



**City of Willowick**  
**PLAN REVIEW BOARD**  
Thursday, August 14, 2025 at 3:00 PM  
Willowick Building & Service Center

**ADA NOTICE**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

**MINUTES**

**1. Call meeting to order**

Chairman Brennan called the August 14th, 2025, Plan Review Board meeting to order at 3:00pm.

**Roll call**

**PRESENT**

Chairman Sean Brennan

Tim McLaughlin

Mike Lazor

Captain Ockenden (representing the fire department in Chief Malovrh's absence)

ALSO Present

Councilwoman Antosh

**ABSENT**

Rob Daubenmire

Bill Malovrh Jr.

**Approval of minutes**

Plan Review Board Minutes - July 24th 2025

Motion made to approve the July 24th, 2025, Plan Review Board minutes by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Mr. McLaughlin, Mr. Lazor, Captain Ockenden

**New business**

Alfredo's Italian Market - Located at 30575 Euclid Ave

Mr. Bajko (Architect) and Mr. Guerrieri (owner) were present representing Alfredo's Italian Market - Located at 30575 Euclid Avenue. Chairman Brennan advised that this is the old BillPro building on Euclid avenue, and that plans have been provided. This is a 6000 sq foot building, one story that will become an Italian market consisting of back of house kitchen bakery, front of house is an Italian grocery store, a deli with hot and cold prepared foods, dry goods, a bakery in the back corner, a check out area and some seating inside. The exterior will have a patio and there will be a front facade renovation to make a more Tuscan look. The rear of the building will remain the same consisting of a break room and

rest rooms. There were some details provided regarding the mechanical end of the renovation such as electrical, lighting, flooring and finishings. Chairman Brennan asked about the hours of the business, Mr. Guerrieri stated that they will be open 6 days a week, closed Mondays. Chairman Brennan advised that he has reviewed the plans for zoning and they do comply with parking and setbacks, the only question he has due to an ordinance change is the color of the building. Mr. Guerrieri stated that they will be in compliance with the ordinance as the color will be a shade of cream color which is a variation of the browns. Councilwoman Antosh asked when the business will be opening, Mr. Guerrieri stated early next year. He said he has about 40 employees ready to go.

Motion made to approve Alfredo's Italian Market - Located at 30575 Euclid Ave by Mr. McLaughlin, Seconded by Mr. Lazor.

Voting Yea: Chairman Brennan, Mr. McLaughlin, Mr. Lazor, Captain Ockenden

Lake County Sewer - Located at 32900 Lakeland - Addition

Mr. Zelko of Zelko Building Systems, Inc was present representing Lake County Sewer - Located at 32900 Lakeland boulevard. Chairman Brennan stated that this was for a submittal of an addition to the building to be used as a warehouse, he advised that he believes there will be some parking as well. Mr. Zelko stated there is existing parking that covers the square footage that is being added. Chairman Brennan advised the board that we have received the application, construction drawings and letter of intent. Chairman Brennan confirmed with Mr. Zelko that this will be used for storage, Mr. Zelko stated that is correct. Chairman Brennan referred to the plans and asked if the building will be 60x60 and 600 square feet with 2 overhead doors on one wall, one on the back wall and then a man door is being added as well. They will also be adding an overhead door to the existing building. Mr. Zelko advised that this addition will be storage of company vehicles, tools and anything that is used out in the field. Chairman Brennan advised that after reviewing the proposed site plan from Polaris, per our city ordinance, there is a condition of parking areas after a certain date, he stated that he knows that Lake County Sewer has had a gravel parking lot since he began operation however the new area that they are going to be extending out to on the parking lot since it was not before 1995, he stated that he wanted to bring it to Mr. Zelko's attention the city asks that the area for the parking lot and driveways to be paved either with concrete or asphalt. Chairman Brennan advised that they do have a right to appeal the parking lot. There was some discussion regarding drainage, Mr. McLaughlin discussed the final disturbance based off what he measured in under an acre however the disturbance limits will be above an acre, so there was some discussion regarding filing a NOI for the general perimeter for Ohio EPA storm water as well as quality control measures, there was some discussion regarding specifics between Mr. Zelko and Mr. McLaughlin, the discussion was referring to the site plan regarding sewers, where the tie in's will be, catch basins, storm lines, down spouts and drainage. Mr. Zelko advised that he will have Polaris contact Mr. McLaughlin regarding this portion of the submittal. There was some discussion regarding the asphalt/concrete parking lot vs gravel, a copy of the ordinance was provided to Mr. Zelko, Chairman Brennan advised the ordinance states after a certain date the requirements are now concrete/asphalt. Mr. Zelko advised that he will have to speak with Mr. Marucci, the owner of Lake County Sewer to determine what he would like to do with that regard, either complying with the ordinance or appealing it. There was some discussion regarding the appeal process and meeting. There was reference again to the ordinance and that in 2012 the ordinance was revised regarding the concrete/asphalt parking lot. There was also some further discussion regarding the discharge and runoff.

Motion made to approve Lake County Sewer - Located at 32900 Lakeland - Addition pending some further details regarding the parking lot / driveway and storm water and approval by Board of Zoning

Appeals and City Council by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Mr. McLaughlin, Mr. Lazor, Captain Ockenden

**Public portion**

Public portion was open and closed at 3:32pm with no public present.

**Old business**

None.

**Miscellaneous**

None.

**Adjournment**

Motion made to adjourn the August 14th, 2025, Plan Review Board meeting at 3:32pm by Mr. McLaughlin, Seconded by Mr. Lazor.

Voting Yea: Chairman Brennan, Mr. McLaughlin, Mr. Lazor, Captain Ockenden