



**City of Willowick**  
**PLAN REVIEW BOARD**  
Thursday, September 12, 2024 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.

**AGENDA**

1. **Call meeting to order**
2. **Roll call**
3. **Approval of minutes**
  1. 1. Plan Review Board Minutes - August 22nd, 2024
4. **New business**
5. **Public portion**
6. **Old business**
  1. 1. Amazing Minds Learning Center - Located at 31809 Vine Street (previously tabled) parking revision
7. **Miscellaneous**
8. **Adjournment**



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**MINUTES**

**1. Call meeting to order**

Chairman Brennan called the August 22nd, 2024, Plan Review Board meeting to order at 3:00pm.

**Roll call**

PRESENT

Chairman Brennan  
Chief Daubenmire  
Chief Malovrh Jr.  
Mr. Lazor

ALSO PRESENT

Councilwoman Antosh

ABSENT

Mr. McLaughlin  
Mr. Pintar

**Approval of minutes**

Plan Review Board Minutes - July 25th, 2024

Motion made to approve the July 25th, 2024, Plan Review Board minutes by Mr. Lazor, Seconded by Chairman Brennan

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

Voting Abstaining: Chief Daubenmire

**New business**

Arby's - Located at 31219 Vine St. - Interior Alteration

Chairman Brennan advised the board that this submittal is for an interior alteration. John Wilber with Art Vision Architect, the architect for Arby's was present representing Arby's - Located at 31219 Vine Street. Chairman Brennan stated that we have received a copy of the plans and application, Arby's will be doing an interior alteration as well as putting a canopy over the drive through. Mr. Wilber stated that

this is correct, and they will also be painting the exterior of the building. He advised that structurally there are no changes, they will be adding some canopies as well as changing out the signage. Chief Brennan asked with regards to the plans, if they will be doing something with the handicap parking, Mr. Wilber stated that they will be addressing and repairing any handicap issues. Regarding the canopy, at the drive through lane they will be replacing the speaker post with an integrated canopy, the menu board will remain. There was some discussion regarding the contractor that will be completing these alterations.

Motion made to approve Arby's - Located at 31219 Vine St. - Interior Alteration by Mr. Lazor, Seconded by Chairman Brennan.

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

#### Amazing Minds Learning Center - Located at 31809 Vine Street

Chairman Brennan advised that this submittal is to open a childcare center. Mr. Bennett and Mrs. Bennett were present representing Amazing Minds Learning Center - Located at 31809 Vine Street. Mrs. Bennett stated that they have had a daycare for 19.5 years, which is home based center, and they no longer have enough space. Cuyahoga County assisted them with securing a grant so they would be able to get a building. Mrs. Bennett advised that she has five degrees, and her daughters and Mr. Bennett have degrees as well in education. She stated that she is working on her doctorate, and they are working on their masters. She stated they live in Richmond Heights, and they would like to branch out. She provided reasoning as to why they want to be in Willowick. Chairman Brennan stated that when they previously met to go over the plans, there was a question regarding the kitchen and stated he asked for an updated modifications to the kitchen, Mr. Bennett provided the updated floor plan at this time, and it was passed around to board members to review. Chief Brennan advised the board that the kitchen on the plans is going to be a new kitchen being installed on the first floor where there was not previously a kitchen so this will all be new. Mr. Bennett stated that they will not be having a stove with a hood, it will be a small convection oven. Mr. Lazor confirmed that this is the Paramount building. Chairman Brennan referred to the application regarding hours of operation and confirmed they are seeking to be open 24 hours, he advised that the ordinance states business operation hours, the business has to be closed from 1am to 5am, he advised that if they wanted to be open 24 hours they have the right to ask City Council for their approval. Chairman Brennan recapped the ordinance regarding hours of operation. Chairman Brennan stated the second item in question would be regarding the parking, per the submitted site plan, there are certain requirements regarding parking based on the square footage of the establishment. He advised that they need a minimum of one parking space per 200 square feet, the building has 8000 square feet in the habitable area. He stated that per the site plan there are 45 parking spots on the application however on the site plan it shows that they would like to have a playground in the area of parking. He advised that you always need the parking spaces based on the square footage per the ordinance. There was a discussion regarding state requirements for a playground. Mrs. Bennett stated that they can make the playground area much smaller so not to take away from parking spaces. Chairman Brennan stated that he only counted 12 parking spaces per the site plan, he obtained a site plan off the Lake County Auditors website to show the parcel and showing the parking areas as well. There was some discussion regarding the parcel with regards to parking and property lines. Mr. Bennett asked if they put a smaller playground in to make sure there is enough parking per the ordinance. Chairman Brennan stated that what the board needs is a submittal with the correct parking showing the parking areas, labeled. He stated that per the square footage there are 40 spaces needed, the current submittal only shows 12. There was some further discussion regarding property lines. Chairman Brennan stated to submit another plan back to the board regarding parking spaces specifically only on

this buildings parcel. Chief Brennan clarified that they will using the first floor and the second floor, and the basement will just be for storage, Mrs. Bennett stated that, that is correct. Chief Brennan stated that he is going to make a recommendation that this is tabled until the revised parking space site plan is submitted for review.

Motion made to table Amazing Minds Learning Center - Located at 31809 Vine Street due to parking spot compliance by Mr. Lazor, Seconded by Chairman Brennan.

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

### **Public portion**

Public portion was open and closed at 3:18pm with no public present.

### **Old business**

None.

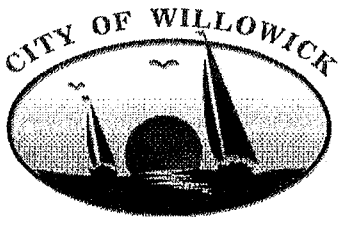
### **Miscellaneous**

None.

### **Adjournment**

Motion made to adjourn the August 22nd, 2024, Plan Review Board meeting at 3:20pm by Chairman Brennan, Seconded by Mr. Lazor.

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



**CITY OF WILLOWICK PLAN REVIEW BOARD  
APPLICATION FOR PERMIT TO OCCUPY FOR  
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.  
YOU MUST FILL OUT ENTIRE APPLICATION  
440-516-3000**

Item #1.

PERMIT FEE: \$60.00

DATE: August 12, 2024

Location of Occupancy: 31809 Vine Street Business Name: Amazing Minds Learning Center  
(ADDRESS)

Business Owner's Name & Address: Angelita Bennett 486 Richmond Road

CITY/STATE/ZIP: Richmond Heights, Ohio, 44143

Telephone Number: (216) 544-2105 Fax Number: N/A Federal ID Number: 99-3969648  
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Life time Value LLC

1284 Som Center Road, Mayfield Hts, Ohio 44124 (216) 532-6600  
Suite 314

SUBMIT NEW DETAILED FLOOR PLAN:  SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 8,064

Building Size: 12,096 Total Number Of Employees: 8 to 16

Intended Number of Occupants: 200+ Total Number of Seating: 215

Site Plan With Number of Paved Parking Spaces: 45 Hours Of Operation: 24 hours

Letter of Intent:  Previous Use: office building Proposed Use: Child Care Center

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Angelita Bennett

Home Address/City/Zip: 486 Richmond Road Richmond Hts Ohio 44143 Telephone Number: (216) 544-2105

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: Angelita Bennett

Date: August 12, 2024

**Office use only:**

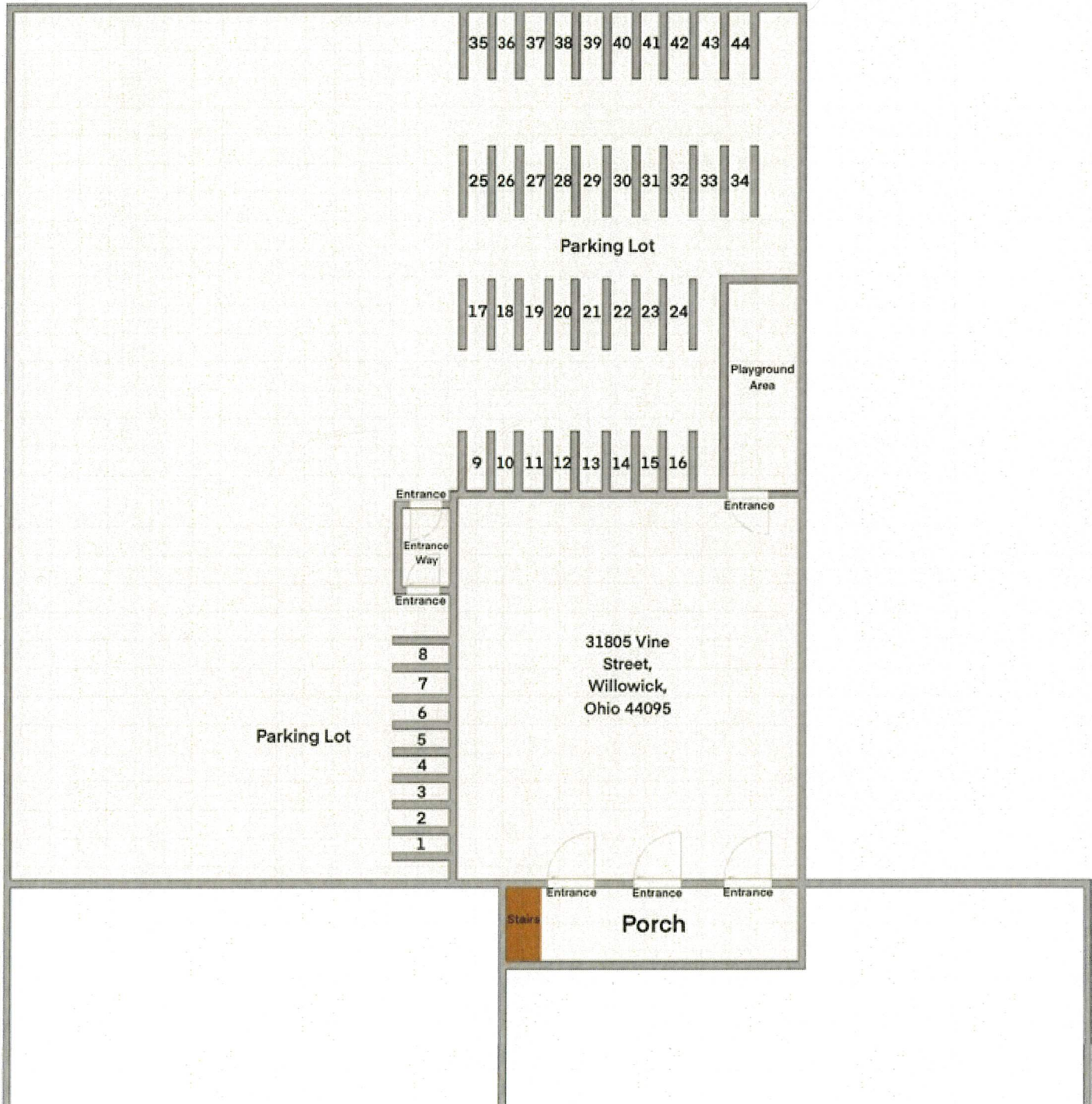
Zoning District: \_\_\_\_\_ Authorized Occupants: \_\_\_\_\_

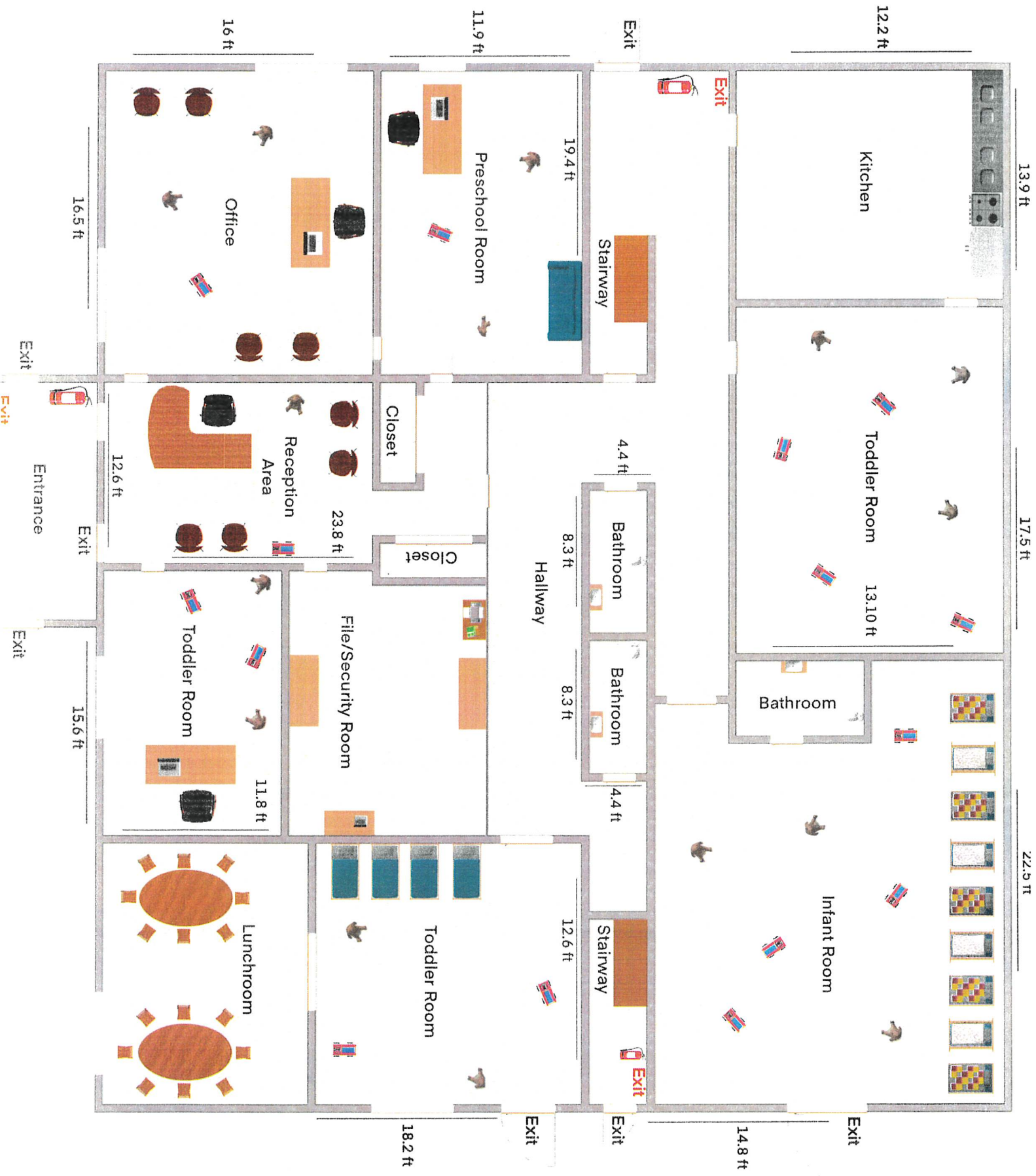
TEMPORARY APPROVED BY: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Dept. Inspected by: \_\_\_\_\_ DATE: \_\_\_\_\_

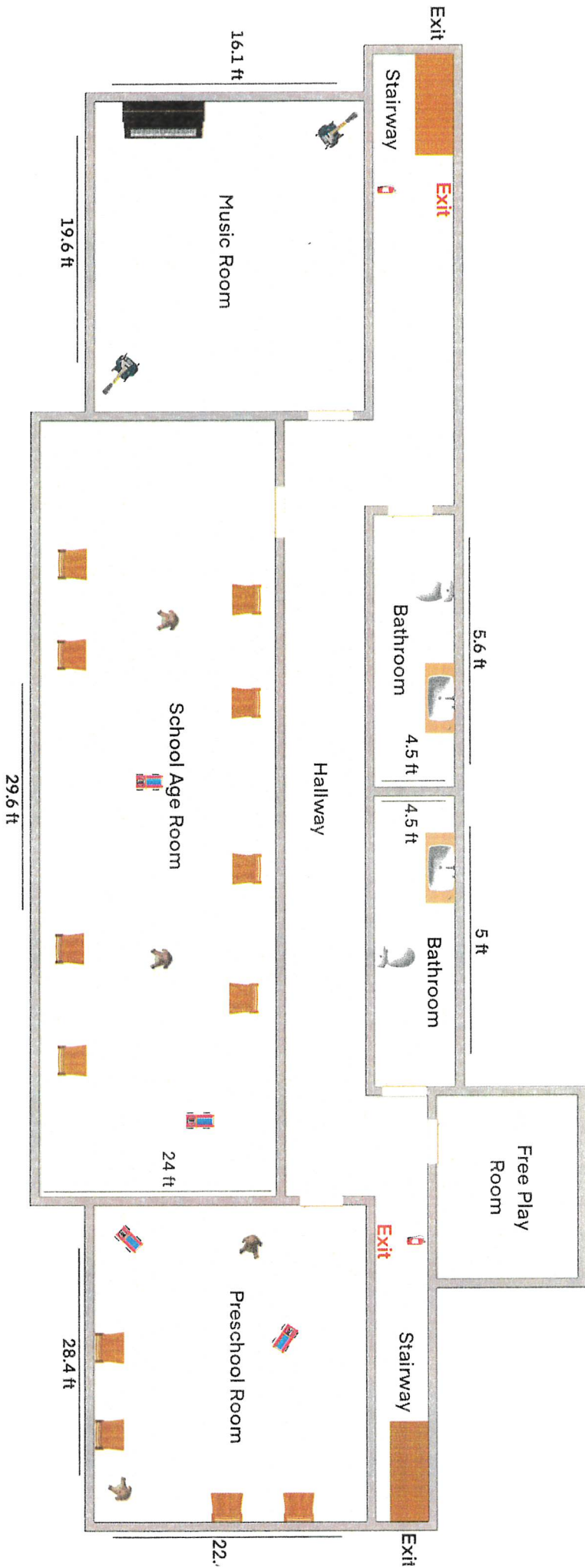
Zoning Permit # \_\_\_\_\_ Zoning Permit Fee \$ \_\_\_\_\_

Fire Dept. Inspected By: \_\_\_\_\_ Date: \_\_\_\_\_





Cond  
Floor





## City Of Willowick

### Letter of Intent

**August 12, 2024**

To Whom It May Concern:

I am writing this letter to express my intention to run a childcare center. The name of the center is "Amazing Minds Learning Center." I have earned a Child Development Associate certificate, an Associate of Technical Studies degree in Early Childhood Management, an Associate of Arts degree, a Bachelor's degree in early childhood education, and a Master's degree in early childhood education. I also have a 5-year prekindergarten associate teaching license from the state of Ohio department of education. I am currently working on my Doctoral degree in Early Childhood Education. I own a licensed five-star award winning home childcare in Richmond Heights, Ohio, which has been open for over 19 years. I am expanding to a new area to offer childcare services to more families. I searched for areas, and Willowick was the perfect location. My family and I are members of New Hope Baptist Church, located in Painesville, Ohio. My husband and I serve as the youth directors at our church. Willowick is in the middle of my home and my church home. I love the area and I can see a need for more childcare services in this area.

I plan to teach and uplift the children who attend my childcare center. I have a passion for helping children learn and grow. I have been able to help many families since 2005, when I opened my licensed home childcare. Seeing the positive impact, I have on families is what drives me to continuously improve my work.

My goal with Amazing Minds Learning Center is to provide a loving, supportive, safe, and educational environment for families who need infant, toddler, pre-school, and school-age care for their children. I plan to offer a program that empowers children to reach their full potential through a well-rounded education focusing on academic success, social, emotional, and physical development, and direct experiences.

Each child has a unique way of learning. I incorporate diverse teaching styles to accommodate different learning styles. The childcare center will have special rooms for the children such as a music room, and a sensory room. Overall, I want this childcare center to be a place where families can feel comfortable and taken care of. I am excited to open this center and serve this community for many years to come.

  
Angelita Bennett