



**City of Willowick
PLANNING COMMISSION**

Monday, April 10, 2023 at 7:30 PM
City Council Chambers

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

Call meeting to order

The April 10th, 2023, meeting was called to order at 7:30pm.

Pledge of Allegiance to the Flag

At this time Mayor Vanni swore in the new Planning Commission member: Adam Fortney.

Roll Call

PRESENT

Mark Carden

Robert Houry

Jef Hren

Eric Foisel

Joan Raymond

John Urwin

Adam Fortney

ALSO PRESENT

Chief Brennan

ABSENT:

Law Director Landgraf

Approval of Minutes

Planning Commission Minutes - February 13th, 2023

Motion made to approve the February 13th, 2023, Planning Commission meeting minutes made by Mr. Foisel, Seconded by Mr. Urwin.

Voting Yea: Mr. Carden, Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin

Voting Abstaining: Mr. Fortney

Development & Plan Review Committee

No report.

Rules Committee

No report.

City Engineer's Report – Mr. McLaughlin

No report.

Law Director's Report – Ms. Landgraf

No report.

Architectural Review Board

No report.

Community Reinvestment Area – Mr. Carden

No report.

Public Hearings**Public Portion**

Public portion was opened and closed at 7:34 with no public present.

Remarks – Old Business

No discussion.

Remarks – New Business**Luxury Brand Party Co. / Top Designer Landscaping - Located at 30509 Euclid Ave.**

Mrs. Jones was present representing Luxury Brand Party Co. and Rico Webster and was present representing Top Designer Landscaping located at 30509 Euclid Avenue. Mrs. Jones, stated that Luxury Brand Party Co is a party supply rental establishment where people will be able to come in and rent the party supplies that she has such as tables, chairs and/or all of the "pretty items" you see at events such as graduations. The front of this establishment will be used for people to come in and set up the rentals, sign contracts etc. she advised that she also has a website where you can rent the items online, the storage of these items will be in an off-site storage facility as she needs the height space. Mrs. Jones advised the board that this space will be shared with Rico Webster's business Top Designer Landscaping. Mr. Webster stated that he has been in business for about 12 years, company is Veteran owned, and he is a retired police officer. He advised the board that he has contracts with RTA, Cleveland Schools and additional projects. He advised that the back portion of this establishment will be used for his business for storage of items, there will be no gas, no chemicals as most of the equipment will be stored in trailers at the back of the building in the parking lot. There was some discussion of the location of the building on Euclid Avenue, it was stated that this establishment used to be a contracting company, there is an office portion up front and a storage space in the back, there is plenty of parking space and about an acre of land behind the building. Mr. Carden clarified to Mrs. Jones regarding Luxury Brand Party Co. that this is not an event space, she responded stating that this is not an event space, just rental of party supplies. Mr. Foisel wanted to clarify to Mr. Webster regarding Top Designer Landscaping that the trucks and trailers will not be visible from Euclid Avenue, Mr. Webster stated that they are behind the building, where there is a fenced in area. The waste from the landscaping business will be dumped at a dump, this location is a home base essentially to come in load trucks and head out for the workday. It was asked of Chief Brennan, if he has been inside this establishment, Chief Brennan stated that based on the floor plan submitted it does not look like any interior construction will

be taking place, Mr. Webster stated that, that is correct. There was some discussion regarding ordinance 1143.03, the recommendation to City Council and inspections once/if approved. There was also some discussion regarding the 2011 zoning changes and making this area retail whereas it was previously industrial.

Motion made to recommend Luxury Brand Party Co. / Top Designer Landscaping - Located at 30509 Euclid Ave. to City Council made by Mr. Hren, Seconded by Mr. Houry.

Voting Yea: Mr. Carden, Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin, Mr. Fortney

Modern Suds Laundromat - Located at 30437 Euclid Ave

Vincent Frascchetti was present with Sam (who is assisting him with the equipment and layout) representing Modern Suds Laundromat - Located at 30437 Euclid Avenue, he advised that the new establishment would consume both units. The machines and equipment are all brand new, touch screen technology that has never been seen before. He advised that payment methods are going to be through an app or laundry card, in attempt to have this a cashless business. The only thing that will accept cash would be the payment center to purchase the laundry card or payment through a phone app. He stated that the idea is to start off as a full self-service laundromat, with the option to do a wash, dry, fold service in the future and at that point there would be one or two employees on site. If there are any issues with machines, they can call a phone number (that will be listed) and be advised to switch to another washer/dryer for a free charge, everything is literally the touch of a button, very user friendly, customers will also be able to go onto the app to see what machines are in use and what machines are not being used so you are not waiting in line, they will be able to see the time left on the machine they are using machine to know when their laundry is complete. Mr. Houry asked if there will be any security and Mr. Frascchetti stated that yes there will be cameras 24 hours, utilizing his app he will be able to lock and unlock the establishment and monitor at all times remotely. He advised that he is about 30 minutes from this location and will be in and out on a daily business. It was asked if customers will need the app to enter the establishment during regular business hours, Mr. Frascchetti stated that while they thought about doing so, he doesn't want to limit customers so they will not be doing that. There was some discussion regarding different laundromats in the area. Mr. Foisel stated that his only concern would be people congregating at the laundromat, since there will not be employees onsite. Mr. Frascchetti responded stating that is one of the reasons he wanted to go cashless, there will not be anything at the establishment that will encourage people to hang around if they are not doing their laundry and again there are cameras always running and being monitored so if something suspicious is taking place, Mr. Frascchetti can call the authorities and make the commute there. Mr. Houry asked what the hours of operation would be and Mr. Frascchetti stated 5am to 10pm, not 24 hours. It was asked how a situation would be handled if it is after closing time and there is someone still present in the establishment, Mr. Frascchetti stated that if it is after 10pm, he will drive to the location to handle the situation. Mr. Frascchetti stated that in the future he does plan to have an employee or two onsite for a wash dry fold service, he stated that the reason that they have not decided to do that service to start is because they want to get the business established. There was discussion regarding what sets Modern Suds aside from standard laundromats and the maintenance service of the machines. It was asked if they plan to have a monitoring system if water lines break or leaks of any kind, Mr. Frascchetti responded stating that they will have pressure sensors and they are monitored with an alarm system. Councilwoman Antosh asked Chief Brennan if there is enough parking spaces between the tattoo place and Giuseppe's, Chief Brennan stated that when the addition was approved for Giuseppe's all of the parking was figured in at that time, under 1145 restaurants are more stringent with regards to parking so as far as the parking goes and what the establishment is now being used for, there is enough parking.

Motion made to recommend to City Council Modern Suds Laundromat - Located at 30437 Euclid Ave by Mr. Hren, Seconded by Mr. Carden.

Voting Yea: Mr. Carden, Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin, Mr. Fortney

Adjournment

Motion to adjourn the April 10th, 2023, Planning Commission meeting at 8:12pm made by Mr. Hren, Seconded by Mr. Urwin.

Voting Yea: Mr. Carden, Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin, Mr. Fortney