



**City of Willowick**  
**PLAN REVIEW BOARD**  
Thursday, September 14, 2023 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 - August 24th, 2023](#)
4. **New business**
  1. [Magnolia Creative Studios LLC - Located at 28900 Lakeshore Blvd.](#)
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



**City of Willowick**  
**PLAN REVIEW BOARD**  
 Thursday, August 24, 2023 at 3:00 PM  
 Willowick Building & Service Center

**ADA NOTICE**

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**MINUTES**

**1. Call meeting to order**

Chief Brennan called the August 24th, 2023, Plan Review Board meeting to order at 3:00pm.

**Roll call**

PRESENT

Chief Brennan

Tim McLaughlin

Mike Lazor

ABSENT

Chief Daubenmire

Chief Malovrh Jr.

Ken Pintar

**Approval of minutes**

Plan Review Board Minutes - June 22nd, 2023

Motion made to approve the June 22nd, 2023, Plan Review Board minutes by Tim McLaughlin,  
 Seconded by Mike Lazor.

Voting Yea: Chief Brennan, Tim McLaughlin, Mike Lazor

**New business**

Cloud Infinity Smoke Shop - Located at 1071 E. 305th Street

Shadi Bshara was present representing Cloud Infinity Smoke Shop located at 1071 E. 305th Street. Chief Brennan asked if this is the old safety location that will occupy the same space as they did, Shadi advised that yes, they will be occupying the 2 combined units. Shadi explained that she will be selling vapes, vape products, vape/tobacco accessories, tobacco products and possibly cigars. Chief Brennan advised he will give her a call to schedule a walk through.

Motion made to approve Cloud Infinity Smoke Shop - Located at 1071 E. 305th Street by Mike Lazor,  
 Seconded by Tim McLaughlin. Voting Yea: Chief Brennan, Tim McLaughlin, Mike Lazor

Sound Stage Tavern - Located at 30525 Euclid Ave

Chief Brennan stated that this is the old Stage Pass Tavern, they closed down recently. Dominic Apolito was present representing Sound Stage Tavern located at 30525 Euclid Avenue. Dominic stated that he is a long time Willowick resident. Chief Brennan stated that based on the letter of intent it states that Sound Stage Tavern will be a restaurant and it will have live music inside. There was some discussion on Mr. Apolito's work background and experiences. Mr. Apolito stated he wants this establishment to be a nice restaurant and bar. Chief Brennan advised that he will give him a call to schedule the walk through.

Motion made to approve Sound Stage Tavern - Located at 30525 Euclid Ave by Tim McLaughlin, Seconded by Mike Lazor.

Voting Yea: Chief Brennan, Tim McLaughlin, Mike Lazor

**Public portion**

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

**Old business**

None.

**Miscellaneous**

None.

**Adjournment**

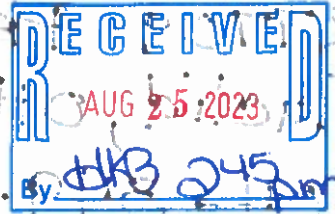
Motion made to adjourn the August 22nd, 2023, Plan Review Board meeting at 3:09pm by Tim McLaughlin, Seconded by Mike Lazor.

Voting Yea: Chief Brennan, 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

Item #1.



PERMIT FEE: \$60.00  
 DATE: 08/24/23

Location of Occupancy: 28900 LAKESHORE BLVD. Business Name: Magnolia Creative Studios h

Business Owner's Name & Address: Barbara Avila 36125 Sandy Knoll Dr. Eastlake

CITY/STATE/ZIP: Eastlake OH. 44095 (BACK PARTNERS)

Telephone Number: 440-840-9837 Fax Number: — Federal ID Number: 93-245-6964  
 Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Vincent J. Malone  
20731 Edgecliffe Dr. Euclid, OH 44123

SUBMIT NEW DETAILED FLOOR PLAN: \_\_\_\_\_ SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 2000 Sq. FT.

Building Size: 2000 sq. Ft. Total Number Of Employees: 0

Intended Number of Occupants: 3 Total Number of Seating: 0

Site Plan With Number of Paved Parking Spaces: 40 Hours Of Operation: M-S 11-5

Letter of Intent: ✓ attached Previous Use: \_\_\_\_\_ Proposed Use: resale - retail

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Barbara Avila art supplies instructions

Home Address/City/Zip: 36125 Sandy Knoll Dr. Eastlake, OH 44095 (partners on back) Telephone Number: 440-840-9837

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: Barbara Avila Date: 08-24-23

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.

Magnolia Creative Studios LLC.

28900 Lakeshore Blvd.

Willowick, Ohio 44095

Doing business as a retail establishment where individuals can sell their creations that they create. Also included in the retail spaces painted furniture, craft supplies w/ instructions, individual craft supplies, up-scale resale items, vintage, antique and more.

Thank you,

Barbara Auvil – owner of Sweet Magnolia LLC. -Magnolia Blossoms LLC.  
Magnolia Creative Studios

Judi Kemmeling-owner of Magnolia Creative Studios LLC.

Lindsay Thompson-owner of Magnolia Creative Studios LLC.

35 FT LONG

35 FT LONG

29 FT. WIDE

Item #1.

EXIT Fire door Door

Shelves

Storage area

Shelves

WALL

HOT Water elec. panel

STORAGE AREA

Door into Bathroom

TP

TOILET SINK

Dispenser

DOOR

HOT Water Tank Furnace

Artists Display

Artists Display

Resale items

(Walkway)

ARTISTS display

(Walkway)

resale items

resale Shelves

resale Shelves

WALL

WALL

Shelves  
Paint Kits  
(for sale)

Shelves  
Paint Supplies  
(for sale)

Shelves  
Furniture Supplies (for sale)

Furniture Display

customer walkway

Display units

70 FT Long

15 FT. wide

customer walkway

display units

customer walkway

FOR SALE

Shelves  
resale

Shelves  
craft supplies

Shelves  
resale

WINDO W

DOOR

mail