

**BOARD OF ZONING APPEALS  
CITY OF WILLOUGHBY  
AUGUST 27, 2025  
PUBLIC HEARING MEETING  
MINUTES**

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

**ABSENT:** None

**OTHERS:** Mike Lucas, Law Director; Vicki Grinstead, Secretary

**Chairman Palmer called the regular meeting to order at 7:04 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 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.

**MINUTES**

**August 13, 2025**

Mr. Ross moved to approve the Board of Zoning Appeals public hearing meeting minutes for August 13, 2025 as submitted and Mr. Maniche seconded.

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

**Motion Carried:     APPROVED**

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**Ohio Paving & Construction**

38332 Airport Pkwy.

(Rep.- Michael Princic, Reliable Commercial Real Estate)

**Setback Requirements &**

**Paving for parking & loading  
spaces**

Chairman Palmer stated the applicant cited practical difficulty number 3 on the application for appeal and noted all items that were in the packet.

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Chairman Palmer asked if there was anyone who wished to speak for this appeal. Mr. Princic, 8409 Kirkwood, Chesterland, OH 44026 was sworn in to speak for this appeal.

Mr. Princic said he represents Ohio Paving as well as Reliable Commercial Real Estate. The current business is on Willoughby Parkway and the reason for this request is because they have outgrown this property. They purchased the new property and are cleaning it up because it was in disarray. They need room for their construction equipment and will only be using it, for the time being, for storing the equipment in between jobs. It will be for storage of earth moving equipment as well as asphalt paving equipment which would be rough on improved surfaces. They may, in the future, improve the property to install asphalt. There will be no visitor or employee parking and will be strictly storage of this equipment. They will also fence the property and will do whatever else is required.

Chairman Palmer asked if there is a building on the property, and if so, will items be stored in there. Mr. Princic said there is a small building on the site but would store very little in it. He said there is a lot of garbage in it so they need to clean it up and paint it but it will probably sit empty for a while.

Chairman Palmer asked Mr. Princic if their current site has a graveled surface. Mr. Princic said the site is half gravel and half asphalt. Chairman Palmer said he does not have an issue with the size but there are only two other businesses in that Limited Industrial District that have gravel, one being their current site and the other is Euclid Disposal. He is concerned about setting a precedent in this district. He said there are approximately seventy or so parcels in this district and out of all of those there are two, which are "grandfathered in", and this one would make three if it is allowed.

Mr. Maniche said his concern is that a lot of large vehicles could leak oil and gas into a graveled surface that could cause harm to the environment in the future. This may make it hard to sell this property without an environmental study. He said the paperwork says it is an impervious surface but it is not, it is a gravel surface which is porous and this is why the city requires an impervious surface. Mr. Princic said he understands this but if there was a major spill there would be no time to prevent it from going into the sewer system. Mr. Maniche said he is talking about a lot of vehicles leaking, not just one spill. Chairman Palmer said it is also not consistent with the industrial park that they are in.

Mr. Davis said on his commercial application he states there will be proper drainage if he is installing a gravel surface and there is no drainage plan described. Mr. Princic said this is just a preliminary plan for the variances and they would comply with whatever the city required for drainage. Mr. Davis said he would feel uncomfortable voting for a document that has incorrect information on it.

Mr. Ross said he agrees with Chairman Palmer and the size is not an issue for him. He said most of the properties in that district have an activity area, however, looking over the entire area most everyone has a paved surface.

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. Mr. Bill Toth, 1397 Wilshire Rd., Lyndhurst, OH 44124.

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Mr. Toth and his partners own the property next to the applicant and wonder why someone would purchase a property without first understanding the guidelines, especially if you would be using it for a parking area instead of something light industrial. This is what everyone else uses it for and not for parking or a yard to store bulldozers, tandems etc. for heavy construction. He said they keep their property in order and even if the applicant installs a 7' high fence the equipment is taller than that. He would like the board to uphold what the ordinances require.

Chairman Palmer said the board does review zoning and they do grant variances but they also follow some guidelines and appreciate the neighbors input and what guidelines they are following.

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

Mr. Yutzy moved to grant a variance to C.O. 1145.06(b)(2) Subsection B and allow a parking area of 25,910 sq. ft. exceeding the allowable area by 22,680 sq. ft. instead of the allowable 3,230 sq. ft.; citing C.O. 1109.09(b) for Ohio Paving & Construction, 38332 Airport Pkwy., Ave., Willoughby, OH 44094 and Mr. Maniche seconded.

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

**Motion Carried:     DENIED**


Mr. Yutzy moved to grant a variance to C.O. 1161.11(e) and allow a 22,680 sq. ft. parking area to be a graveled surface instead of the allowable bituminous, concrete, or equivalent paved surfacing; citing C.O. 1109.09(b) for Ohio Paving & Construction, 38332 Airport Pkwy., Ave., Willoughby, OH 44094 and Mr. Maniche seconded.

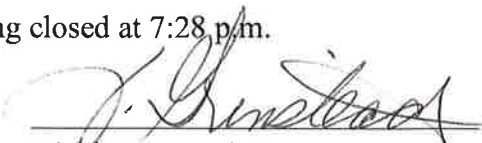
ROLL CALL:        Yeas:     None  
                      Nays:     Mr. Davis; Mr. Yutzy; Mr. Maniche; Mike Ross; J. Palmer, Chairman  
                      Absent: None

**Motion Carried:     DENIED**

Chairman Palmer noted that the board will be voting at the first meeting in September to hold only one meeting (2<sup>nd</sup> Wednesday of each month) beginning in October, 2025, but will have two meetings in September. There can be exceptions to hold two meetings if there are a large number of appeals. Chairman Palmer has reviewed the number of appeals heard and since a couple ordinances have changed, the board does not have as many appeals as in the past.

There being no further business the regular meeting closed at 7:28 p.m.

  
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Joe Palmer, Chairman

  
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Vicki Grinstead, Secretary