



City of Willowick
PLAN REVIEW BOARD
Thursday, January 11, 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 - December 14th, 2023
4. **New business**
 1. 1. Salon Studio 723 - Located at 250 E. 312th Street
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



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MINUTES

1. Call meeting to order

Chairman Brennan called the December 14th, 2023, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Chairman Brennan
 Chief Daubenmire
 Chief Malovrh Jr.
 Tim McLaughlin
 Mike Lazor

ALSO PRESENT

Ken Pintar

Approval of minutes

Plan Review Board Minutes - September 28th 2023

Motion made to approve the September 28th, 2023, Plan Review Board minutes by Tim McLaughlin, Seconded by Mike Lazor.

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

New business

Sew 4 Service - Located at 30515 Euclid Ave

Chairman Brennan advised the board that Sew 4 Service is looking to go into the space where there was previously a barbershop in that location. He stated that they provided a letter of intent. Lucy was present representing the business, she stated that Sew 4 Service is non-profit organization that accepts donations of fabric and yarn, volunteers that come in to help sort the donations and make kits for people to take home and make, they make blankets, teach individuals how to make blankets and other items at libraries as well.

Chairman Brennan advised that this location is a retail district and under uses of the ordinance, due to the type of business being an artesian business, the Plan Review Board can only approve the business

pending the approval from Planning Commission and City Council. Chairman Brennan advised the dates of those meetings and told Lucy that he would give her a call tomorrow to go over the next steps.

Motion made to approve Sew 4 Service pending the approval of the Planning Commission and City Council by Mike Lazor, Seconded by Tim McLaughlin.

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

Flagstar Bank - Located at 29950 Lakeshore Blvd.

Chairman Brennan advised the board that per their letter of intent this submission is for a name change from Ohio Savings Bank to Flagstar Bank. There was not a representative present for Flagstar Bank.

Motion made to approve the name change for Flagstar Bank - Located at 29950 Lakeshore Blvd by Mike Lazor, Seconded by Tim McLaughlin.

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

Primoz Pizza - Located at 1225 E. 305th Street

Chairman Brennan advised the board that this business is looking to move into the old Angel's Christian Book Store located at 1225 E. 305th Street. Mr. Franklin and one other representative were present representing Primoz Pizza. Mr. Franklin stated that they are a pizza take out establishment, that serves pizza, wings, salad and some desserts. He advised the board that he currently has two other Primoz Pizza establishments operating in Mayfield and Mentor. Chairman Brennan stated that it looks like there will be no indoor seating, Mr. Franklin said that is correct, this is strictly take out. Chairman Brennan asked if there will be any alterations taking place on the interior, as we know that the previous establishment caught on fire. Mr. Franklin said that it is currently empty, the owner has the dropped ceiling in and walls up however that will need to be changed to now accommodate the pizza take out establishment going into that location. Mr. Franklin stated that the property owner is the one that will be obtaining permits and completing the alterations. Chairman Brennan advised that this business is a permitted use in that district, the business meets the requirements for parking as there is no seating on the interior. Chairman Brennan stated that the plans will need to be submitted for the alterations. He advised that he would be in contact to complete a walkthrough of the establishment.

Motion made to approve Primoz Pizza - Located at 1225 E. 305th Street by Tim McLaughlin, Seconded by Mike Lazor.

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

Public portion

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

Old business

Mike Lazor asked about the status of Willowick Cafe, Chairman Brennan advised that their permits have been issued however there is no other status update.

Miscellaneous

None.

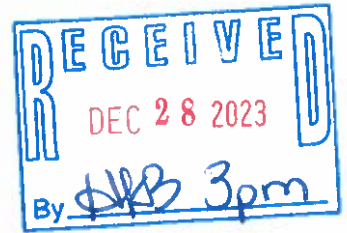
Adjournment

Motion made to adjourn the December 14th, 2023, Plan Review Board meeting at 3:15pm by Mike Lazor, Seconded by Tim McLaughlin.

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



PERMIT FEE: \$60.00
DATE: 12/28/23

Location of Occupancy: 250 E 210TH ST Willowick Business Name: SAION STUDIO 723
(ADDRESS) 44095

Business Owner's Name & Address: LAWONNA MINTEC 38166 WATERFORD DR

CITY/STATE/ZIP: WILLOUGHBY, OH 44094

Telephone Number: 216-704-1784 Fax Number: _____ Federal ID Number: 85-0620431
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Denny Cendrowski

35050 Glen Kyle Willowby Hills OH 44095

SUBMIT NEW DETAILED FLOOR PLAN: SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 2,000 SQ. FT.

Building Size: 12,000 Total Number Of Employees: 3

Intended Number of Occupants: 6 Total Number of Seating: 4

Site Plan With Number of Paved Parking Spaces 15 Hours Of Operation: 9:00AM TO 5:00PM

Letter of Intent: Previous Use: dental office Proposed Use: salon

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: LAWONNA MINTEC

Home Address/City/Zip 38166 WATERFORD DR WILLOUGHBY, OH Telephone Number: 216-704-1784
44094

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: 12/28/23

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: _____

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.

To Whom it may concern,

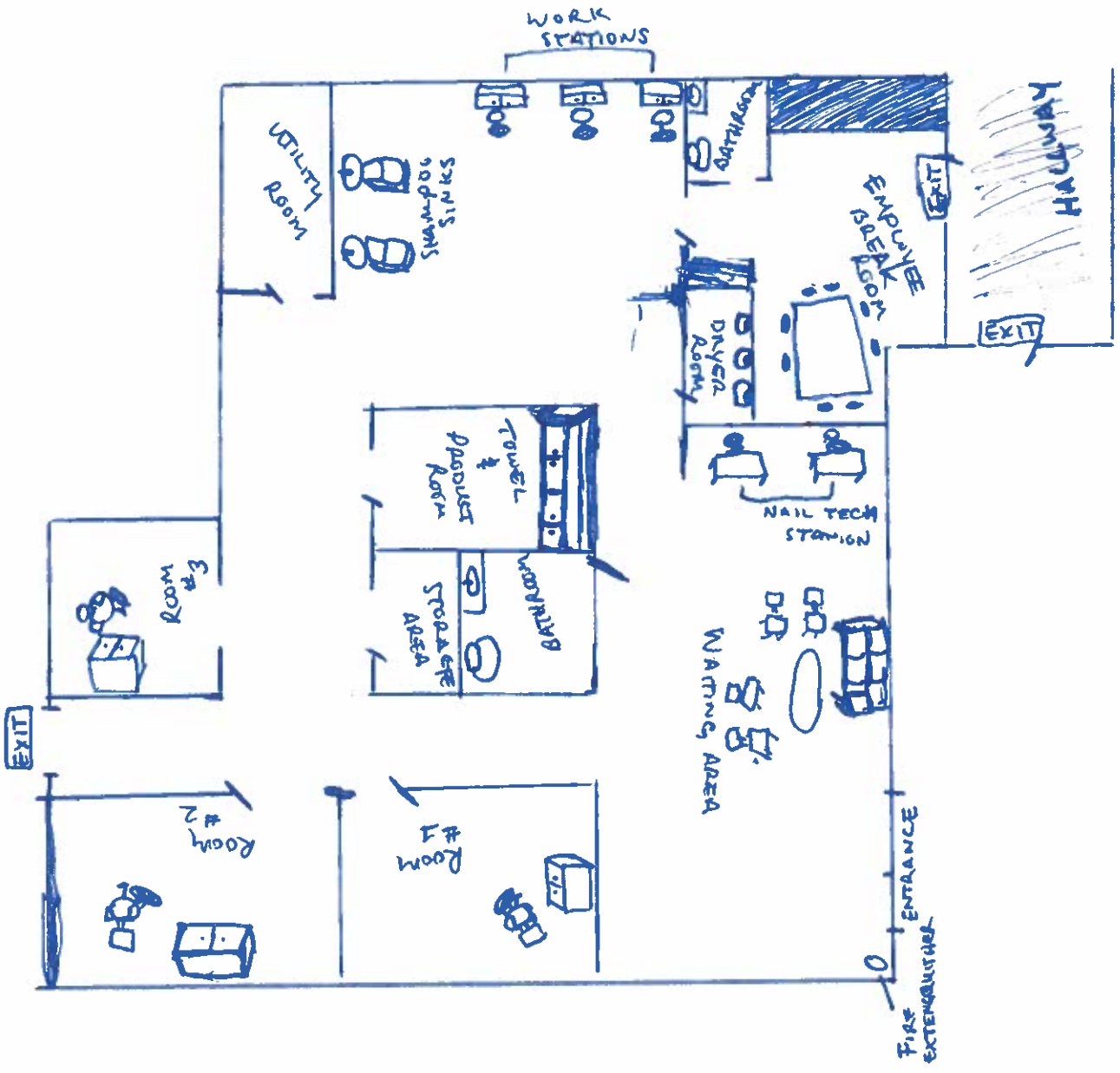
This letter is address the intent to move my current salon business from Euclid OH to Willowick OH. I plan to service man and woman of all ages in a clean friendly environment, where everyone feels comfortable, safe, professional hair and beauty services for the whole family. Please except this letter of intent for my business for it will be a great addition to the community.



LA WANNA MINTER (ON BEHAVE OF)
SEVEN 23 LLC

2,006 SQ. FT.

250 E 812 TH ST
WILLOWICK, OH



E 312 TH STREET

Web AppBuilder for ArcGIS



Property lines are graphic representations and are **NOT** survey accurate.
Lake County GIS Dept. / Lake County Tax Map Dept., 105 Main Street, Palmsville, OH

1 inch = 47 feet
Creation Date: December 28