



City of Willowick
PLAN REVIEW BOARD

Thursday, September 25, 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 September 25th, 2025, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Chairman Brennan
Chief Daubenmire
Mr. Lazor

ALSO PRESENT

Mr. Pintar

ABSENT

Chief Malovrh Jr.
Mr. McLaughlin

Approval of minutes

Plan Review Board Minutes - September 11th, 2025

Motion made to approve the September 11th, 2025, Plan Review Board meeting minutes with the revision of the address listed for Vince's Main Event Center from 28898 Lakeshore Blvd. to 28900 Lakeshore Blvd. by Mr. Lazor, Seconded by Chairman Brennan.

Voting Yea: Chairman Brennan, Chief Daubenmire, Mr. Lazor

New business

Raw Smoke Shop - Located at 32801 Vine Street

Mr. Patel and his father were present representing Raw Smoke Shop - Located at 32801 Vine Street. Chairman Brennan asked what the previous use of this location was as all units in this building have the same address. Mr. Patel advised that this is the first unit in the building. Chairman Brennan referenced the site plan asking if there will be any alterations being done inside the unit, Mr. Patel stated there will not be any alterations, just adding display cases. Chairman Brennan advised the board that the proposed

hours of operation are within compliance, he asked what is being sold at this smoke shop, Mr. Patel stated smoking products (e-cigarettes and products) and convenient store items (such as snacks). Mr. Lazor asked if they will be selling beer and wine, Mr. Patel advised they will be selling those items in the future if the smoke shop does not work out, they will want to transition to a convenient store. Chairman Brennan advised that if they do go the route of beer and wine, they would have to get approval from the state and get approval from the City. There was some discussion regarding one of their other stores. Chairman Brennan advised that he will give them a call on Monday to schedule a walk through of the establishment. Mr. Patel asked about the state laws regarding liquor stores, Chairman Brennan advised they would need to contact the state for specifics regarding liquor license.

Motion made to approve Raw Smoke Shop - Located at 32801 Vine Street by Lazor, Seconded by Chairman Brennan.

Voting Yea: Chairman Brennan, Chief Daubenmire, Mr. Lazor

Paix Loc Studio - Located at 32801 Vine Street

Sarah Daniel-Foster of Hunting Valley was present representing Paix Loc Studio - Located at 32801 Vine Street. Chairman Brennan advised the board that this location was previously a hair salon, it is right beside Ronnie's. Chairman Brennan asked as far as licensing with the Ohio Board, she stated that she has a boutique license and she is testing for her hair license next month. Chairman asked about the boutique license, if she is going to be able to use that for a salon. She stated that she can use her boutique license she just can't use any hair chemicals so she will not have them in the salon. She stated that she does natural hair and does not use hair chemicals. Chairman Brennan advised the board that this is a permitted use in this district and it was previously a salon. He asked if she will be doing any alterations in the unit, Ms. Daniel -Foster stated that she will not be doing any alterations, everything will remain the same. Mr. Lazor asked the significance of the business name, Ms. Daniel-Foster stated that Paix mean peace. Chairman Brennan let Ms. Daniel-Foster know that he will give her a call Monday to set up a walk through and discuss signage.

Motion made to approve Paix Loc Studio - Located at 32801 Vine Street (unit 3B) by Mr. Lazor, Seconded by Chairman Brennan.

Voting Yea: Chairman Brennan, Chief Daubenmire, Mr. Lazor

Public portion

Public portion was open and closed at 3:15pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

Motion made to adjourn the September 26th, 2025, Plan Review Board meeting at 3:26pm by Mr. Lazor, Seconded by Chairman Brennan.

Voting Yea: Chairman Brennan, Chief Daubenmire, Mr. Lazor