



City of Willowick
PLAN REVIEW BOARD
Thursday, March 28, 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 14th, 2024
4. **New business**
 1. Vine Street Beverage - Located at 31600 Vine Street
 2. MJ Carwash - Located at 29007-29019 Lakeshore Blvd.
 3. Moore Fitness LLC - Located at 1229 E. 305th Street
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



City of Willowick
PLAN REVIEW BOARD
 Thursday, March 14, 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 14th, 2024, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Chairman Brennan
 Chief Daubenmire
 Tim McLaughlin
 Mike Lazor

ALSO PRESENT

Councilwoman Antosh

ABSENT

Chief Malovrh Jr.

Approval of minutes

Plan Review Board Meeting Minutes - February 22nd, 2024

Motion made to approve the February 22nd, 2024, Plan Review Board minutes by Mike Lazor,
 Seconded by Tim McLaughlin.

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

New business

Hairline Redesigned - Located at 32417 Vine Street (located within Pats Hair World)

Tracy was present representing Hairline Redesigned - Located at 32417 Vine Street (located within Pats Hair World). Chairman Brennan advised the board that per the letter of intent she will be doing permanent makeup by using a tattoo machine, Tracy agreed. She advised that she has her certificate from the Health Department. Chairman Brennan asked with regards to the floor plan if the business will be located in the back corner of Pat's Hair World, Tracy agreed. Chairman Brennan advised both Tracy and the board members that this business is permitted in a main use at that location, but the business will need to be approved by the Planning Commission as well as City Council for final say. This is because

this business is a service establishment. Councilwoman Antosh asked if the business will be doing eyebrows, eyeliner and lips, Tracy agreed and added scalp line pigmentation and SMT's. Mike Lazor asked if this business is in collaboration with Pats Hair world or an independent business, Tracy stated that she is an independent business.

Motion made to approve Hairline Redesigned - Located at 32417 Vine Street (located within Pats Hair World) pending approval from Planning Commission and City Council by Tim McLaughlin, Seconded by Mike Lazor.

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

Public portion

Public portion was opened and closed at 3:05pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

Motion made to adjourn the March 14th, 2024, Plan Review Board meeting by Chief Daubenmire, Seconded by Mike Lazor.

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

RECEIVED
MAR 07 2024
By HPB 3pm



CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-918-3000

JAY ADHYA SHAKTI BROTH INC
DBA

PERMIT FEE \$60.00
DATE: 5/5/2024
Location of Occupancy: 31600 Vine st Willowick OH Business Name: Vine Street Bengel Deli
(ADDRESS)
Business Owner's Name & Address: Kanubhai Patel
CITY/STATE/ZIP: 2150 Kimbrey Ct. Willowick OH 44092
Telephone Number: 440 789 4009 Fax Number: _____ Federal ID Number: 99-0971153
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: AMERICAN INVESTORS
351 F ELEGANT CT HIGHLAND HTS OH 44143

SUBMIT NEW DETAILED FLOOR PLAN: 4 SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 4500
Building Size: 4500 sq ft Total Number Of Employees: 2
Intended Number of Occupants: 1 Total Number of Seating: 5
Site Plan With Number of Paved Parking Spaces 13 Hours Of Operation: 7AM - 10PM
Letter of Intent: X Previous Use: C-STORE Proposed Use: C-STORE
NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: KANUBHAI PATEL
Home Address/City/Zip: 2150 KIMBREY CIRCLE OH Telephone Number: 440 789 4320

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: K A Patel Date: 03/05/2024

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: _____

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.

Jay Adhya Skhati Krupa Inc

Kanubhai Patel

31600 Vine Street
Willowick, OH 44095
4407894320
pratimapa1140@gmail.com

03/07/2024

City Of Willowick

Buildings Department

Sean Brennan
31230 Vine Street
Willowick, OH 44095

Letter of Intent

Kanubhai Patel expresses the intent of owning and operating a Convenience Beverage and Deli Store at 31600 Vine Street Willowick OH 44095. The business is incorporated as Jay Adhya Krupa Inc DBA Vine Street Beverage and Deli.

I intend to sell C-store products such as grocery products, snacks, candy, alcoholic and non alcoholic beverages, tobacco products, prepared foods, Ohio lottery products and general merchandise.

Sincerely,


Kanubhai Patel

Jay Adhya Shakti Krupa Inc.

Pre



For Office Use Only
Date: _____
Permit #: _____
Receipt #: _____
Amount: _____

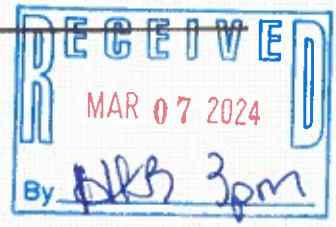
City Of Willowick
31230 Vine St. Willowick Oh 44095
Sign Review Application
440-516-3000



Issued By: _____
Business Address: 31600 VINE ST WILLOWICK OH 44095
Owners Name: Kanvika Patel Phone No: 440 789 4890
Owners Address: 2150 Kimberly Ct City, State, Zip Willowick OH 44092
Contractor: _____ Phone No: _____
Contractor Address: _____ City, State, Zip _____

Size of Sign 48in x 72in Height Of Sign 48in Illuminated Non-Illuminated _____
Type of Sign: _____ Ground _____ Projecting _____ Wall _____ Roof Marquee Pole _____
Other VINE ST BEVERAGE & DELI

Frontage of Building 72 Linear Ft Linear Feet
Existing Signage 288 sq. ft.
New Sign 288 sq. ft.
Estimated Cost \$ 1650.00



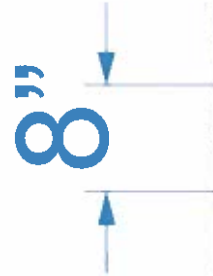
Application requirements: (4) sets of detailed drawings showing the design of the sign, size of sign, content, lettering, logo, construction, fastening details and detailed drawing of footer/foundation. (4) sets of site plans showing location of sign and distances from right of way, building, parking lot, sidewalks, driveway, property lines and adjacent parcels.

All electrical and building permits are to be obtained from the Lake County Building Department, 105 Main St., Bldg. B Second Floor, Painesville, OH 44077, Phone # 440-350-2636. Applicant will be notified when reviewed for zoning compliance by the City of Willowick. Once approved, you can submit the Zoning approval, site plans and construction drawings to the Lake County Building Department. They will then review for plan approval. Visit (www.lakecountyohio.gov) for downloadable forms.

I state that I am the owner/agent of the subject property, have read and understand the contents of this application; and that all information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

K.A. Patel 03/04/2024 KANVIKA PATEL
Property Owners / Agent Signature Date Print Name

Office Use Only
 Approved Date: _____
 Denied Reason _____
 Variance Needed Reviewed By: _____





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: 3-1-24

Location of Occupancy: 2900 Lakeside Business Name: MT CARRWASH INC
(ADDRESS)

Business Owner's Name & Address: John Correnti 1102 Bouchard

CITY/STATE/ZIP: 16400 Miles Ave

Telephone Number: 440-832-1830 Fax Number: 216-290-1965 Federal ID Number: 88-4382712
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: 440-832-1830

SUBMIT NEW DETAILED FLOOR PLAN: N/A SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: N/A

Building Size: 1000 Total Number Of Employees: 0

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

Site Plan With Number of Paved Parking Spaces: N/A Hours Of Operation: 6-10pm

Letter of Intent: _____ Previous Use: CARWASH Proposed Use: CARWASH

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: John Correnti

Home Address/City/Zip: 16400 Miles Ave Telephone Number: 440-832-1830

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: John Correnti Date: 3-1-24

Office use only:

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee \$ _____

Rre Dept. Inspected By: _____ Date: _____

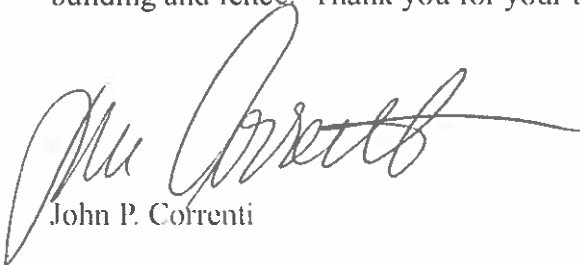
CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL
Note* A separate permit is required for all new signs from the Willowick Building Department.

**Letter of Intent
MJ Carwash Inc.
29007 Lakeshore Blvd.
Willowick, Ohio 44095**

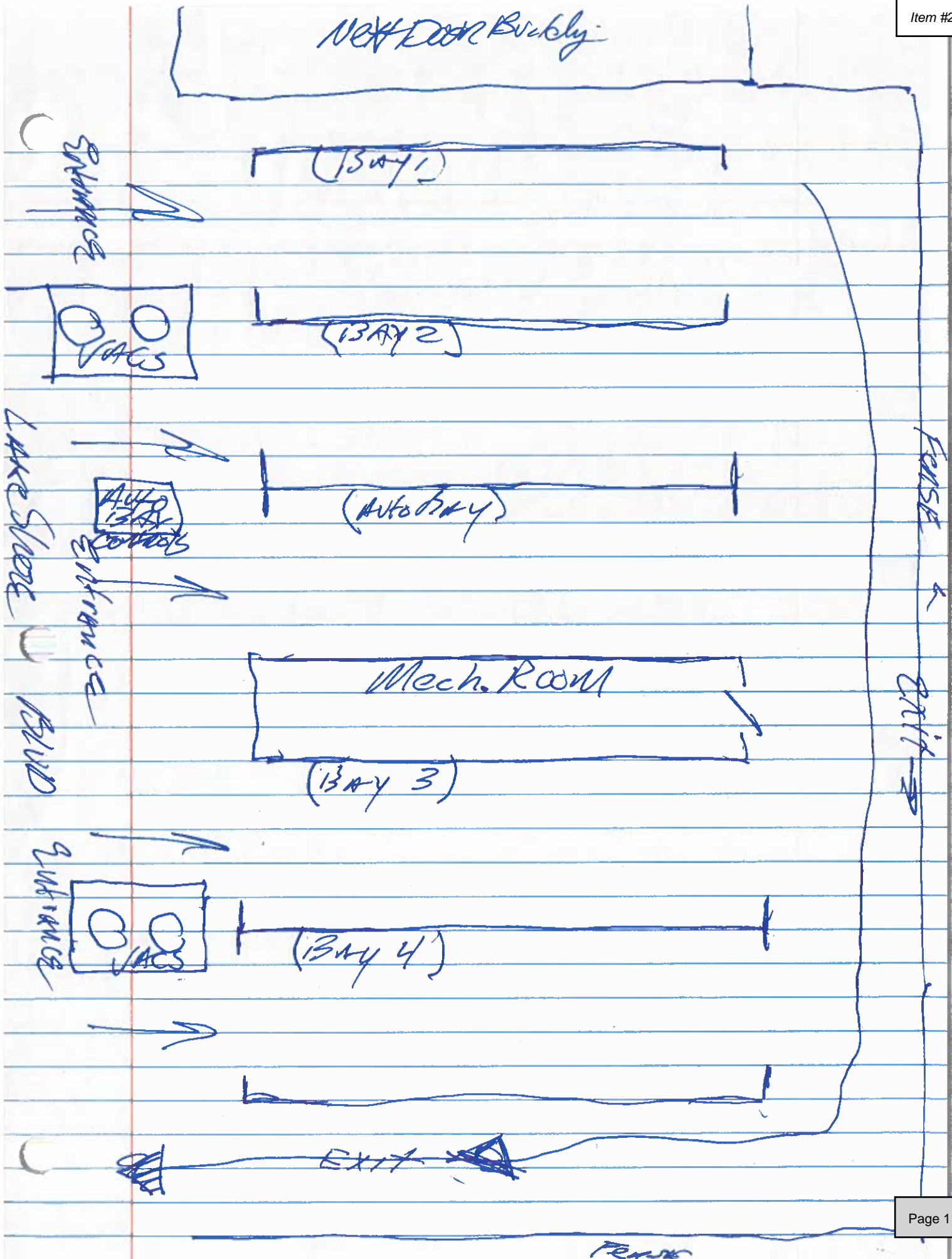
**To: City of Willowick Building Dep.
31230 Vine Street
Willowick, Ohio 44095**

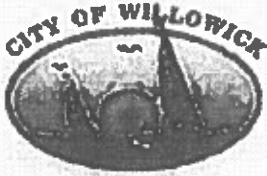
To Whom it May Concern,

This letter is in reference to the purchase of the existing car wash at 29007 Lakeshore Blvd Willowick, Ohio 44095. We have purchased and plan to maintain the same business as its been for the last 15 years a Car Wash. The only plans for the existing site is to fix any issues with equipment, paint the building and fence. Thank you for your time and consideration in the matter.



John P. Correnti





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: 3/19/24

Location of Occupancy: 1229 E 305TH ST Business Name: Moore Fitness LLC

Business Owner's Name & Address: Nicole Carpenter Moore 34471 Scotch Ln #7

CITY/STATE/ZIP: Willoughby Hills, OH 44094

Telephone Number: 216-543-8024 Fax Number: _____ Federal ID Number: 289-72-4832
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Mile Edward Brkic
30501 Euclid Avenue Wickliffe, OH 44092 216-870-2661

SUBMIT NEW DETAILED FLOOR PLAN: 1200 SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 1200

Building Size: 8 UNITS Total Number Of Employees: 1

Intended Number of Occupants: 15 ^{MAX} Total Number of Seating: 5

Site Plan With Number of Paved Parking Spaces 8-10 Hours Of Operation: 8A-9P M-F

Letter of Intent: _____ Previous Use: _____ Proposed Use: _____

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Nicole Carpenter Moore

Home Address/City/Zip: 34471 Scotch Ln #7 Willoughby Hills OH 44094 Telephone Number: 216-543-8024

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: Nicole Carpenter Moore Date: 3/19/24

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.

Letter of Intent

Item #3.

Nicole Carpenter-Moore
34471 Scotch Lane
Willoughby Hills, Ohio 44094

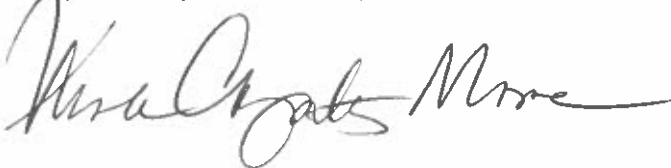
March 20th, 2024

City of Willowick – Building Department
31230 Vine Street
Willowick, Ohio 44095

To Whom it May Concern:

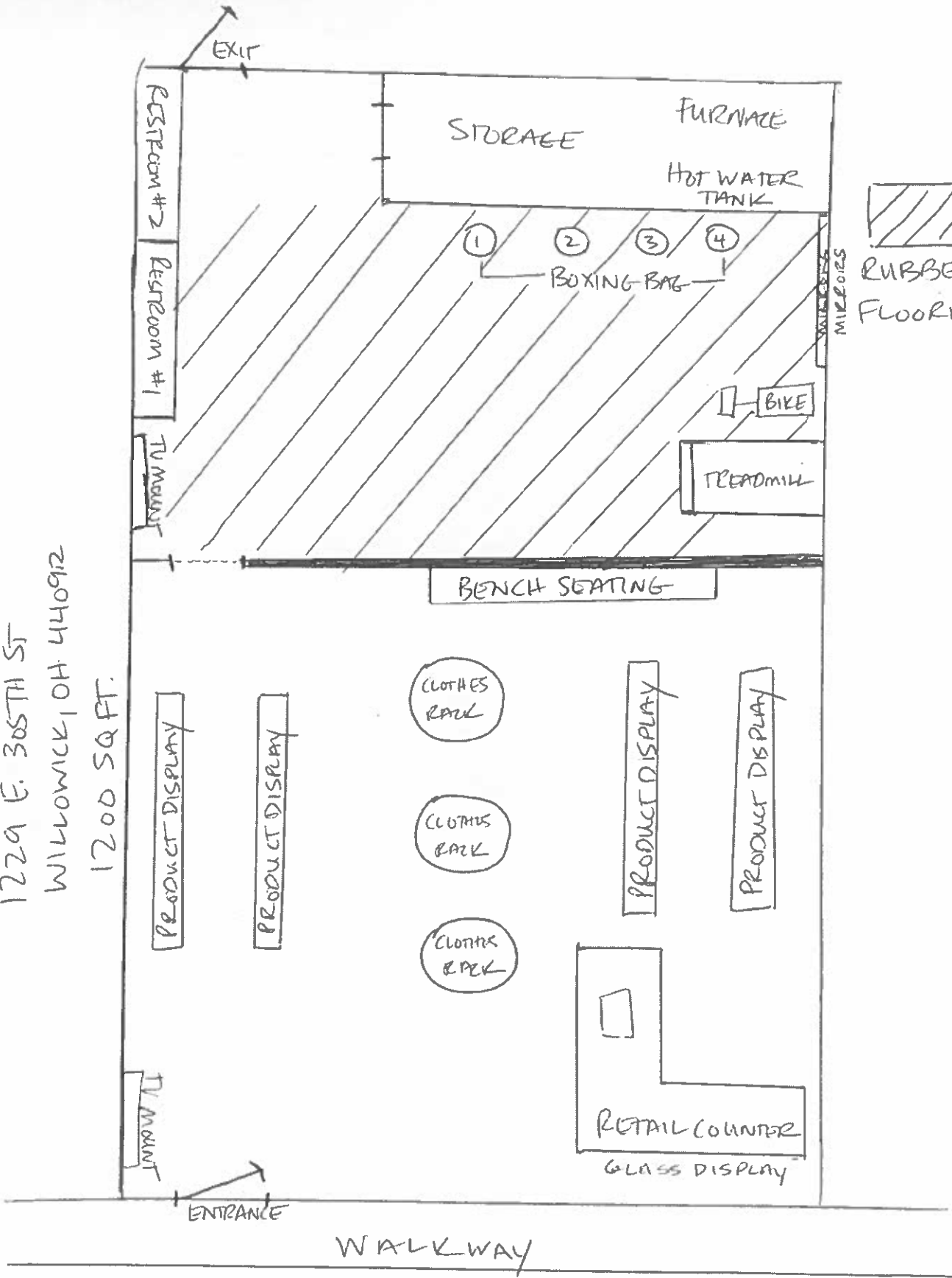
The purpose of this letter is to formally express my intent to occupy the commercial space located at 1229 East 305th Street Willowick, Ohio 44092. I, Nicole Carpenter-Moore, am the sole proprietor of Moore Fitness LLC which provides health and wellness supplements for retail sale as well as fitness services. The business was established in 2014 and currently has 2 employees with intentions to expand to a maximum of 5 part-time employees. Moore Fitness LLC hours of operation will be Monday through Friday 08:00AM to 09:00PM and Saturday 09:00AM to 12:00PM. The retail space will be utilized for the sell and purchase of health and wellness supplements, fitness equipment (i.e. resistance bands, waist trainers, yoga mats etc...), and athletic gear. By June of 2024, Moore Fitness will expand to include personal training and massotherapy services in addition to retail items. Moore Fitness LLC will agree to a minimum 3-year lease contract with the property owner, Mile Edward Brkic with the option to extend the length of the lease. The intended lease start date is May 1st, 2024 and an end date of April 30th, 2027.

Respectfully submitted,



Nicole Carpenter-Moore

MOORE FITNESS LLC
1229 E. 305TH ST
WILLOWICK, OH 44092
1200 SQ. FT.



RUBBER FLOORING

PARKING LOT

Previous Usage

Item #3.

Commercial Retail Location:

1229 East 305th Street
Willowick, Ohio 44092

The commercial unit was previously utilized for the sell, purchase, and trade of legal firearms.

Mile Edward Brkic, property owner, can provide more detailed information regarding the previous tenants upon request.

Phone: [216-870-2661](tel:216-870-2661)

Proposed Usage

Item #3.

Business: Moore Fitness LLC

Owner: Nicole Carpenter Moore

Proposed Address:

1229 East 305th Street

Willowick, Ohio 44092

Phone Number: 216-400-0776

Proposed Usage:

Moore Fitness LLC plans to utilize the commercial unit located at 1229 East 305th Street to sell FDA approved nutritional supplements such as vitamins and protein powder, athletic gear, and fitness equipment. In the summer of 2024 approximately mid-June, Moore Fitness would like to add personal training services in addition to the retail sales. I, Nicole Carpenter Moore have 20 years of personal training and sports massotherapy experience.

Planned Hours of Operation:

Mondays 0800-2100

Tuesdays 0800-2100

Wednesdays 0800-2100

Thursday 0800-2100

Friday 0800-1900

Saturdays 0800-1200

Sundays CLOSED

Planned Employee #: 5

Lease term: 3 years