

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
JULY 13, 2022
PUBLIC HEARING MEETING
MINUTES**

PRESENT: Phil Davis; Mike Maniche; Joe Palmer, Chairman

ABSENT: Mike Ross

OTHERS: Keith Petersen, Esq.; Vicki Grinstead, Secretary

Chairman Palmer called the regular meeting to order at 7:00 p.m.

Chairman Palmer 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 Palmer advised the participants that the board has five members of which a majority of the board is needed to grant an appeal. Chairman Palmer stated all five members of the board are not present this evening and the applicants need a majority or three votes to pass their appeals. If an appeal is denied the applicant(s) has thirty days to file an appeal with the Lake County Court of Common Pleas. 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.

Chairman Palmer asked the applicant if she wished to proceed with her appeal with only three members present and Ms. Belknap said yes.

MINUTES

June 22, 2022

Mr. Maniche moved to accept the Board of Zoning Appeals Public Hearing meeting minutes of June 22, 2022 as submitted and Mr. Davis seconded.

ROLL CALL: Yeas: Mr. Maniche; Mr. Davis; Mr. Palmer, Chairman
Nays: None
Absent: Mr. Ross

Motion Carried: Approved

OLD BUSINESS

None

NEW BUSINESS

Northcoast Memorials
4490 Beidler Rd.
(Rep.- Cione Belknap, Agile Sign & Lighting)

Wall sign

**City of Willoughby
Board of Zoning Appeals
Public Hearing Meeting Minutes
July 13, 2022**

Chairman Palmer stated the applicant cited practical difficulty numbers 1, 2, 3, and 8 on the application for appeal and noted all items that were in the packet.

Chairman Palmer asked if anyone wished to speak for this appeal. Cione Belknap of Agile Sign & Lighting, 35280 Lakeland Blvd., Eastlake, OH 44095 agent for Northcoast Memorials, 4490 Beidler Rd., Willoughby, OH 44094 was sworn in to speak for the appeal.

Ms. Belknap said she explained to her client that they were not considered a corner lot and are next to a railroad. She said where the sign would normally be allowed, this size sign would not fit and believes it would be a visibility issue for the company's clients. She said a lot of their clients are coming in off the freeway and would not be able to see the sign and drive past the building and have to turn around. They currently have a small granite monument sign which is not that noticeable. She said the reason she chose practical difficulty number one special circumstances is because the building is very narrow, and it would be hard to see the sign on the front façade coming over the railroad tracks.

Chairman Palmer asked if this sign was illuminated, and Ms. Belknap said it is not. She said they reduced the size of the sign and also made it non-illuminated when they found out they needed to obtain a variance. The client feels it would look too cluttered on the front façade of the building and this size would not be able to be anchored properly. They felt it had a better overall aesthetic on the side of the building. Chairman Palmer said he feels that the same size sign on the front façade would be just as noticeable and would not require an appeal.

Mr. Davis said if deleted their logo the sign may fit better on the front façade. Mr. Maniche said he also feels the sign would fit on the front façade and agrees with Mr. Davis. Chairman Palmer suggested submitting a rendering showing the sign on the front façade as well, so the board can see both options.

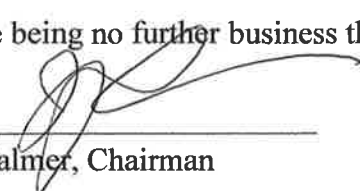
Ms. Belknap asked to have her appeal tabled, so she can confer with her client regarding the placement of the sign.

Mr. Maniche moved to table this appeal per the applicant's request for Northcoast Memorials, 4490 Beidler Rd., Willoughby, OH 44094 and Mr. Davis seconded.

ROLL CALL: Yeas: Mr. Davis; Mr. Maniche; Mr. Palmer, Chairman
 Nays: None
 Absent: Mr. Ross

Motion Carried: Tabled

There being no further business the regular meeting closed at 7:17 p.m.



Joe Palmer, Chairman



Vicki Grinstead, Secretary