

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

DATE: July 14, 2021  
PLACE: Willowick City Hall, Council Chambers  
TIME: 7:30 p.m.

The meeting was called to order by Chairman, Nick Koudela at 7:30 p.m.

Pledge of Allegiance

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

ALSO PRESENT: Abigail Bell, Acting Law Director. Sean Brennan, Chief Housing and Zoning Inspector. Councilwoman Koudela.

Motion by Mr. Yarletts, Seconded by Mr. Beck to approve the minutes of June 9, 2021. Discussion: None. Vote: Ayes. Motion carried.

**Case No. 21-519**

Pearsons LLC  
Matt D'Arcy  
32433 Vine St.

Matt D'Arcy appeared before the board.

Chairman Koudela swore in Mr. D'Arcy.

The secretary sent out neighbor notification forms.

**Reason and justification for request:** Mr. D'Arcy stated that this will speed up the drive-thru line by having another menu board thereby reducing cars being backed up in the street. He also thinks that the "Cooler to be Kind" sign will be attractive and sends a great message to Willowick's Youth.

Mr. D'Arcy stated that they hand out paper menus to the cars in line that are being thrown out of car windows therefore a drive-thru menu further back will allow people to get a pre-sense of what they want when getting up to the window.

Mr. D'Arcy feels it is just artwork on the building to decorate the building and look nice, but it is considered signage and the drive-thru menu sign takes up a lot of the footage allowed.

Mr. Koudela asked if there would be any electricity/power going to this sign. Mr. D'Arcy stated no there will not.

Mr. Koudela asked Mr. D'Arcy if the signs are already up. Mr. D'Arcy said they are not, but he has a temporary ground sign there that will be removed if new signs are approved.

Public Portion -- none no audience members.

**Findings and recommendations:** #1 - Motion by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance to allow an additional ground sign in the application of Section 1349.08(d)(4) at 32433 Vine St. Discussion: None. Vote: All Ayes Motion carried.

**Motion #2:** Motion by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 20' to install a ground sign 5' from the property line in the application of Section 1349.08(d)(4) of the Codified Ordinances of the City of Willowick at 32433 Vine St. Discussion: None. Vote: All Ayes. Motion carried.

**Motion #3:** Motion by Mr. Koudela, Seconded by Mr. Yarletts to grant a variance of 40 sq. ft. for additional signage in the application of Section 1349.08(c)(2)(A) of the Codified Ordinances of the City of Willowick. Discussion: None. Vote: All Ayes. Motion carried.

**Case No. 21-520**

21250 Lakeland LLC (Finish Line Car Wash)  
Ruff Neon Signs/Jessica Ruff  
32701 Vine St.

No one appeared before the board.

The secretary sent out neighbor notification forms.

**Reason and justification for request:** Requesting a setback of 8' to allow a sign already installed to be 2' from the sidewalk.

Mr. Koudela asked Acting Law Director, Abigail Bell if they should table the case. Ms. Bell stated that it is up to the board.

Mr. Koudela decided that they should vote on the case.

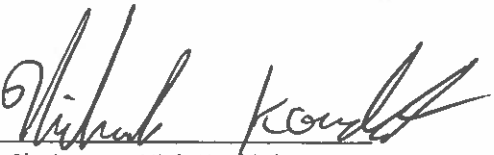
Mr. Koudela asked Mr. Brennan if this sign is existing. Mr. Brennan stated yes it is and that they were approved for a sign 10' from the sidewalk that was on their plan, however when driving by he noticed that it is not 10' from the sidewalk.

**Findings and recommendations:** Motion by Mr. Yarletts, Seconded by Mr. Beck to grant a variance of 8' to keep a sign 2' from the sidewalk in the application of Section 1349.08(d)(4) of the Codified Ordinances of the City of Willowick at 32701 Vine St. Discussion: None. Vote: All Nays. Motion failed.

There was no new or old business.

Motion by Mr. Yarletts, Seconded by Mr. Beck to adjourn the meeting. Discussion: None. Vote: All Ayes Motion carried.

Meeting adjourned at 7:50 p.m.

  
Chairman, Nick Koudela

ATTEST:

  
Secretary, Jennifer Quinn