

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
FEBRUARY 27, 2019
PUBLIC HEARING MEETING
MINUTES**

PRESENT: Mike Ross; Angelo Tomaselli; James Ralston, Chairman
ABSENT: Mike Merhar; Joe Palmer
OTHERS: Michael Germano, Asst. Law Director; Vicki Grinstead, Secretary

Chairman Ralston called the regular meeting to order at 7:05 p.m.

Chairman Ralston advised the participants of their right to be heard in person or by attorney present and/or proffer evidence present and examine witnesses and the subpoena of evidence and/or witnesses. Chairman Ralston advised the participants that this board has five members of which a majority of the board is needed to grant an appeal. Chairman Ralston stated that five members of the board are not present this evening and there were only three members present and the applicant needs three votes to pass the appeal and to please let the Board know prior to the reading of the Letter of Non-Compliance if you would like to table the appeal until all members are present.

If an appeal is denied the applicant has thirty days to file an appeal with the Lake County Court of Common Pleas. Both applicants wished to moved forward with their appeals.

The appeal application, the letter of the meeting notification, the letter of non-compliance and the list of names and addresses of adjoining property owners within the required distant of the appellant were noted into the record.

MINUTES

Mr. Tomaselli moved to accept the Regular meeting minutes of February 13, 2019 as submitted and Mr. Ross seconded.

ROLL CALL: Yeas: Mr. Ross; Mr. Tomaselli; Chairman Ralston
Nays: None
Absent: Mr. Merhar; Mr. Palmer

Motion Carried: Approved

OLD BUSINESS

None

**City of Willoughby
Board of Zoning Appeals
Public Hearing Meeting Minutes
February 27, 2019**

NEW BUSINESS

Peter Maurath
941 Windermere Dr.
(Rep.- Bryan Black, B. Legrand Design::Build)

Carport addition

Mr. Black and Mr. Maurath decided to table their appeal for the next meeting until more Board members are present.

Willoughby-Eastlake Schools
4900 Shankland Rd.
(Rep.-Mia Katz, ThenDesign Architecture)

**(3) Illuminated freestanding
ground signs**

Chairman Ralston asked Ms. Katz if she wished to continue with her appeal and she stated yes.

Chairman Ralston stated the applicant cited practical difficulty numbers 1,4 and 8 on the application for appeal and noted all items that were in the packet.

Chairman Ralston asked if there was anyone who wished to speak for the appeal. Ms. Mia Katz of ThenDesign Architecture is representing the Willoughby-Eastlake School appeal.

Ms. Katz is here to discuss the three monument signs being proposed throughout the Union Village site. The site is 70 acres and explained that visibility is the key to all three of the main access points to the Willoughby-Eastlake School project. The current sign on Shankland will be demolished and the new sign will be to the north of the old sign at the next main access point. This is the main access point for the Middle and High schools. They feel the size of the proposed sign is appropriate for such a large site with multiple entities. The existing sign on Shankland Rd. is one foot taller than the proposed sign. They are seeking a variance to increase the proposed area by 207.6 sq. ft. and 3 ft. in height. The sign will be internally lit.

The next sign is on Ridge Road. They will be utilizing the base of an existing sign and will be in the same location of that sign and will be replacing the marquee. This will be the main access point for the YMCA and the Senior Center. The new sign will be a bit smaller in terms of height and width than the existing signage. They are requesting a variance to increase the allowable signage by 4.62 sq. ft. The sign will not be internally lit, but will have a spot light at the base.

The third sign is a completely new sign on Euclid Ave. This is the main access point for the YMCA, the Senior Center and the Stadium. This sign is important due to the traffic flow for these entities. This sign is the smallest of the three. The sign is similar to the sign on Ridge Rd. as far as aesthetics. They are seeking to increase the area of the sign by 9.8 sq. ft. and decreasing the side setback by 22 ft.

**City of Willoughby
Board of Zoning Appeals
Public Hearing Meeting Minutes
February 27, 2019**

Chairman Ralston clarified that the Board office sign will be the sign that is removed and replaced and the middle school sign will remain on Ridge Rd. and Ms. Katz said that was correct.

Chairman Ralston was also concerned about the ingress/egress onto Euclid Ave. with the sign possibly obstructing a vehicles view. There is currently a board-on-board fence to the west and the sign will not be able to been seen coming from this direction. There was more discussion about the traffic patterns onto Euclid Ave.

Chairman Ralston stated he had concerns about the sign on Shankland Rd. being so large and may obstruct views of young drivers and being across from a residential neighborhood. He's concerned about the Ridge Rd. sign impeding the senior center traffic. Ms. Katz said they can review the location of the signs.

Chairman Ralston also had concerns about the illumination of the Shankland Rd. sign being on all the time and disturbing the neighborhood during the evening hours. He asked if there was some way they could possibly put a dimmer or timer on the sign. Ms. Katz said she would look into the possibly of a timer or dimmer on the signage.

Mr. Ross agreed in regard to the view being obstructed by the Shankland Rd. sign and if they moved the sign further south it would give drivers a better view of the roadway.

Ms. Katz asked for her appeal to be tabled so she can rework her signs and look into the possibility of adding a dimmer or timer onto the Shankland Rd. sign.

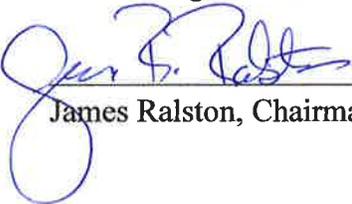
Ms. Landgraf told Ms. Katz to submit any changes to the Building Dept. for review in case they comply with the ordinance(s) and do not require a variance for one or more of the signs presented and Ms. Katz agreed.

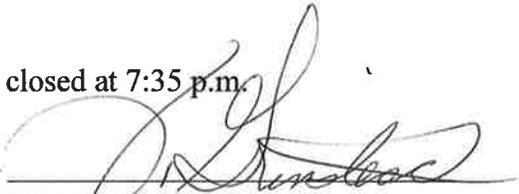
Mr. Tomaselli moved to table the appeal, per Ms. Katz's request, for the Willoughby-Eastlake School System, 4900 Shankland Rd., Willoughby, OH and Mr. Ross seconded.

ROLL CALL: Yeas: Mr. Ross; Mr. Tomaselli; Chairman Ralston
 Nays: None
 Absent: Mr. Merhar; Mr. Palmer

Motion Carried: Tabled

There being no further business the regular meeting closed at 7:35 p.m.


James Ralston, Chairman


Vicki Grinstead, Secretary