

**BOARD OF ZONING APPEALS  
CITY OF WILLOUGHBY  
DECEMBER 28, 2022  
PUBLIC HEARING MEETING  
MINUTES**

**PRESENT:** Phil Davis; Mike Maniche; Mike Yutzy; Joe Palmer Chairman

**ABSENT:** Mike Ross

**OTHERS:** Mike Lucas, Law Director; 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 Ms. Belknap if she would like to proceed with only four members present and she said yes.

**MINUTES**

**December 14, 2022**

Mr. Maniche moved to accept the Board of Zoning Appeals Public Hearing meeting minutes of December 14, 2022 as submitted and Mr. Yutzy seconded.

**ROLL CALL:** Yeas: Mr. Maniche; Mr. Davis; Mr. Yutzy; J. Palmer, Chairman  
Nays: None  
Abstain: None  
Absent: Mike Ross

**Motion Carried: Approved**

**OLD BUSINESS**

**None**

**City of Willoughby  
Board of Zoning Appeals  
Public Hearing Meeting Minutes  
December 28, 2022**

**NEW BUSINESS**

**Marous Management Services**

38119 Stevens Blvd.

(Rep.- Cione Belknap, Agile Sign & Lighting)

**Wall sign**

Chairman Palmer stated the applicant cited practical difficulty numbers 3, 6, 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. Ms. Belknap of Agile Sign & Lighting, 35280 Lakeland Blvd., Eastlake, OH 44095 agent for Marous Management Services was sworn in to speak for the appeal.

Ms. Belknap said her client would like this sign to be cohesive with the other signs on the building. She said if she had to shrink the "M" all the other letters would have to be made smaller also, so they chose to proceed with the variance. They are requesting a 5.7 sq. ft. variance.

Mr. Davis asked when the previous signage was added to this building. Ms. Belknap said October 2022. She said the signs are being done in phases. He asked why she chose difficulty #3 and Ms. Belknap said so all of the signs looked the same and were cohesive. He asked why she chose difficulty #6, special circumstances. She said for the visibility of the bottom sign.

Chairman Palmer asked if there was anyone else who wished to speak for this appeal (x3) and there was no one.

Chairman Palmer asked if there was anyone who wished to speak against this appeal (x3) and there was no one.

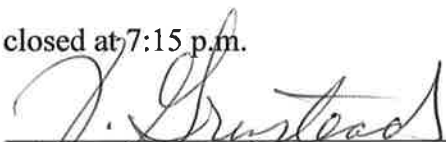
Mr. Yutzy moved to grant a variance to C.O.1163.06(b) to allow a wall sign of 39.97 sq. ft. exceeding the allowable area by 5.79 sq. ft. instead of the allowable 97.5 sq. ft.; citing C.O. 1109.09(b) for the Marous Management Services, 38119 Stevens Blvd., Willoughby, OH 44094 and Mr. Davis seconded.

ROLL CALL:       Yeas:     Mr. Yutzy; Mr. Maniche; J. Palmer, Chairman  
                      Nays:     Mr. Davis  
                      Absent:  Mike Ross

**Motion Carried:     Approved**

There being no further business the regular meeting closed at 7:15 p.m.

  
\_\_\_\_\_  
Joe Palmer, Chairman

  
\_\_\_\_\_  
Vicki Grinstead, Secretary