a chairman as former chairman Mr. Phares is no longer on the board. Ms. Landgraf stated that nominations are open if anyone would like to nominate a member or themselves. Mr. Trem nominated Mr. Koudela for Chairman, Mr. Yarletts Seconded. Motion by Mr. Yarletts to nominate Nick Koudela as Chairman of the Board of Zoning Appeals of the City of Willowick, Mr. Yarletts second. Vote: All ayes. Motion carried.

The meeting was called to order by Chairman, Nick Koudela at 7:31 p.m.

Mr. Koudela opened nominations for a Vice-Chairman. Mr. Yarletts nominated Mr. Trem, Mr. Beck Seconded. Motion by Mr. Yarletts to nominate Joe Trem as Vice Chairman, Mr. Beck Seconded. Vote: Koudela, Beck, Trem, Flaisig and Yarletts ayes. Motion carried.

Pledge of Allegiance

PRESENT WERE: Messrs. Yarletts, Koudela, Beck, Trem and Flaisig.

ALSO PRESENT: Stephanie Landgraf, Law Director was absent. Sean Brennan, Chief Housing and Zoning Inspector.

Motion by Mr. Yarletts, Seconded by Mr. Trem to approve the minutes of the November 13, 2019. Discussion: None. Vote: Yarletts, Koudela, Beck and Trem Ayes. Mr. Flaisig abstain. Motion carried.

Mr. Phares swore in appellants and audience members who will be testifying before the board.

**Case No. 21-472**  
Nihari Willowick LLC  
Dunkin Donuts  
32400 Vine St.

Jerry Helsel, Cigona Electric and Sign Company appeared before the board.

The secretary sent out neighbor notification forms.

**Reason and justification for request:** Mr. Helsel stated that part of the sign package was a new monument sign however; there were issues with the location with layout of the curbing and a gas line that nobody new about that wasn't mark that was discovered during excavation. An onsite decision was made to move the sign within visibility and within the general area. In discussing it with Sean it was encroaching in the right of way setback on Vine St. which is 10' at 6' 9" needing a 3' 3" variance. The contractor stated their hardship is if they moved the sign back there is a gas line that ran behind it, if moved to the west there would more encroachment in the right of way. If sign was to touch the curb it would be at 10', but cars would hit it. Where it is it is in a good spot not blocking visibility or causing any parking issues.

Mr. Helsel submitted pictures to the board of the sign and the area.

There were no audience members for public portion

**Findings and recommendations:** Motion by Mr. Yarletts Seconded by Mr. Trem to grant a variance of 3' 3" setback for a monument sign in the application of Section 1349.08(d)(4) of the Codified Ordinances at 32400 Vine St. Discussion: None. Vote: All ayes. Motion carried.

Motion by Mr. Yarletts, seconded by Mr. Trem to adjourn the meeting. Discussion: None. Vote: All ayes. Motion carried.

Meeting adjourned at 7:43 p.m.

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Chairman, Nick Koudela

ATTEST:

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Secretary, Jennifer Quinn