

City of Willowick PLAN REVIEW BOARD

Thursday, June 13, 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. Plan Review Board minutes March 28th, 2024
- 4. New business
 - 1. Zeppe's Pizzeria Willowick Located at 30482 Ste H Lakeshore Blvd
- 5. Public portion
- 6. Old business
- 7. Miscellaneous
- 8. Adjournment



City of Willowick PLAN REVIEW BOARD

Thursday, March 28, 2024 at 3:00 PM Willowick Building & Service Center

ADA NOTICE

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MINUTES

1. Call meeting to order

Chairman Brennan called the March 28th, 2024, Plan Review Board to order at 3:00pm.

Roll call

PRESENT Chairman Sean Brennan Chief Daubenmire Tim McLaughlin Mike Lazor

ABSENT Bill Malovrh Jr. (arrived late)

ALSO PRESENT Councilwoman Antosh Ken Pintar

Approval of minutes

Plan Review Board minutes - March 14th, 2024

Motion made to approve the March 14th, 2024, Plan Review Board minutes by Mike Lazor, Seconded by Tim McLaughlin.

Voting Yea: Chairman Brennan, Chief Daubenmire, Tim McLaughlin, Mike Lazor

New business

Vine Street Beverage - Located at 31600 Vine Street

Chief Brennan advised that this location is the old Palumbo's Beverage and Deli. Palumbo's Beverage and Deli came to the Plan Review Board previously to extend to the next-door location, per the site plan submitted by Vine Street Beverage the extended area is open however will not be used. He advised the board that if they do decide to utilize that area they would need to resubmit for approval. Vine Street Beverage per their letter of intent stated there will be no changes, they will be selling typical convenience store items.

Motion made to approve Vine Street Beverage - Located at 31600 Vine Street by Tim McLaughlin, Seconded by Chief Daubenmire.

Voting Yea: Chairman Brennan, Chief Daubenmire, Tim McLaughlin, Mike Lazor

MJ Carwash - Located at 29007-29019 Lakeshore Blvd.

This is the location of Absolute Car Wash. Chairman Brennan wanted to clarify the address, he advised the board that the Lake County Auditor has this address listed as 29007 Lakeshore however the City of Willowick provides the addresses for the locations in the city and this address per the City of Willowick is 29019 Lakeshore Blvd. MJ Carwash per their letter of intent stated they will not be making any changes other that repairing the broken equipment, this is an ownership and name change. Tim McLaughlin wanted to be clear that we are approving MJ Carwash with the address of 29019 Lakeshore Blvd. because that is the address that has been addressed by the city.

Motion made to approve MJ Carwash - Located at 29007-29019 Lakeshore Blvd. by Chief Daubenmire, Seconded by Tim McLaughlin.

Voting Yea: Chairman Brennan, Chief Daubenmire, Tim McLaughlin, Mike Lazor

*At this time Chief Malovrh arrived.

Moore Fitness LLC - Located at 1229 E. 305th Street

Nicole Carpenter Moore was present representing Moore Fitness LLC - Located at 1229 E. 305th Street. Chairman Brennan advised the board that this used to be the old Spartan Defense, he advised that he did look into the ordinances with regards to health clubs and it is permitted per the ordinance. Ms. Carpenter Moore stated that she will be doing personal training as well as retail sales of nutritional supplements. Chairman Brennan stated that the hours of operation are permitted, he asked if there is going to be any changes to the establishment, such as walls being built? Ms. Carpenter Moore stated that she will not be making any changes at this time. Per the site plan Chairman Brennan asked if the back-room area was a storage area, she stated that it was however now it will be a personal training area. She stated that there is already a wall dividing the two spaces.

Motion made to approve Moore Fitness LLC - Located at 1229 E. 305th Street by Mike Lazor, Seconded by Tim McLaughlin.

Voting Yea: Chairman Brennan, Chief Daubenmire, Tim McLaughlin, Mike Lazor, Chief Malovrh

Public portion

Public portion was opened and closed at 3:07pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

Motion made to adjourn the March 28th, 2024, Plan Review Board meeting at 3:09pm by Chief Daubenmire, Seconded by Mike Lazor.

Voting Yea: Chairman Brennan, Chief Daubenmire, Tim McLaughlin, Mike Lazor, Chief Malovrh



CITY OF WILLOWICK PLAN REVIEW BOARD APPLICATION FOR PERMIT TO OCCUPY FOR BUSINESS, COMMERCIAL, INDUSTRIAL, ETC. YOU MUST FILL OUT ENTIRE APPLICATION 440-918-2000

PERMIT PEE: \$60.00 DATE: 5/10/2024	
Location of Occupancy: 30482 Lakeshore Bivd Suite H Business Name: Lat (AOORESS)	keshore Pizza LLC, d.b.a Zeppe's Pizzeria Willowic
Business Owner's Name & Address Travis Fortney	
GTV/STATE/DP: 34107 Lakeshore Blvd, Lakeline, OH 44095	
Telephone Number: 330-607-1959 Fax Number:	Federal ID Number: 99-1824201 Or Sodal Security Number
OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Phillips Edison (513) 554-1110	on Co., 11501 Northlake Dr., Cincinatti, OH 45249
SUBMIT NEW OFTAILED FLOOR PLAN : Y SQ. FT. HABITABLE FLOOR AN	EA FOR OCCUPANCY: 1200
	mployees:12
Intended Number of Occupents: 35 ppl Total Number of Seating: 4	
Site Plan With Humber of Paved Parking Spaces H	
Letter of Intent: X Previous Use: 'B'	Proposed Use: 'B'
NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS:	ney
Home Address/City/Zip 34107 Lake Shore Blvd Tele	phone Number: 330-607-1959
I hereby certify that the above questions have been answered correctly by me and to above. Any change in the purposa of occupancy will not be made without approval j. Zoning Department. Afinal pagnoval by The Willowick Building Dear. (440)316-300 before opening of business. I do hereby further agree to maintain the above premis lawick.	from Lake County Building, Willowick Fire & Willowick O or a representative thereof, must be compiled with
Applicant's Signature: TRAVIS J. FORINEY	Date: 5/10/2024
Office the only	
Zoning District: Authorized Occupants	
TÉMPORARY APPROVED BY: Date:	
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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.

Travis Fortney 34107 Lakeshore Blvd Lakeline, OH 44095 May 16, 2024

Plan Review Board City of Willowick 31230 Vine St Willowick, OH 44095

To whom it may concern:

I am writing to inform you of my intention to open a Zeppe's Pizzeria in the vacant space at 30482 Lakehore Blvd, Suite H, in Shoregate Plaza between Chipotle and Be Smoothie Café. This new business will employ 10-12 people, and will bring an exiting new dining option to the area.

I am a former librarian at the Willoughby-Eastlake Library, and currently own another Zeppe's Pizzeria in Geneva-on-the-Lake, OH.

I have signed a ten-year lease on the raw space, which we will be building out into a restaurant, including adding plumbing, electric and HVAC, and purchasing all new kitchen equipment for.

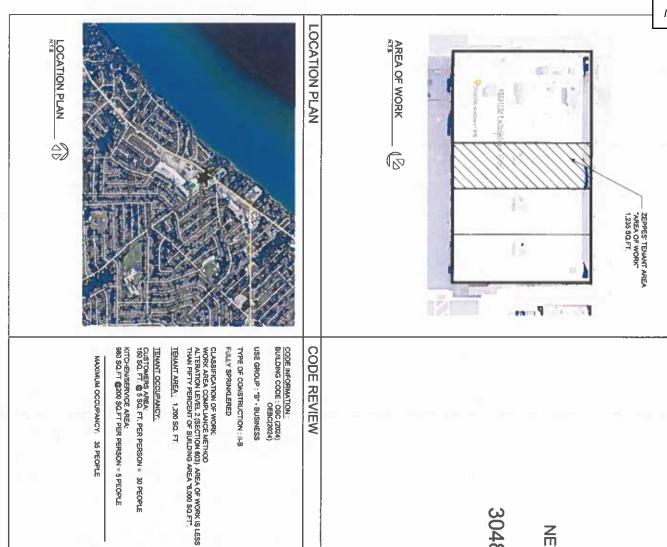
I live less than two miles down the road from the store in Lakeline, so I'm excited to join the business community here.

Sincerely,

Travis Fortney

Owner, Lakeshore Pizza LLC dba Zeppe's Pizzeria





NEW CARRY-OUT PIZZA FOR: ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH

T1- DRAWING INDEX, CODE REVIEW, BUILDING LOCATION

A1.1 - PROPOSED FLOOR PLAN, FINISH SCHEDULE, DOOR SCHEDULE, EQUIPMENT SCHEDULES, PARTITION

TYPES

A2.1 - REPLECTED CEILING PLAN, LIGHT FIXTURE LEGEND, SECTION, INTERIOR ELEVATION, ADA

RECURRICAL PLANS, NOTES, EQUIPMENT SCHEDULE, VENTILATION SCHEDULE, AIR BALANCE

SCHEDULE, EXPANS TAN SCHEDULE

A3.1 - PROPOSED FLOOR PLAN, LIGHT FIXTURE LEGEND, SECTION, INTERIOR ELEVATION, ADA

RECURRICAL PLANS, NOTES, EQUIPMENT SCHEDULE, VENTILATION SCHEDULE, AIR BALANCE

P1.1 - FILMBING PLAN, GENERAL NOTES, EQUIPMENT SCHEDULE, VENTILATION SCHEDULE, AIR BALANCE

P2.1 - STACK ONGRAM, NOTES

P1.1 - FILMBING DEPLAS, NOTES, FIXTURES SCHEDULE, NOTES

SCHEDULE, DETAILS, ONE LINE DIAGRAM

E2.1 - PANEL SCHEDULE, LEGEND, ELECTRICAL SPECIFICATIONS, FIRE SYSTEM DIAGRAM

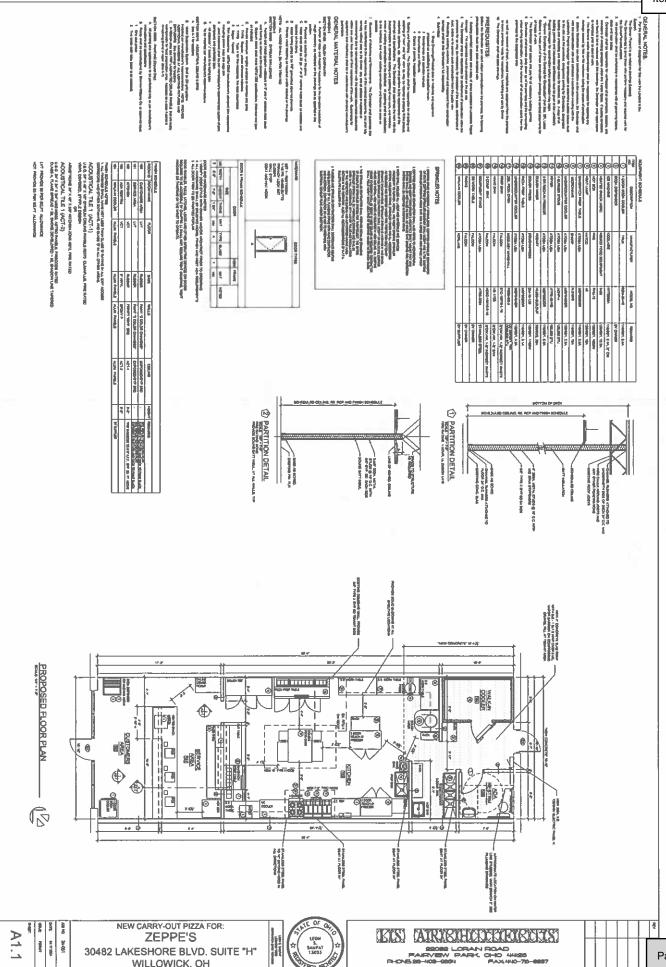
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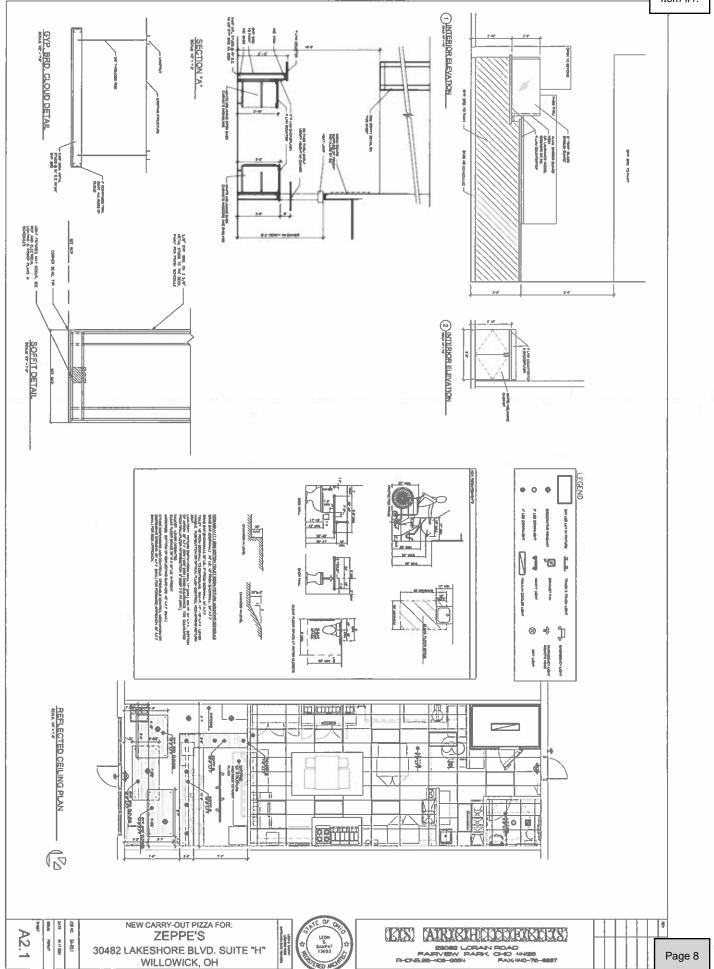
INSTARRED CONTRACTOR

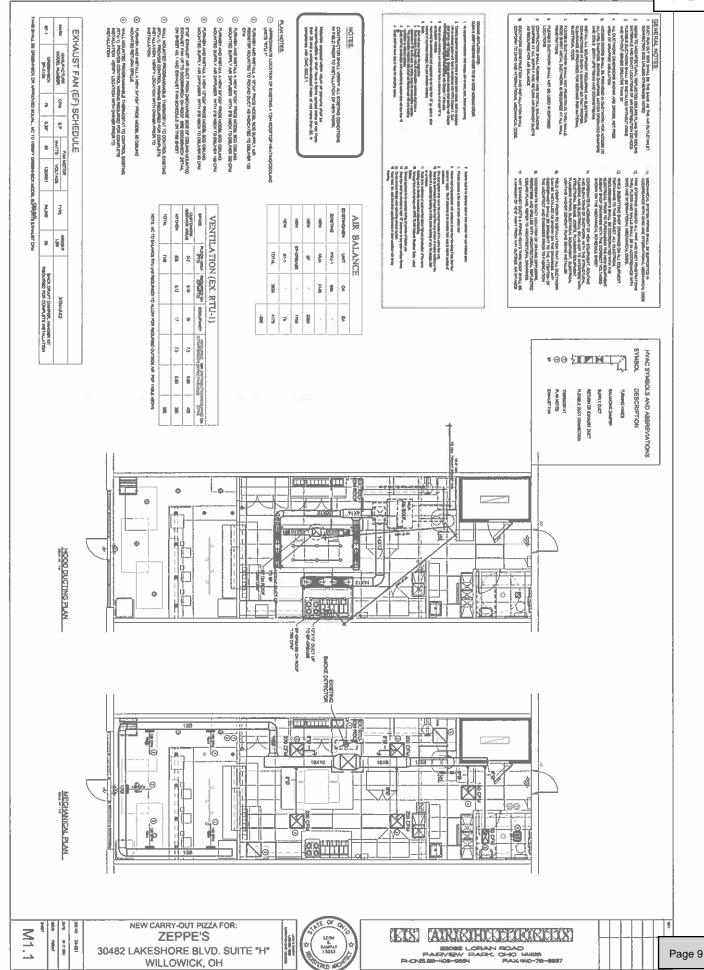
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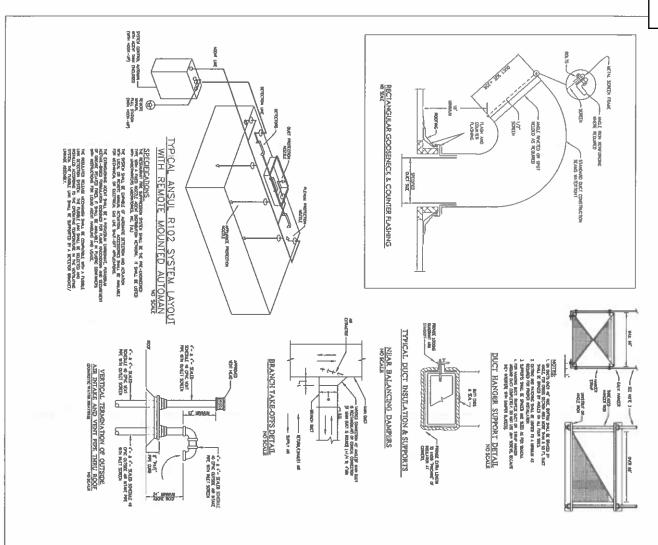


WILLOWICK, OH









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NEW CARRY-OUT PIZZA FOR: ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH



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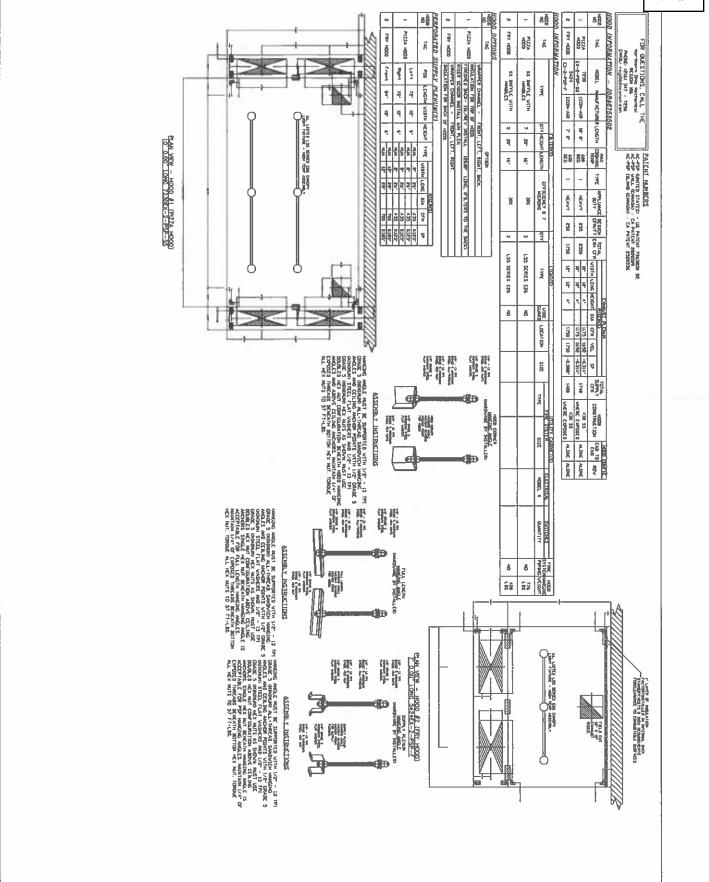
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NEW CARRY-OUT PIZZA FOR: ZEPPE'S

30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH





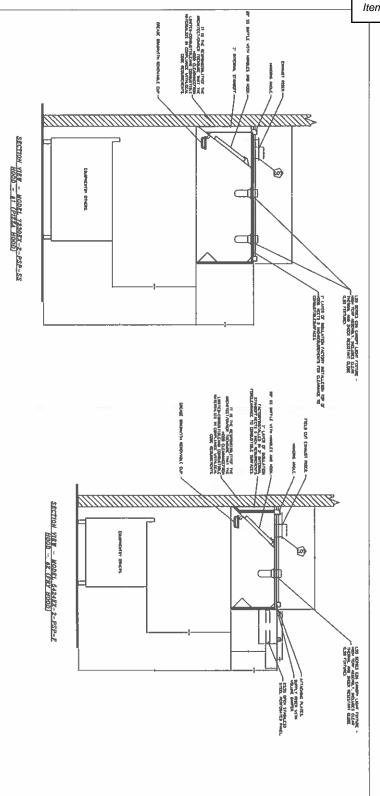
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FAIRVIEW PARK, 0H0 44428
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NEW CARRY-OUT PIZZA FOR:
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30482 LAKESHORE BLVD. SUITE "H"
WILLOWICK, OH



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A Construction shall be type 430 stabless steel.

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3.2 INSTALLATION

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3. EXAMINATION
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Page 14

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NEW CARRY-OUT PIZZA FOR ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H"

WILLOWICK, OH

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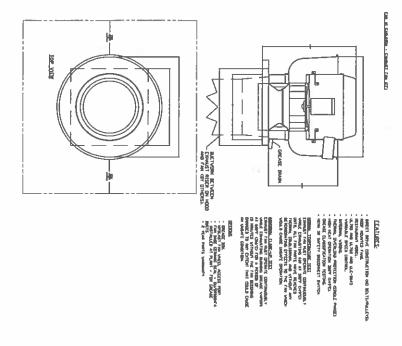
NEW CARRY-OUT PIZZA FOR: ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH

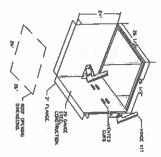




22002 LORAN FIOAD
FARVEW PARK OHO 44/28
PHONE 251-408-9004
FAK-440-78-4

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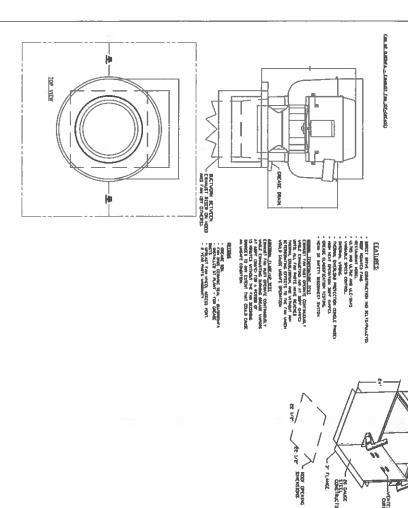
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22082 LORAN ROAD FAIRVEW PARK, OHD 44425 R-CNS 25-408-9354 FAX 440-76-9857





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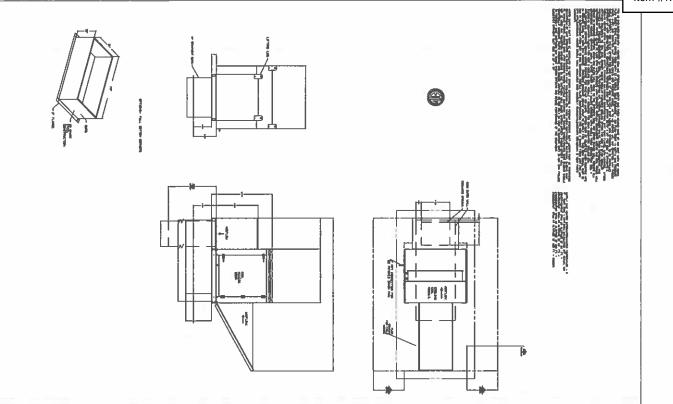
NEW CARRY-OUT PIZZA FOR: ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH



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22062 LORAN ROAD FAIRVIEW PARK, 0HD 44426 RICKS 25-405-6054 FAX 440-75-6637





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NEW CARRY-OUT PIZZA FOR: ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH



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NEW CARRY-OUT PIZZA FOR:
ZEPPE'S
30482 LAKESHORE BLVD. SUITE "H"
WILLOWICK, OH

M11.1





ER VENTILATORS

Centrifugal Upblest

1 = GENERAL

PE E2 N011335

Fan shall be a spun aluminum, CSB Calvanized, moof or ealt-mounted, it drive, updiast centrifugal exhaust ventilator XDM(TTALS

CSS-2, No tred and complies with UL703 (electrical) Standards and CSA log 13 and complies with UL703 (electrical) Standards and CSA log 13 and 14 and 15 ded with the following 2-year standard warranty

Ethis exhaults of sopply in the common of th shell be factory assembled, tested, and shipped as a

rialismo, specifications, delivering oil capacities scheduled and on to the design indicated herein. Alternate layouts on il changes ell not be accepted.
Burtinues ell not be accepted.

R herizontal and vertical internal subplorts shall be used to fisiten the each band to the destharps alrean securely. The provides rigidity for height and adead strength to reduce shaping devialed strength. The destinates are relief based for saded strength. The destinates are relief based for saded strength. The destination and service is relief based for saded strength. The destination and service is relief to the band sade of for the height and careful part of service is relief to the band sade of the resional charges all not be accepted.
GBSTRCTIDE
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SYSTEM START-UP System start-up is performed by a factory-trained Service reacher.

The cumb shall be constructed of galvanized steel year meany daily (76) galvanized cumb cap shall have fully selded from a company of the protection. Fan all has come party of the protection. I lenged base Attached 2. Vented

rynted Bose- Attached (ented Knock-Dut lectrical Knock-Dut Juli Botton Corners 42 has curb options open Attached (ented

fan wheet shall be centrifugal backward inclined and blodes shall be aerodynamically designed to mini-bicrease efficiency and medice noise. blades shall be welded to the wheel inlet cone.

> Il It ballocking seights are required, they shall be riverted to the blades on ware.
>
> If the wheel heat shall overlop the fan base hielt for nazirum performance and efficiency.
>
> If the wheel shall be firmly attached to the natur shaft eith two urrows. ž

A The greate spect that he note of election to the medical to the fan househouthe word shall be factory tested to ensure no leoks. It creates four.

2. Derities And Accessibilities

4. For its hear fan optione.

2. Upleast Fin.

2. Upleast for Mase Corose Seal - 101/18(8987A - Installed at Plant - For Gress Dutts

3. Fan 82 has fan optone

2. Fan 82 has fan optone

2. Gress Butt Gresk Seal - 101/18(8987A - Installed at Plant - For Pass And Gresk Seal - 101/18(8987A - Installed at Plant - For Seas Butter No. 101-11)

A. Expiring all press and conditions under which package(s) are to be restalled. Do not proceed with word until unsatisfactory conditions have been corrected in a namera exceptable to Installer. 22 https://doi.org/10.100/10.10 3. Upokast Fon Wheel Access Port. RT 3 - EXECUTION EXAMINATION

Discours: shall be nowared out of the direction and furnished at the specified without phase and enclours.

I lotte nameting plats shall be constructed of heavy gauge plivalized steel.

The nature corporatement shall be coded by outside air dream through an astroded allumium conduit tube.

I have retry all effectived conduit namely from the fan base to the nature conduit tube possess to be seen as the provided for each of histaliation case. Silicentiation compartment is provided for each of histaliation case. Silicentiation compartment with the attendance conduit case, have a conduit tube possess and the nature conduit tube possess of the nature of the nature conduits to the nature of the natu CHICANIANA METAL PARA ASSEMBLY SHAL SE SACLESS IN THE 3F 1887% CTL LITTER AND CORP.T WITH COMMENT METAL THANAISE AND TOWN AND EAST OF COMMENCES AND SECURITIES AND AND AND ASSESSED.
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Fants) 1, 2 Motor Type Open Dry Proof (CDP). Motor shall be permanently lubricated and raited for continuous amished at the specified voltage, phase, and enclosure. Naton shall be variable, controlled using an integrated speed

THE BANKS THAT WAS TONED AS A TOT BY MAKEURADO, DISTANLING METAL OF THE STATE OF TH CHARTER SLY'S 3% LOBE CAD 628EL LISBER

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STATE OF CONTRACTOR

NEW CARRY-OUT PIZZA FOR:

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ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH



ARCHURECTS ES

0 SEVER SEVER Thu setter MEMBER OW SEASE POLICIO DE MUN DIODUCE. CUSTOMER APPROVAL TO MANUFACTURE: STANNESS INNER BUST INSULATED WITH A 24 GAUGE 430 STAINLESS BUTER SHEEL. GREASE DUCT & CHIMNEY SPECIFICATIONS:

PROVIDE GREASE DUCT EQUAL TO ECON-AIR MODEL 'EDW'

ROUND 20 GAUGE 430 STAINLESS STEEL DUCTVORK MODEL 'EDW'

ROUND 20 GAUGE 430 STAINLESS STEEL DUCTVORK MODEL 'EDW'

IS LISTED TO UL-1978 AND IS INSTALLED USING 'V' CLAMP LOCKING

CONNECTIONS SEALED WITH 3M FIRE BARRIER 2000 PLUS. MODEL 'EDW'

DOES NOT REQUIRE WELDING PROVIDING IT HAS BEEN INSTALLED PER

THE MANUFACTURES INSTALLATION GUIDE.

PROVIDE RATED ACCESS DOORS AT EVERY CHANGE IN DIRECTION AND EVERY 12' ON CENTER.

PER MANUFACTURES LISTING MODEL 'EDW' HORIZONTAL RUNS LESS THAN 75 FT. CAN BE

SLOPED 1/16' PER 12', HORIZONTAL RUNS MORE THAN 75 FT. CAN BE SLOPED 3/16' PER 12'. DUCT SHOULD BE SLOPED AS MUCH AS POSSIBLE TO REDUCE THE CHANCE OF ACCUMULATION IN HORIZONTAL RUNS. GREASE BOX INSTALLATION OPEN POSITION CLOSED POSITION Φ = 000 PARTS_INCLLIDED CATASE BOX COVER. GREASE PIPE. 3 - LOIG COVE LEY SHEET HETAL SCHEAS DALVE BOY PC. ATTACH GREASE 30H TO GREASE BOX COVER, SLIDE AND AS SHOWN ON PIC 3. ATHAN CHEASE BOX COVER TO THE OURS.
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SOREYS AS SORW DW PIC. 2. MELATT CHEVES NOW BY SHOWN DA Sire SIEP 2) GREASE BOX FIELD INSTALLATION CHEVE WHE CURR P GREASE COVCE GALVEL SANS STATES

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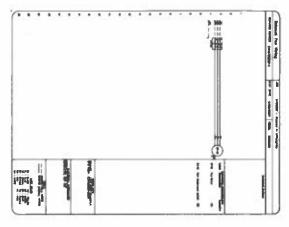
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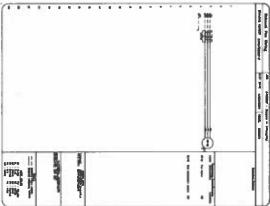
NEW CARRY-OUT PIZZA FOR: ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH





Item #1.





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NEW CARRY-OUT PIZZA FOR: ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH



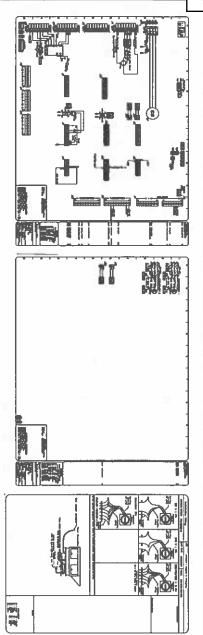
ARCHITECTS

PASSER LORAN ROAD

PASTVEN PARK, GHO MISS

RHONE 80-408-6054

PAS 440-780-6857



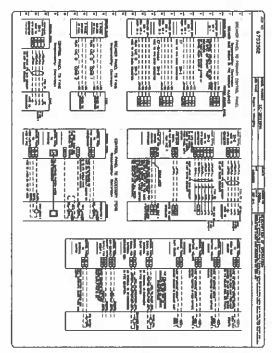


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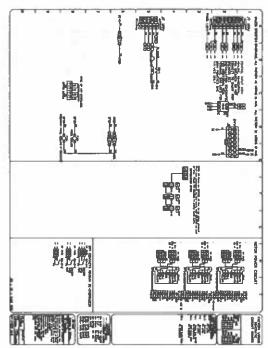


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NEW CARRY-OUT PIZZA FOR: ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH



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PLUMBING PLAN

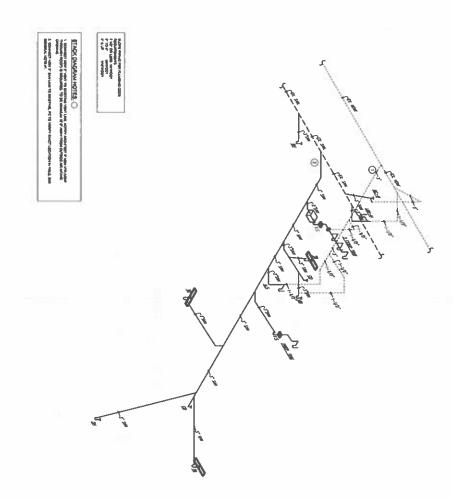


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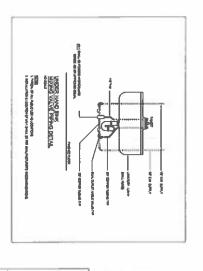
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NEW CARRY-OUT PIZZA FOR: ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH



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	22082 LORAN ROAD

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PIPE SUPPORT SCHEDUL

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GAS PIPE SUPPORT DETAIL

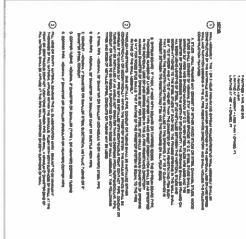
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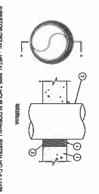
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PLUMBING FIXTURE SCHEDULE

FIRESTOP DETAIL - METAL PIPE 2 HOUR FLOORWALL SYSTEM NO CAL-1435

THON STADS

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FIRESTOP DETAIL - 1-2 HOUR GYPROAND WALL SYSTEM NO W-L-1064 BALL OM

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NEW CARRY-OUT PIZZA FOR:
ZEPPE'S
30482 LAKESHORE BLVD. SUITE "H"
WILLOWICK, OH



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PLUMBING SPECIFICATIONS

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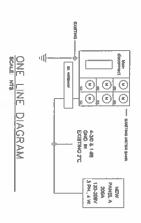
30482 LAKESHORE BLVD. SUITE "H"

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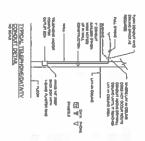


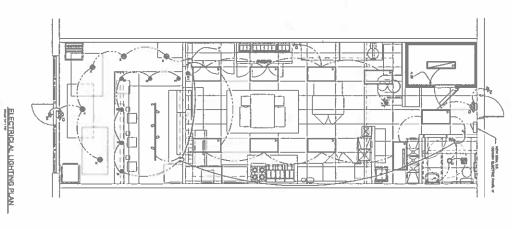
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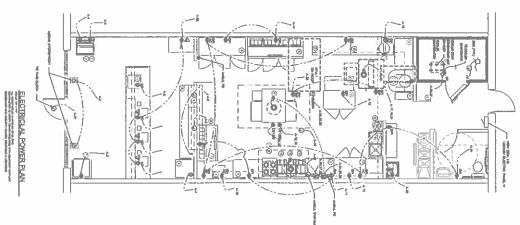
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NEW CARRY-OUT PIZZA FOR: ZEPPE'S 30482 LAKESHORE BLVD. SUITE "H" WILLOWICK, OH



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