



City of Willowick
PLAN REVIEW BOARD
Thursday, September 25, 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.

AGENDA

1. **Call meeting to order**
2. **Roll call**
3. **Approval of minutes**
 1. Plan Review Board Minutes - September 11th, 2025
4. **New business**
 1. Raw Smoke Shop - Located at 32801 Vine Street
 2. Paix Loc Studio - Located at 32801 Vine Street
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



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ADA NOTICE

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MINUTES

1. Call meeting to order

Chairman Brennan called the September 11th, 2025, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

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

ALSO PRESENT

Mr. Pintar
 Councilwoman Antosh

ABSENT

Chief Daubenmire

Approval of minutes

Plan Review Board minutes - August 28th 2025

Motion made to approve the August 28th, 2025, Plan Review Board meeting minutes by Mr. McLaughlin, Seconded by Mr. Lazor.

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

New business

Vince's Main Event Center - Located at 28898 Lakeshore Blvd.

Vince Malone of Euclid was present representing Vince's Main Event Center - Located at 28898 Lakeshore Boulevard, he is also the owner of the building. Chairman Brennan stated that per Mr. Malone's letter of intent this establishment will be used as an event center for baby showers, wedding showers, birthday parties, work meetings and other small events, Mr. Malone advised that he will be providing the space and tables/chairs. There was a review and discussion of the ordinance pertaining to event centers, such as security requirements and fees. The parking spaces were also reviewed, Mr.

Malone stated that he does have the ability to utilize Timber's parking lot if needed for overflow as well. Chairman Brennan stated that the parking affiliated with this unit is in compliance with the ordinance.

Motion made to approve Vince's Main Event Center - Located at 28898 Lakeshore Boulevard making sure to comply with Ordinance 789 Event Centers by Mr. Lazor, Seconded by Mr. McLaughlin.

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

Big Win - Located at 31124 Vine Street (Relocation)

Chairman Brennan advised that this submission is for a relocation of Big Win, currently located at 259 Shoregate Mall, looking to relocate to 31224 Vine Street. There was a representative present for Big Win, who discussed the floor plan. Chairman Brennan stated that Big Win has submitted to have 45 machines however per the ordinance based on the square footage they would only be permitted to have 30 machines. Chairman Brennan did advise Big Win that they have a right to appeal, the representative stated that he wanted to speak with the owner of the business to see if he would like to comply with the reduction of machines, appeal the ordinance or remain at the current bigger location to keep the machines count that they would like.

Motion made to approve Big Win - Located at 31124 Vine Street (Relocation) with 30 machines by Mr. McLaughlin, Seconded by Mr. Lazor.

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

Journey Ways Mobile Spa - Located at 28904 Lakeshore

Ms. Payne was present representing Journey Ways Mobile Spa - Located at 28904 Lakeshore Boulevard. She stated that the location was previously a salon and she would like to use it as a salon as well. There will be no alterations as everything will remain the same. Ms. Payne stated that she has a mobile spa and she is also a nurse. She caters to the elderly, she would be mobile and go to them however now she will have clients going to her location as well. She does community work, likes to give back and does donations as well.

Motion made to approve Journey Ways Mobile Spa - Located at 28904 Lakeshore by Mr. Lazor, Seconded by Mr. McLaughlin.

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

Priced to Sale - Located at 31804 Vine Street

Mr. Blount of Euclid was present representing Priced to Sale - Located at 31804 Vine Street. Chairman Brennan advised that Mr. Blount currently owns the business next door to this location, Yes It's Fresh. Mr. Blount stated that he currently purchases appliances from auctions, online platforms and social media, fixes them up and then sells them. He would like to continue doing so with a storefront where customers can come in to shop. Chairman Brennan asked if anything will be stored outside, Mr. Blount advised that nothing will be on the exterior of the property, only inside the business. Chairman Brennan asked if he only refurbished appliances, Mr. Blount stated that he also refurbishes furniture which will be done in the back of the store however those items will not be for sale as he is partnered with churches and donates those items.

Motion made to approve Priced to Sale - Located at 31804 Vine Street by Mr. McLaughlin, Seconded by Mr. Lazor

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

Public portion

Public portion was open and closed at 3:28pm with no public present.

Old business

None.

Miscellaneous

None.

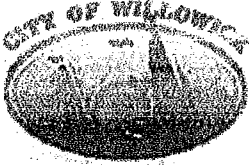
Adjournment

Motion made to adjourn the September 11th, 2025, Plan Review Board meeting at 3:30pm by Mr. McLaughlin, Seconded by Mr. Lazor.

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

Chairman Brennan

Heather Boling – Secretary



**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: \$40.00

DATE: 9.8.25

Location of Occupancy: 32801 Vine Street Business Name: Raw Smoke Shop

Business Owner's Name & Address: Radhey M. Patel

396 E Glengary Circle Highland Hts OH 44143

Telephone Number: 216.548.5244 Fax Number: _____ Federal ID Number: _____
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: PSA Eastside Properties LLC.

Alex Tenenbaum ~~440-444-4444~~ - ~~444-444-4444~~ - 440-382-6511

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

Building Size: 0.1 Acre .5768 sf Total Number Of Employees: 1

Intended Number of Occupants: 1 Total Number of Seating: -

Site Plan With Number of Paved Parking Spaces: 7 Hours Of Operation: 8:00 AM - 10:00 PM

Letter of Intent: ☒ Previous Use: Office Proposed Use: Retail Smoke Store

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Radhey M Patel
396 E Glengary Circle Phone: 216.502.7159
Highland Hts OH 44143 216.548.5244

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.

R. M. Patel

9.8.25

Office Use Only

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

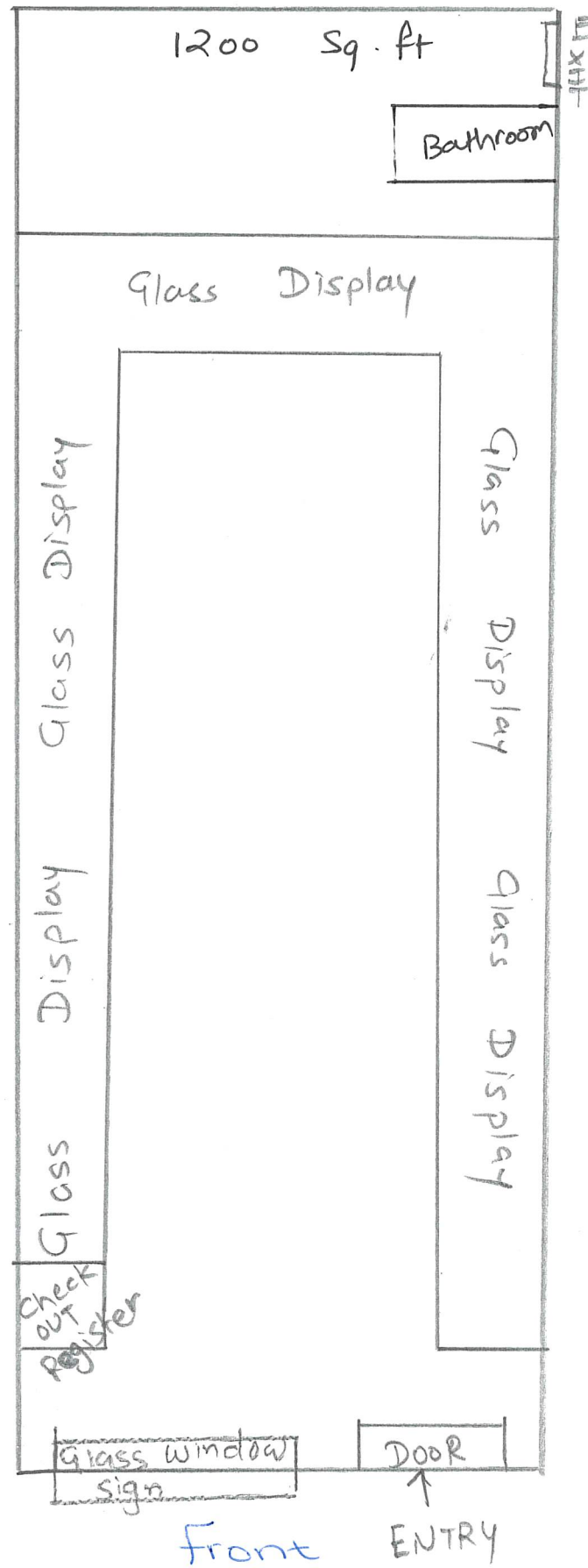
Zoning Permit #: _____ Zoning Permit Fee \$: _____

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.

Intent to Floor plan

Item #1.



Letter of intent

Sir/Madam,

I Radhey M Patel intend to lease the location address 32801 vine street Willowick Ohio to open a new retail smoke store.

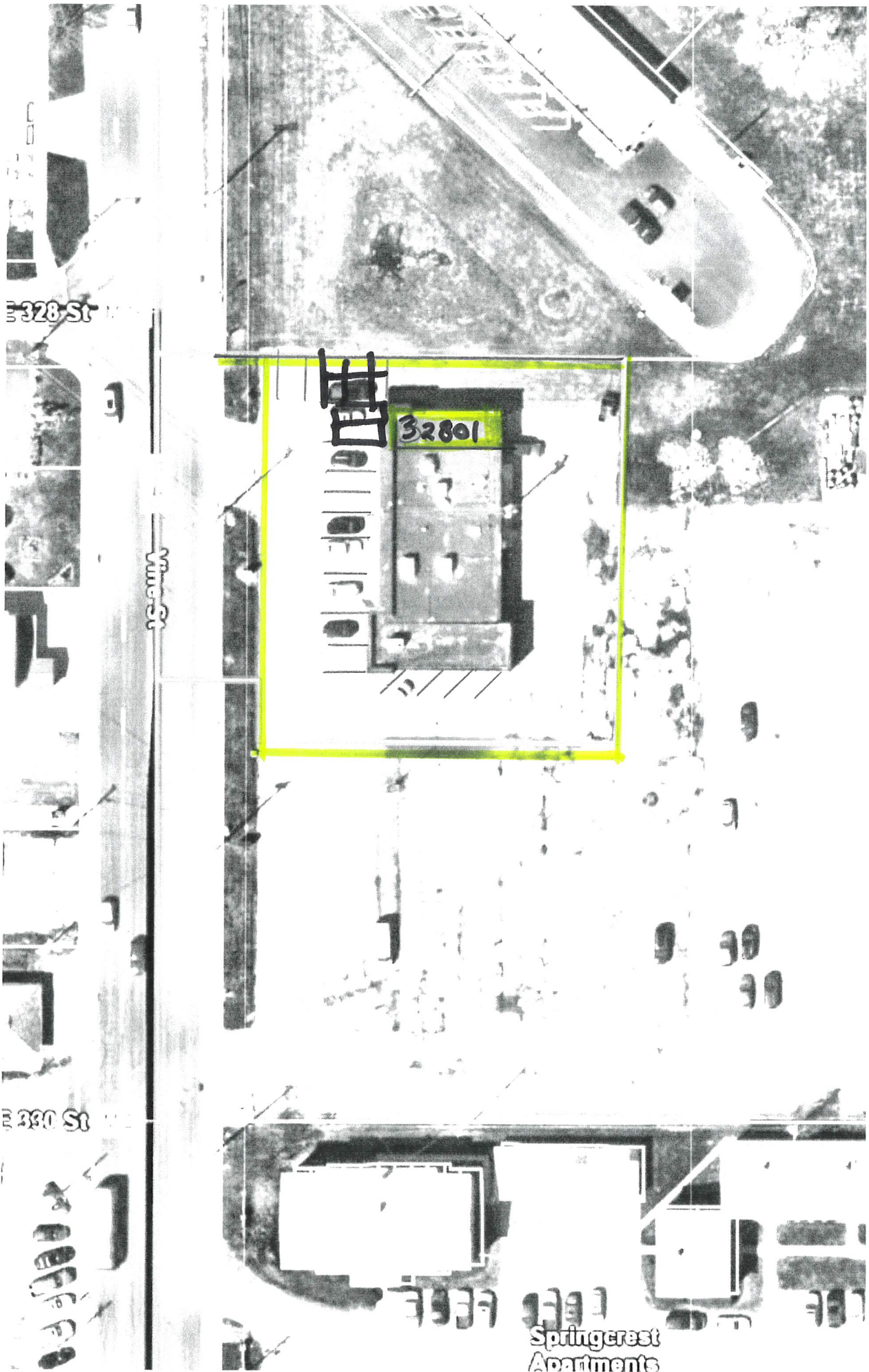
My store plans are to retail sales of smoking products as in cigarettes,tobacco , Ohio lottery , beer , wine ,etc.

Thank you

Radhey M Patel

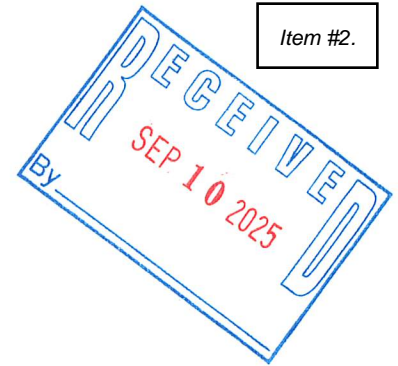
R. M. 10/15

32801 Vine Street 2 parking Spaces





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BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-516-3000**



PERMIT FEE: \$50.00
DATE: 8/10/25

Location of Occupancy: 32801 vine street Business Name: Paix Loc Studio
(ADDRESS)
Business Owner's Name & Address: Sarah Daniel - Foster
CITY/STATE/ZIP: 34800 Cedar Rd Hunting Valley, OH 44040
Telephone Number: 216 598-2223 Fax Number: _____ Federal ID Number: _____
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Alex Tenebaum

SUBMIT NEW DETAILED FLOOR PLAN: 500 SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: _____

Building Size: _____ Total Number Of Employees: 1

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

Site Plan With Number of Paved Parking Spaces 2 Hours Of Operation: 9am 5:00pm

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

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Sarah Foster

Home Address/City/Zip: Same as above Telephone Number: (216) 598-2223

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: Sarah Daniel Date: 8/10/25

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.

32801 vine street outdoor

Dumpster

Outdoor Plans

Empty
space

Pantries
barber shop

Park
Los Angeles

electronic
equip

internet catc

newspaper
spot

" Park Loc 11
studio



Sarah Foster
216-598-0420
Sfoster2017@yahoo.com
September 10, 2025

City of Willowick
Building Department / Occupancy Board
30435 Lakeshore Boulevard
Willowick, OH 44095

Subject: Letter of Intent for Business Occupancy

Dear Members of the Occupancy Board,

I am writing to formally submit my intent to open and operate a beauty salon business at 32801 Vine Street, Unit B, Willowick, OH 44095. It was previously a salon owned by a different person.

The business will specialize in natural hair care services and products, with an emphasis on holistic and eco-friendly practices. Our goal is to provide the community with high-quality natural services while creating a welcoming, professional, and safe environment for all clients.

At this time, we are requesting review and approval for occupancy of the above location. We will comply with all city, state, and health department regulations, including safety, sanitation, and zoning requirements, and will ensure that the space meets all necessary codes prior to opening.

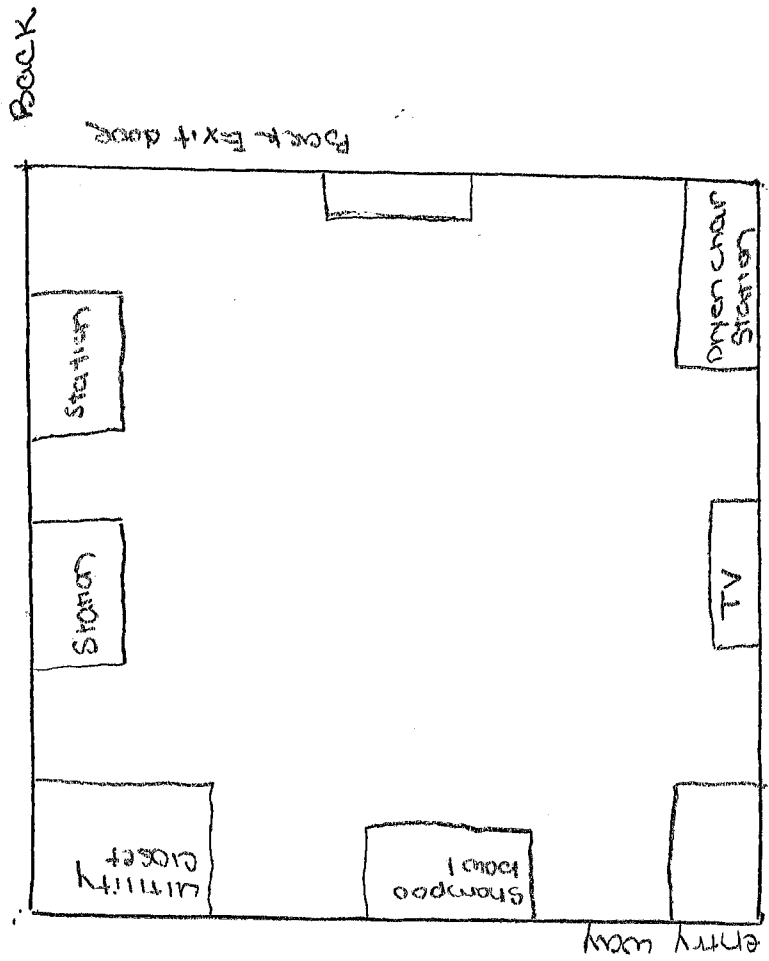
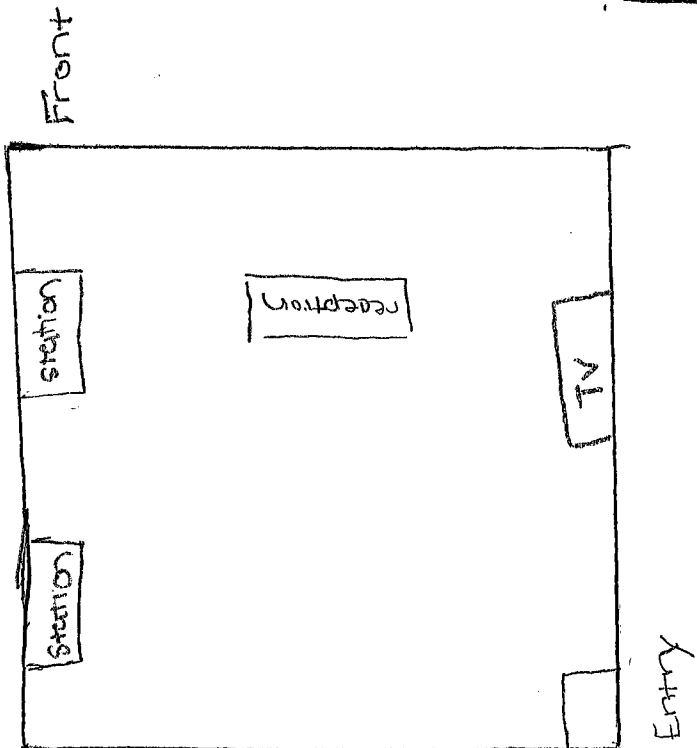
We look forward to working with the City of Willowick and contributing positively to the local business community.

Thank you for your consideration. Please let me know if any additional documentation or information is required to move forward in this process.

Sincerely,

Sarah Foster
Paix Loc Studio
32801 Vine Street, Unit B
Willowick, OH 44095

Floor plans





PAIX LOC
216-598-4545

**LOC &
BRAID
STUDIO**