



City of Willowick
PLANNING COMMISSION

Monday, April 14, 2025 at 7:00 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.

AGENDA

1. **Call meeting to order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Approval of Minutes**
 1. 1. Planning Commission Minutes - March 10th, 2025
5. **Development & Plan Review Committee**
6. **Rules Committee**
7. **City Engineer's Report – Mr. McLaughlin**
8. **Law Director's Report – Ms. Gwartz**
9. **Architectural Review Board**
10. **Community Reinvestment Area – Mr. Carden**
11. **Public Hearings**
12. **Public Portion**
13. **Remarks – Old Business**
14. **Remarks – New Business**
 1. 1. Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street
15. **Adjournment**



City of Willowick
PLANNING COMMISSION

Monday, March 10, 2025 at 7:00 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

Chairman Carden called the March 10th, 2025, Planning Commission meeting to order at 7:00pm.

Pledge of Allegiance to the Flag

Roll Call

PRESENT

Chairman Carden
 Mr. Hren (arrived late)
 Mr. Foisel
 Mr. Fortney
 Mr. Tomas
 Ms. Monaco
 Mr. Downing

ALSO PRESENT

Chief Building and Zoning Inspector Brennan
 Councilman Phares

Approval of Minutes

Planning Commission Minutes - February 10th, 2025

Chairman Carden advised that there are two areas in the Planning Commission minutes that a title needs to be changed for Chief Brennan.

Motion made to approve the February 10th, 2025, Planning Commission meeting minutes with revisions by Mr. Foisel, Seconded by Mr. Fortney.

Voting Yea: Chairman Carden, Mr. Foisel, Mr. Fortney, Mr. Tomas, Ms. Monaco, Mr. Downing

The February 10th, 2025, Planning Commission minutes have been corrected.

Development & Plan Review Committee

None.

Rules Committee

None.

City Engineer's Report – Mr. McLaughlin

None.

Law Director's Report – Ms. Gwartz

None.

Architectural Review Board

None.

Community Reinvestment Area – Mr. Carden

None.

Public Hearings

None.

Public Portion

Public portion was open and closed at 7:06pm with no public present.

Remarks – Old BusinessChapter 786 Marijuana Dispensaries & Amendment to Chapter 1145.03 Uses

This item was moved to be discussed following St. Mary Magdalene (SMM) Church - 33rd Annual Homecoming Festival - Located at 32114 Vine Street and Candy Shop Nails LLC - Located at 30825 Euclid Ave Unit 2

At this time Mr. Hren arrived.

Chairman Carden stated that he may have missed where limiting to one marijuana dispensary in the city was in the ordinance but he does not see it, Chief Brennan advised that it is under the zoning portion. Chief Brennan also stated that under Chapter 786.08(b) the numerical value is not the same as the written value as well as 786.08 (c)(1). Those were typos and will be corrected based on what the board establishes fees to be. Chairman Carden stated that in previous board discussions he believes that the fee the board established was \$17,500.00. Mr. Fortney asked what the fees of \$250.00 or \$500.00 is for, Chief Brennan stated that is an application fee. There was some discussion between the board members regarding the fees and other cities fees, it was determined our fee would be \$17,500.00. Mr. Downing brought up a couple of questions, the first being under 786.08 and 786.09 it refers to marijuana entity where other areas say marijuana dispensary. Since marijuana dispensary is defined under 786.02 (c) and marijuana entity is not, all areas where "entity" is used will be changed to dispensary. Mr. Downing asked of Chief Brennan in section 786.03(c) it states within one mile of another dispensary and 1145.03 uses (11) (2) states within 2000 feet of the boundary, there was some discussion, and it was determined that they are both supposed to read "one mile" the revision will be made. There was also some discussion regarding the location of the dispensary in Wickliffe and Wickliffe's ordinance, the board determined to add "within city limits" to both of those areas for clarification as these ordinances only pertain to Willowick and do not factor in other locations with regards to boundaries for other cities. Mr. Downing asked why have that section in there limiting it to one mile if we are only allowing one in the city, Chief Brennan advised this is in the ordinance because in the future if the board decides to allow more than one in the city, we would have this in place. Mr. Downing brought up (Ms. Monaco questioned the same) 1145.03 (AA) where it states non-prescription drugs sold at retail subject to the following, asking what that business looks like, Chief Brennan stated that would be a discussion for the

Law Director however after some discussion it was determined to strike that whole area. Councilman Phares asked for clarification regarding what the renewal fee is going to be, Chairman Carden stated \$500.00. It was asked if drive-throughs would be allowed and yes, they are allowed.

Motion made to recommend the approval (with revisions) of Chapter 786 Marijuana Dispensaries & Amendment to Chapter 1145.03 Uses to City Council by Mr. Fortney, Seconded by Ms. Monaco. Voting Yea: Chairman Carden, Mr. Hren, Mr. Foisel, Mr. Fortney, Mr. Tomas, Ms. Monaco, Mr. Downing

Remarks – New Business

St. Mary Magdalene (SMM) Church - 33rd Annual Homecoming Festival - Located at 32114 Vine Street

Rosemarie Sisler was present representing St. Mary Magdalene (SMM) Church - 33rd Annual Homecoming Festival - Located at 32114 Vine Street. Ms. Sisler advised that she has provided all required documentation for review. She stated that this year Bates will be returning to the fair, bringing kiddie rides for children under 12 years old. Mr. Foisel asked how the 12 years old and under would be enforced, Ms. Sisler referred to these rides as similar to the Memphis kiddie park with regards to size where older children will not be able to ride. There will be no large rides for older children. Chairman Carden stated that last year the festival ran smoothly and great with regards to safety. Chairman Carden recapped from previous years the discussion regarding enhanced security and taking out the rides, now that small rides are being brought back, what are the additional security measures and how will it be enforced. Ms. Sisler advised that they have rented 4' steel fencing to go around the perimeter of the fair, similar to the fencing you would see for crowd control at a concert. She stated that they will also be doing wrist bands, similar to what the Kirtland Strawberry Festival did, everyone will be wearing them, if you are over the age of 21 you will have one color and if you are under 21 you will have another color. If you are under the age of 21, they will have to come with someone over the age of 18, ID's will be checked. There will be two entrances with check points manned by police and then once they go through there, they will be greeted by two St. Mary Magdalene volunteers, one that will be checking ID's for anyone that looks close to or under 18 and one that will provide the applicable wrist band based on age. She stated that there has been a lot of research that has gone into this to help ensure safety and prevention of any situations that may arise. They are really trying to make this a safe family friendly atmosphere. Chairman Carden asked, since they are doing it this way does it still allow for no admission fees, Ms. Sisler stated that is correct. Mr. Downing asked if other festivals are doing the same or similar procedures, Ms. Sisler stated that there are only two festivals where you will not see similar procedures in place, any other church festival that attended SMM meeting (about 8 different festivals) will be following similar procedures. Mr. Downing advised that he appreciates the work that is going into the festival to make sure it is a safe environment. Chairman Carden asked about the entrances from years past and he couldn't recall if there was fencing. Ms. Sisler advised that years past there was not fencing, and people could enter at any area, which will now be changed this year to include fencing and 2 entrances and an emergency entrance/exit. Chairman Carden asked about lines waiting to get in since there will only be two entrances, she advised that there may be a possibility for a third entrance to help with long lines, SMM has been working closely with Lieutenant Lawrence, they have run all ideas through him. The emergency entrance/exit could possibly be used if there is a need. Ms. Sisler stated that there may be long lines however they are doing everything they can to get ahead of that, this is trial and error. They are asking their volunteers to come in earlier (they will get their wristbands ahead of time) and they are giving parishioners the opportunity to get theirs ahead of time too. They also plan to get the information out to people, she has spoken with Mayor Vanni and the Police Department who will

be putting the information on the website, it will be in all other parish bulletins, they are going to advertise it everywhere they can advertise so that people are aware and prepared. She also advised that the wrist band colors will change every day. She stated that they have tried to think about everything they can. She advised the board that daily they will be ending an hour earlier than years past, not due to thinking problems may happen but because vendors have indicated that the last hour is not very profitable or busy. Chairman Carden asked if they are still waiting on permits for electrical, police, etc. Ms. Sisler advised that the electrician is working on the electrical permits, the liquor permit ready to be submitted and they have the police permit in. Mr. Tomas asked how many volunteers they have, Ms. Sisler stated 350/450 volunteers. There was some discussion regarding volunteers, their responsibilities and as well as another church in our area. In addition to the kiddie rides, Bates will be bringing some concessions as well as games.

Motion made to recommend the approval of St. Mary Magdalene (SMM) Church - 33rd Annual Homecoming Festival - Located at 32114 Vine Street to City Council by Mr. Foisel, Seconded by Mr. Tomas.

Voting Yea: Chairman Carden, Mr. Foisel, Mr. Fortney, Mr. Tomas, Ms. Monaco, Mr. Downing

Candy Shop Nails LLC - Located at 30825 Euclid Ave Unit 2

Chief Brennan advised that this item is coming to Planning Commission because it is a service-based business. Alfonzo Hawthorne was present representing Candy Shop Nails LLC - Located at 30825 Euclid Ave Unit 2. Mr. Hawthorne advised that he is looking to open a nail salon in the City of Willowick. He stated that he will have two nail techs at this establishment, he is looking to relocate to Willowick after 15 years in Euclid. The relocation is for a bigger space and more clients. It was asked to Chief Brennan what this location was previously, Chief Brennan stated it was a yoga studio, located in the plaza by Kate's Bar and the convenience store. Chairman Carden asked if there will be a lot of work needing to be done at this location, Mr. Hawthorne advised that other than running a few water lines and cosmetic updates the location does not need much work. Chairman Carden asked when ideally, he is looking to open, Mr. Hawthorne stated June or July of this year.

Motion made to recommend the approval of Candy Shop Nails LLC - Located at 30825 Euclid Ave Unit 2 to City Council by Mr. Foisel, Seconded by Ms. Monaco.

Voting Yea: Chairman Carden, Mr. Foisel, Mr. Fortney, Mr. Tomas, Ms. Monaco, Mr. Downing

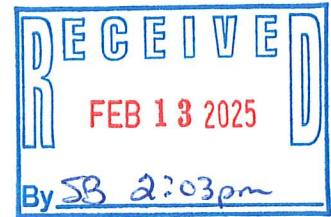
Adjournment

Motion made to adjourn the March 10th, 2025, Planning Commission meeting at 7:26pm by Mr. Foisel, Seconded by Ms. Monaco.

Voting Yea: Chairman Carden, Mr. Hren, Mr. Foisel, Mr. Fortney, Mr. Tomas, Ms. Monaco, Mr. Downing



CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-916-3000



PERMIT FEE: \$80.00
DATE: 2/12/25

Location of Occupancy: 32702 VINE ST. Business Name: TELECOM ACQUISITION CORP/CLASSICSTORE

Business Owner's Name & Address: TELECOM ACQUISITION CORP, INC

CITY/STATE/ZIP: 3601 S. GREEN RD. SUITE 200, BEACHWOOD, OH 44122

Telephone Number: 216-978-9000 Fax Number: 440-278-4557 Federal ID Number: 30-0194432
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: TELECOM ACQUISITION CORP, INC
3601 S. GREEN RD SUITE 200, BEACHWOOD, OH 44122

SUBMIT NEW DETAILED FLOOR PLAN: X SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 4200

Building Size: 4200 Total Number Of Employees: 1

Intended Number of Occupants: 5 Total Number of Seating: N/A

Site Plan With Number of Paved Parking Spaces _____ Hours Of Operation: M-F 9-5

Letter of Intent: ATTACHED Previous Use: HEATING & COOLING Proposed Use: OFFICE/WAREHOUSE/RETAIL

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: MICHAEL TRICARICHI

Home Address/City/Zip: 3601 S. GREEN RD SUITE 200 Telephone Number: 216 978-9000
BEACHWOOD, OH 44122

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: [Signature] Date: 2/12/25

Office use only:
Zoning District: _____ Authorized Occupants: _____

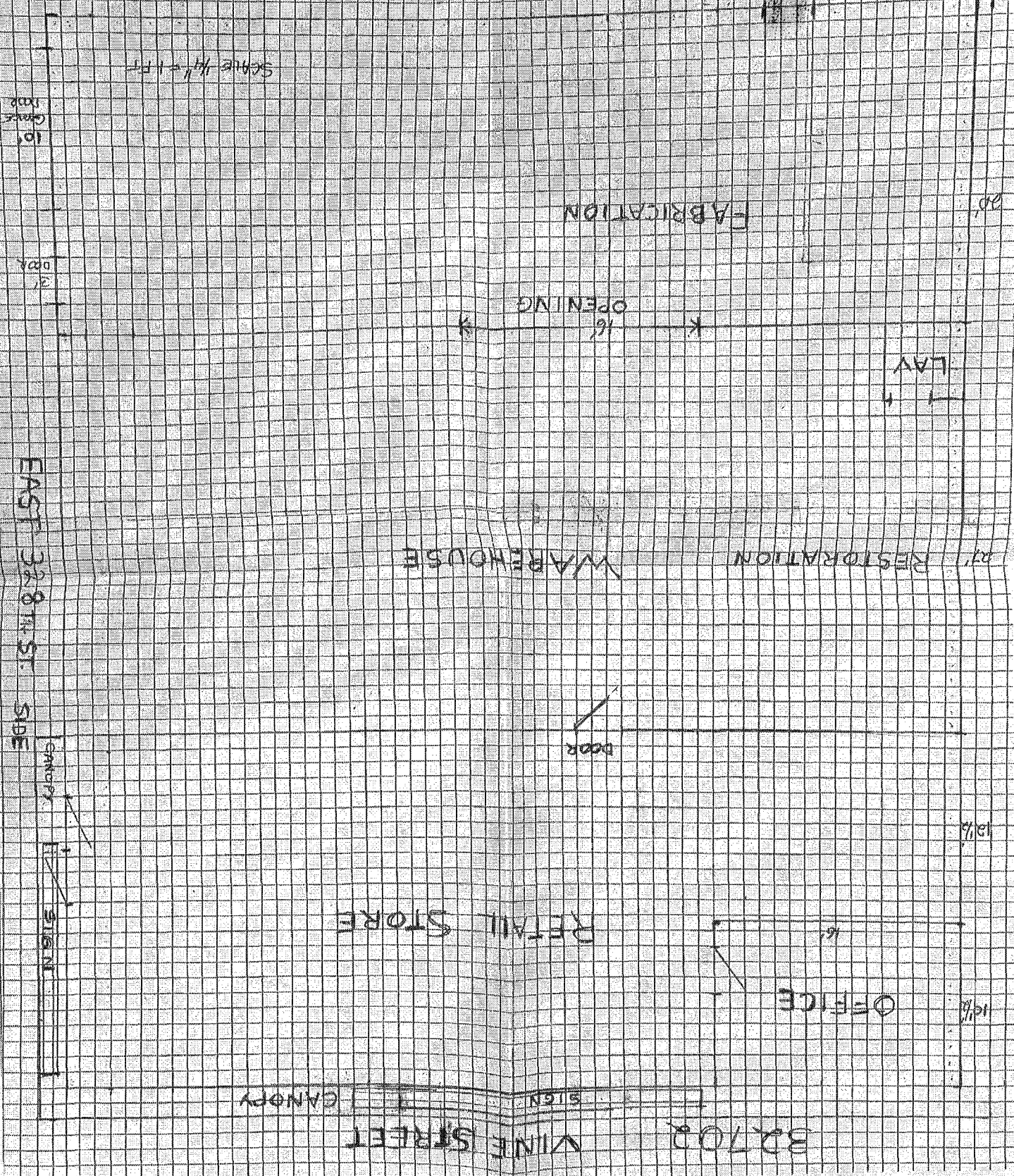
TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee \$ _____

Re Dept. Inspected By _____ Date: _____

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL.
Note* A separate permit is required for all new signs from the Willowick Building Department.





Telecom Acquisition Corp.
3601 S. Green Rd. Suite 200
Beachwood, Oh 44122
216-978-9000

2/11/2025

Mr. Sean Brennan
Chief Housing and Zoning Inspector
City of Willowick
31230 Vine St. Willowick, Ohio 44095

Re: 32702 Vine Street

Dear Mr. Brennan;

I am in receipt of your letter dated 2/11/2025. Thank you for meeting with me today to discuss the building. Attached is the letter of intent you requested regarding the use of the building.

Regards;



Michael Tricarichi, President

Letter of Intent

The owner of the building located at ~~29305~~ ³²⁷⁰², Vine Street is Telecom Acquisition Corp., I, Inc., ("TAC"), a Nevada "C" Corporation, which is also registered to do business in Ohio with the Ohio Secretary of State. TAC's primary business is to buy, hold, develop and sell commercial and residential property through the US, and its local office is located at 3601 Green Td, Suite 200, in Beachwood, Ohio. TAC currently owns several properties in the State of Ohio including the one that is the subject of this letter, and is also involved in the development and building of new projects in the State, including projects in Solon, Bay Village, and North Olmsted to name a few. Telecom is licensed as a general contractor in the communities where it has ongoing projects.

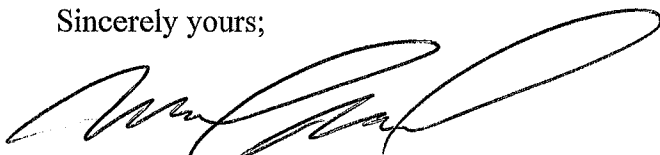
TAC purchased the above captioned property in December 2022 to use as a local satellite office and a warehouse to store materials and fabricate and repair other items associated with its local projects. TAC has no contact with any third parties in conducting its operations within the building. That is the current use of the property, as well as one of the proposed future uses of the subject property. Since the purchase of the building, we have complied with any request made by local authorities, including inspections by the Willowick Fire Department. We intend to continue to comply with other requests by the City, including the writing of this "Letter of Intent" and City licensing requirements.

At present, TAC may have future intentions to sell some of its older items accumulated in its various businesses at retail out of this location, but has not yet begun doing so. Most of these items are 25 years old or older, items TAC classifies as "Classic". Some of the categories of these items are: professional and consumer sound equipment (speakers, amplifiers etc.), musical instruments (guitars and guitar amplifiers), movie theatre and stadium equipment (TAC purchased all of the electronics out of the old Cleveland Municipal Stadium), as well as what could be classified as "man-cave" items like pinball machines, popcorn machines, traffic lights, telephones and the like.

In addition, TAC has invested in "Classic" cars over time and has accumulated a great deal of parts for these cars, and may elect to restore and sell some of the parts as well. We have secured the name "Classicsstore", and should we choose to engage in this type of operation, it will be done under that name, with the slogan "It isn't Old, it's a "Classic!".

Based on the floor plan and layout of the interior of this building when purchased, as well as the current back-lighted sign boxes on the exterior, other than re-lettering the sign faces, **NO MODIFICATIONS TO THE INTERIOR OR EXTERIOR OF THE BUILDING ARE REQUIRED** to do anything discussed herein. I am prepared to discuss anything contained in this letter with City officials at your earliest convenience.

Sincerely yours;



Michael Tricarichi, President

32702 VINE ST. PARKING PLAN

Item #1.



VINE ST

E 328 ST

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City of Willowick
PLAN REVIEW BOARD
 Thursday, February 27, 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 February 27th, 2025, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Chairman Brennan
 Chief Daubenmire
 Chief Malovrh Jr.
 Mr. McLaughlin
 Mr. Lazor

ALSO PRESENT

Ken Pintar

Approval of minutes

Plan Review Board Minutes - February 13th, 2025

Motion made to approve the February 13th, 2025, Plan Review minutes by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

New business

Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street

Michael Tricarichi was present as the owner of Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street. Chairman Brennan stated that Mr. Tricarichi provided a letter of intent and floor plan and based on that information he asked if this building will be used as an office, warehouse and storage of materials, Mr. Tricarichi stated that is correct. Chairman Brennan asked what types of items would be stored at the business, Mr. Tricarichi advised primarily items he thought the business would use for the classic store operation items like tube amps, old bar equipment (from a previous business he had), sound equipment as well as construction items from his business of building houses such as faucets and items like that for the houses. Chairman Brennan asked if he sells those items, Mr. Tricarichi said not at this time. He advised the only time those items get sold is when a house gets sold, Chairman Brennan asked

if this is a construction company and Mr. Tricarichi stated it is a real-estate investment company. Telecom used to buy long distance companies, which has been around since 2003, however they no longer buy the long-distance companies. Chairman Brennan stated to clarify that he would like to use this business as an office for the construction company and warehouse to store materials, he stated that is correct. However, eventually he would like to open a retail business as well at this location to sell items. Chairman Brennan stated he is trying to decipher the type of business as per our ordinance a service-based establishment would need to go in front of Planning Commission and City Council. Chairman Brennan stated that the second part of the letter of intent states retail, selling items. There was some discussion regarding the ordinance and the uses in a retail district, professional businesses, service establishments, professional craftsman, etc. Chairman Brennan asked if he feels that the business would fall under that, Mr. Tricarichi stated that he believes he falls under that. He stated that they would build guitar amp cabinets, repair items that they get in, he said that if they sell the items retail, they will stand behind them. Chairman Brennan asked (per the letter of intent) if right now are they using the establishment for fabrication or in the future. Mr. Tricarichi advised that once they open the retail store at that time fabrication will become part of the business. He stated that right now they do some fabrication for kitchens of homes he is working on, such as modifying cabinets. Chief Brennan circled back to the ordinance and advised that a service-based establishment would need to have a few more steps such as going in front of Planning Commission and City Council. Mr. Tricarichi stated that he wanted to be clear that he is not providing a service to the public only for himself. Chief Brennan stated the future business would fall under retail and would not need to go through the process of Planning Commission and City Council, but the type of business currently submitted will need to go for review of the other boards. There was some discussion regarding the timeline for opening the retail portion. The current business is for storage and fabrication for projects for the other business Mr. Tricarichi owns.

Motion made to approve Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street pending approval from Planning Commission and City Council by Mr. McLaughlin, Seconded by Lazor.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

Public portion

Public portion was opened and closed at 3:12pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

Motion made to adjourn the February 27th, 2025, Plan Review board meeting at 3:13pm by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor