



**City of Willowick**  
**PLAN REVIEW BOARD**  
Thursday, March 09, 2023 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**

Chief Brennan called the March 9th, 2023, Plan Review Board meeting to order at 3:00pm.

**Roll call**

PRESENT

Sean Brennan

Brian Turner

Bill Malovrh Jr.

Tim McLaughlin

Ken Pintar

ALSO PRESENT

Councilwoman Antosh

ABSENT

Mike Lazor

**Approval of minutes**

Plan Review Board Minutes - February 23rd 2023

Motion to approve the February 23rd, 2023, meeting minutes made by Chief Turner, Seconded by Tim McLaughlin.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Ken Pintar

**New business**

**Pie Cafe - Located at 31715 Vine Street**

Rahmi Olgac was present representing Pie Cafe located at 31715 Vine Street. Chief Brennan stated that Mr. Olgac would like to open up a restaurant at that location and he provided a letter of intent stating that they will be selling pizza, coffee, drinks and sandwiches. Chief Brennan stated that Pie Cafe previously came to the Plan Review Board and was approved to re-do the full building, they were also approved for the parking at that time. They have the required parking, and the business is permitted in that district. At this time now that Pie Cafe is finishing its renovations, they are ready to open and

operate. Chief Brennan asked Mr. Olgac if the owner obtained occupancy from the county yet and Mr. Olgac stated that yes, he did.

Motion made by Ken Pintar, Seconded by Chief Turner.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Ken Pintar

### **Luxury Brand Party Co / Top Designer Landscaping - Located at 30509 Euclid Ave**

Rico Webster was present representing Luxury Brand Party Co / Top Designer Landscaping located at 30509 Euclid Avenue. Chief Brennan advised that this is the building that has "At the Office Bar" located within the building. He stated that per the letter of intent Luxury Brand Party Co / Top Designer Landscaping is looking to have a party company where rental party supplies such as tables and chairs will be rented out. They are also looking to do a landscaping business out of the office as well. Mr. Webster stated that his landscaping company completes a lot of commercial landscaping contracts such as RTA, Cleveland Schools as well as sub-contracting and they have been in business for about 15 years, Luxury Brand Party Co is a new business which rental of items such as balloon arches, chairs, table clothes and other party supplies will be rented out. He advised that this would not be a party center. Chief Brennan asked regarding the landscaping business, if customers call him to contract services to which Mr. Webster responded stating yes, customers call him for services. Chief Brennan went over the uses in a retail district, he stated that based on the business submittal it would be more of a service-based industry for both of the businesses he is looking to open. Chief Brennan also asked questions regarding the parking plan and equipment and trailers. Mr. Webster stated that all the equipment will be stored inside the trailers so there would be no equipment within the building. The building will be used as an office space. Chief Brennan explained that when it comes to professional service establishments Planning Commission and City Council will need to approve these types of businesses. Chief Brennan advised that Plan Review Board can table the business pending the approval from Planning Commission and City Council.

Motion to table Luxury Brand Party Co / Top Designer Landscaping pending approval from Planning Commission and City Council made by Tim McLaughlin, Seconded by Chief Turner.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Ken Pintar

### **Willowick Cafe - Located at 28809 Lakeshore Blvd.**

Dominic Polito was present with his Architect Michael Tomasic representing Willowick Cafe located at 28809 Lakeshore Boulevard. Chief Brennan stated that the plans submitted are for remodeling and renovations, it was previously a tavern. He advised that after reviewing the plans there are a few things to go over.

Mr. Polito stated that in August of 2022 is when he transitioned to helping his father with this business, on September 24th, 2022, the Willowick Cafe caught on fire, he wanted to thank Chief Turner and his firefighters for saving the building as a whole. Mr. Polito advised that he is looking to change the reputation of the establishment. He explained what he is looking to make this establishment into, something new and exciting. Chief Brennan went over the ordinances with the board and Mr. Polito with regards to parking. After looking at the parking spaces and what was submitted for seating, they need 1 parking space per 2 seats for a restaurant, per the plans there are 96 seats meaning he would need 48 parking spaces, he currently has 27. Chief Brennan stated that Mr. Polito has the right to appeal that at the Board of Zoning Appeals, he would go there for 21 spaces. The second item would be the required green space, currently there is a green belt of grass area located on the plans, per the ordinance 10' of

green space is required, and there is currently only 6', short about 4'. This can also be appealed at the Board of Zoning Appeals. There was some discussion regarding fencing and shrubs as well. As far as the business, it is permitted in that district. There was some discussion regarding the upstairs apartments, where only one is going to be used as residential as well as the "future patio" listed on the plans.

Mr. Polito provided different scenarios for the submittals of plans moving forward regarding seating and parking as well as different situations regarding Board of Zoning Appeals and City Council to determine how he will proceed and what his next steps are.

Motion made to approve preliminary plans pending approval from Board of Zoning Appeals and City Council by Chief Turner, Seconded by Ken Pintar.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Ken Pintar

### **Public portion**

Public portion was open and closed with no public present at 3:44pm.

### **Old business**

No old business.

### **Miscellaneous**

No miscellaneous.

### **Adjournment**

Motion made to adjourn the March 9th, 2023, Plan Review Board meeting at 3:45pm by Chief Turner, Seconded by Tim McLaughlin.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Ken Pintar