



City of Willowick
PLAN REVIEW BOARD
Thursday, January 26, 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. January 12th 2023 - Plan Review Board Minutes
4. **New business**
 1. Good Vibes Beauty - located at 1265 E. 305th Street
 2. Greenlight Matchmaking Services, LLC - located at 259 Shoregate Mall
5. **Public portion**
6. **Old business**
 1. Mazzola Supply (revised plan - previously tabled) - located at 30521 Euclid Ave.
7. **Miscellaneous**
8. **Adjournment**



City of Willowick
PLAN REVIEW BOARD
Thursday, January 12, 2023 at 3:00 PM
Willowick Building & Service Center

ADA NOTICE

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MINUTES

1. Call meeting to order

The January 12th, 2023, Plan Review Board meeting was called to order at 3:00pm.

Roll call

PRESENT
Chief Brennan
Chief Turner
Chief Malovrh Jr.
Tim McLaughlin
Mike Lazor

ALSO PRESENT

Ken Pintar

ABSENT

Councilwoman Liaison Antosh

Approval of minutes

November 10th, 2022 - Meeting Minutes

Motion made to approve November 10th, 2022 meeting minutes by Mike Lazor, Seconded by Tim McLaughlin.

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

New business

Mazzola Supply, LLC - located at 30521 Euclid Ave

Mike Mazzola was present representing Mazzola Supply, LLC located at 30521 Euclid Ave.

Chief Brennan advised the board that this location is not the same property that he already conducts the firewood business at. The property he currently occupies is the Frances Formica trust parcel, today he is here for the Souldana Nolidis property which is two parcels over. Chief Brennan stated that access will be through the back, on east 305th street. Previously, this location was used as Toss, which was a trash

and recycling establishment, at that time it was a permitted use. That area is currently zoned retail district, and under ordinance 1145 under retail district it has permitted uses. If Mazzola Supply was planning to sell topsoil, mulch, etc. that is a permitted use in that district. Chief Brennan asked for some clarification from Mike Mazzola as to what would be taking place at this location. He also asked if they will be mixing onsite the materials that come in. Mike Mazzola stated that the materials come in "raw", which are then placed onsite and then friends of his come with an excavator and makes it neat, piles it up high and then the material heats which is the breaking down process, then come March/April a friend will come with a grinder and one pass gets pulverized and mixed however Mike stated that he is not adding to that process. Mike explained that this is also clean up from his main yard, which is what keeps his yard clean. The items such as leaves, branches, etc. from his main yard then gets grounded, put into a pile and taken to the new location which then he will use and/or sells it. Chief Brennan stated that he needed to get some clarification from the law director. He stated that if Mike was just having topsoil or mulch brought to the property it wouldn't be considered manufacturing or processing. However, since it is not just being brought in, it is being processed it is not permitted in a retail district. If it was decided to just sell topsoil, mulch and/or stone at that location it would be permitted. Zoning has changed over the years, for reference this area on Euclid Ave. was zoned light industrial so at that time you could manufacture items there. In 2011 the ordinance was changed and provided permitted uses. The current ordinance was provided to Mike Mazzola. The location that Mike Mazzola currently occupies is now zoned retail however since he is grandfathered in, he can continue doing what he is doing at his current location. Chief Brennan stated that per our ordinance you cannot manufacture in that district and Mike Mazzola responded asking that the one step of grinding he plans to do, that is considered manufacturing, even though he plans to use it to put in his products to sell. Chief Brennan advised that yes that would be considered manufacturing. There was some discussion and explanation as to what he should do with the sticks, leaves and yard waste at his current location as he planned to transport that over to the new location for grinding and sales. Mike Mazzola stated that while he understands that he is not able to grind, mix or manufacture at the proposed new location, he would still need to be able to utilize that space for a dumpster for the yard waste because his current location does not have the room. Chief Brennan explained that right now the board is here to discuss and approve/deny the current plan submittal of manufacturing at 30521 Euclid Ave as that is a different discussion. Chief Brennan advised Mike Mazzola that he would need to submit a revised plan for the board to review as the current submittal is not permitted in that district. Mike Mazzola asked what he is to do with the product that is already at the new location that needs grinded up to be hauled away. Chief Brennan stated that he cannot nor can the board or the Law Director advise to go ahead and do something that is not allowed because it is not a permitted use. Mike Mazzola asked for a suggestion of what he is supposed to do, Chief Brennan advised he would speak with the Law Director and set a meeting to discuss the options. Chief Turner asked if there are any remedies for this or if this could be appealed? Chief Brennan advised that you cannot appeal a use type. There was a discussion on use types. Chief Turner asked how far off of Euclid Avenue would this be taking place, Mike Mazzola stated that it would be about 300 feet and then down a hill, he advised that he keeps the entrances off Euclid Avenue blocked off to ensure no traffic from Euclid Avenue.

Chief Brennan asked if he had a motion to deny Mazzola Supply located at 30521 Euclid Avenue, for conducting manufacturing out of this property? Chief Turner asked if we want to deny or table this. Chief Brennan stated that there would be nothing for the board to table based on this submittal, unless Mike Mazzola plans to submit a revised plan of use. Mike Mazzola stated that he will be composing a revised plan and re-submitting to the board.

Chief Brennan asked if he had a motion to table Mazzola Supply, LLC - located at 30521 Euclid Ave pending a submittal of a revised plan.

Motion made to table Mazzola Supply, LLC pending the submittal of a revised plan of use for the property located at 30521 Euclid Avenue by Mike Lazor, Seconded by Chief Brennan.
Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Mike Lazor

Public portion

Public portion was opened and closed 3:14pm with no public present.

Old business

Mr. Lazor asked about Cleveland Pizza/Six City Tavern. There was some discussion regarding where at in the process Cleveland Pizza/Six City Tavern is with regards to 31222 Vine Street.

Chief Brennan reminded the board that we approved Cleveland Pizza/Six City Tavern pending approval from Board of Zoning Appeals and City Council for the variances that have been requested. Chief Brennan advised that they are moving along in the process and the next step is to go in front of the Board of Zoning appeals board on February 8th, 2023, from there they will go to council for a final decision.

Miscellaneous

There was no miscellaneous discussion.

Adjournment

Motion made to adjourn the January 12th, 2023 Plan Review Board meeting by Chief Turner, Seconded by Mike Lazor.
Voting Yea: Chief Brennan, Chief Turner, 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: 1/9/2023

Location of Occupancy: 1205 E. 305th St Business Name: Good Vibes Beauty
(ADDRESS)

Business Owner's Name & Address: Teri Kalain 4754 Marigold Rd.

CITY/STATE/ZIP: Mentor, OH 44060

Telephone Number: 440 227 0244 Fax Number: _____ Federal ID Number: 47-2596639
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Ed Brkic

30501 Euclid Ave Wickliffe, OH 44092

SUBMIT NEW DETAILED FLOOR PLAN: Attached SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 2000

Building Size: _____ Total Number Of Employees: 4

Intended Number of Occupants: _____ Total Number of Seating: 100

Site Plan With Number of Paved Parking Spaces: _____ Hours Of Operation: tues-wed 12-8p thur 10-8p

Letter of Intent: Attached Previous Use: salon Proposed Use: salon

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Teri Kalain

Home Address/City/Zip: 4754 Marigold Rd Mentor, OH 44060 Telephone Number: 440 227 0244

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: Teri Kalain Date: 1/9/23

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.

Monday, January 9, 2023

Mrs. Teri Kalain
Good Vibes Beauty
4754 Marigold Rd
Mentor, OH 44060
(440)227-0244

Willowick City Building Department
31230 Vine St.
Willowick, OH 44095

To whom it may concern:

My name is Teri Kalain and I have owned The Beauty Bar for 8 years now. Our address is 1265 E. 305th St. Willowick, OH 44095. We will be changing our name to Good Vibes Beauty. The building will stay the same and will not have any structural changes. We are simply changing the name because there are other salons in the area with the same name "The Beauty Bar". I have four employee's total. Our hours of operation is Tuesday and Wednesday from 12 PM to 8 PM, Thursdays from 10 AM to 8 PM and Saturdays from 10 AM to 5 PM.

If there are any questions or comments or concern you can reach me at (440) 227-0244.

Kindest Regards,

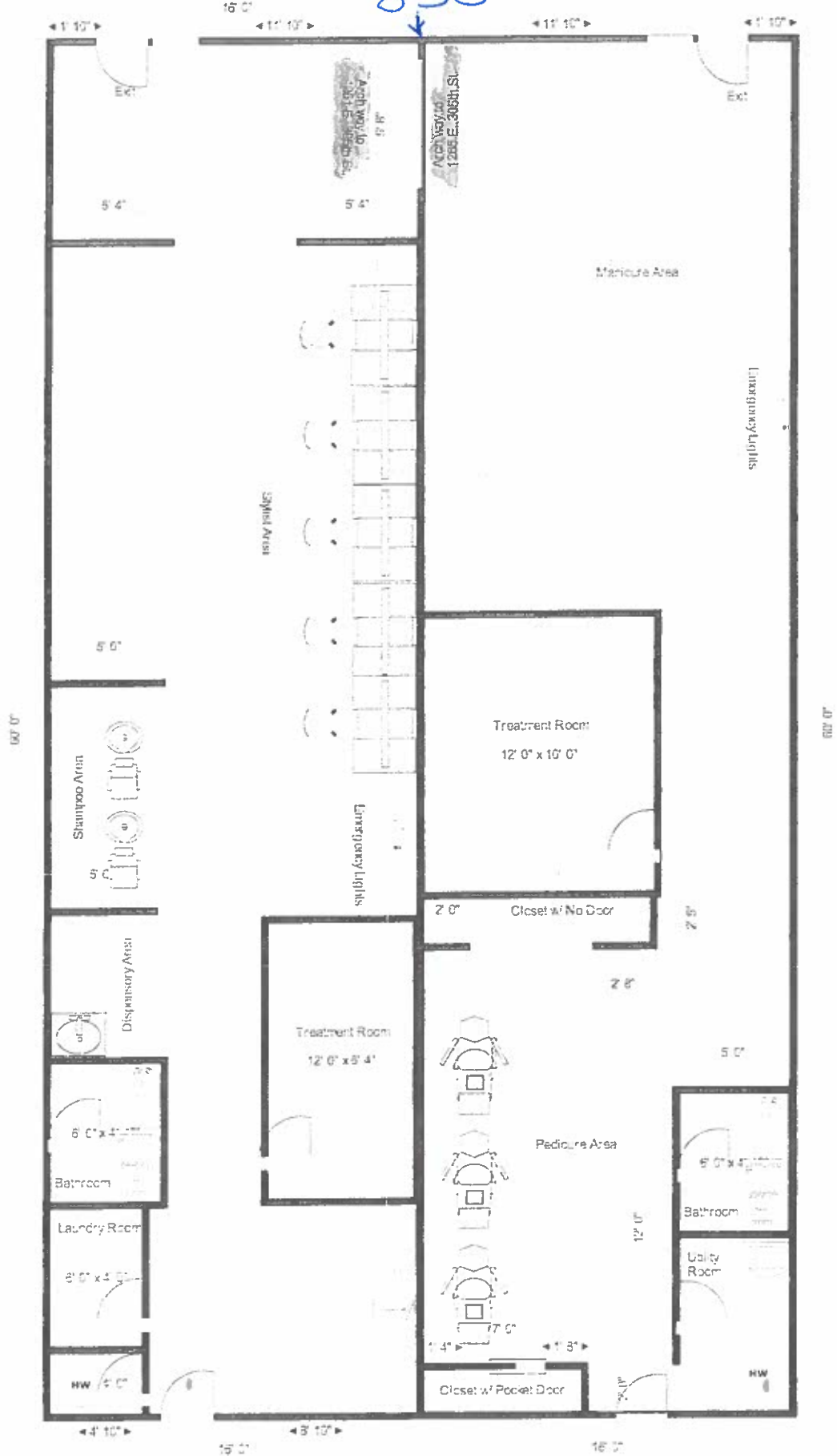


Teri L. Kalain

opening in
wall see
attached

1265 E. 305th St.
Willowick, OH 44092

1261 E. 305th St.
Willowick, OH 44092





CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
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440-516-3000

RECEIVED
JAN 18 2023
By AKB 11:15am
Item #2.

PERMIT FEE: \$60.00
DATE: 1-17-23

Location of Occupancy: 259 Shoregate Mall Business Name: Greenlight Matchmaking Services LLC
(ADDRESS)

Business Owner's Name & Address: Charisse Green 330 Royal Oak Blvd. Richmond Hts., OH 44143

CITY/STATE/ZIP: Richmond Hts., OH 44143

Telephone Number: 216-543-3327 Fax Number: 8664730773 Federal ID Number: 884343828
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Shoregate Station LLC,
Robert F. Myers, COD 11501 Northlake Dr. Cincinnati, OH 45249 513-554-1110

SUBMIT NEW DETAILED FLOOR PLAN: SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 1327

Building Size: 265,742 sq ft. Total Number Of Employees: 1

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

Site Plan With Number of Paved Parking Spaces: Hours Of Operation: Mon-Sat 9am-7pm

Letter of Intent: Previous Use: State Farm Insurance Proposed Use: Dating Service

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Charisse Green

Home Address/City/Zip: 330 Royal Oak Blvd. Richmond Hts. 44143 Telephone Number: 216-543-3327

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: 1-17-23

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.

**LETTER OF INTENT
for
Commercial Occupancy
at**

259 Shoregate Mall Willowick, OH 44095

From: Charisse Green
Greenlight Matchmaking Services, LLC
259 Shoregate Mall
Willowick, OH 44095

January 17, 2023

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

I am writing this letter of intent to express my interest in commercial occupancy at 259 Shoregate Mall Willowick, OH 44095. The purpose and use of this space will be to provide matchmaking/dating services. Clients will be pre-screened via phone, and the space will be used for conducting further evaluation which includes a complete criminal background check and behavioral assessment tests. Couples' meetings and interactions will be held at a remote location. The commercial space will only be used for administrative purposes and consulting.

Greenlight Matchmaking Services, LLC is a for-profit business that believes in a spiritual and comprehensive approach in addressing obstacles that hinder or otherwise prevent maintaining and fostering healthy relationships. We believe in the institution of marriage. Therefore, our services are focused on promoting long-term commitment and/or marriage. Clients will be fully screened, by appointment only.

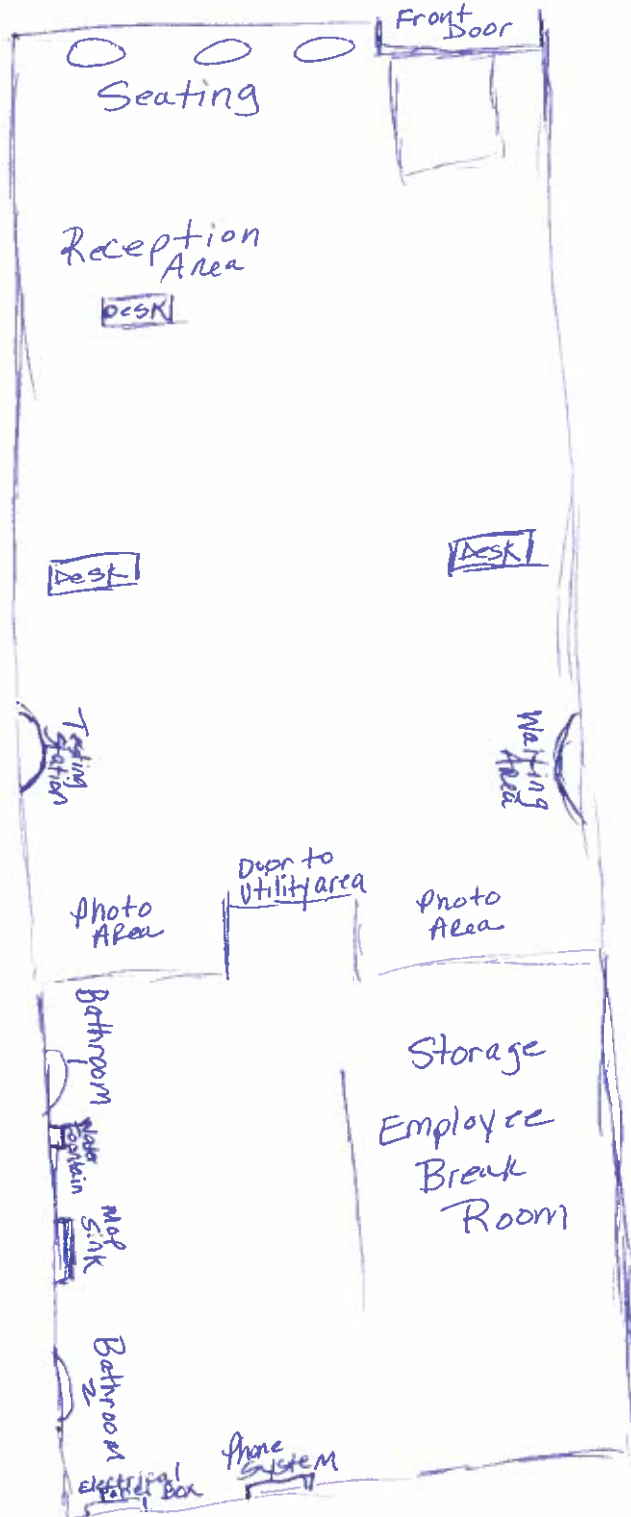
We are committed to utilizing the space to provide a community service, and to provide referrals for external resources such as counseling, grief recovery, addiction services, life coaching and more; with hopes of expanding our services to community outreach. We look forward to being a part of the Willowick community, and partnering with other area businesses to promote both personal and economic growth within Lake County and neighboring counties. Thank you for your time and consideration.

Sincerely,



Charisse Green, Owner
GreenLight Matchmaking Services, LLC

Front



Back

254 Snoregate Hall



EXHIBIT A – SITE PLAN

SHOREGATE TOWN CENTER

29700-30450 Lake Shore Boulevard | Willowick, OH 44095



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



DISCLAIMER - This Site Plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof, excluding the areas specifically identified in the legend of this Site Plan and except as otherwise expressly provided for in body of this Lease to the contrary.



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: 12-10-2022

Location of Occupancy: 30521 Euclid Ave Business Name: MAZZOLA Supply, LLC.

Business Owner's Name & Address: MIKE MAZZOLA 9032 EAST MOUNTAINVIEW

CITY/STATE/ZIP: CHARDON OHIO 44024

Telephone Number: 440-943-3313 Fax Number: NO FAX. Federal ID Number: 270-60-2178 SS
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: SOULTANA NOLIDS

29849 Bryce Rd Pepper Pike Ohio 44124 - 216-765-

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

Building Size: N/A Total Number Of Employees: 0

Intended Number of Occupants: 1 Total Number of Seating: NONE.

Site Plan With Number of Paved Parking Spaces: N/A Hours Of Operation: 8^{AM} to 4^{PM}

Letter of Intent: Previous Use: TOSS. Proposed Use: OVER FLOW ORGANIC FOL MATERIAL RESALE

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: MIKE MAZZOLA

Home Address/City/Zip: 9032 EAST MOUNTAINVIEW CHARDON OHIO 44024 Telephone Number: 440-285-9455

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: Mike Mazzola

Date: 12-10-2022

Office use only:

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee \$ _____

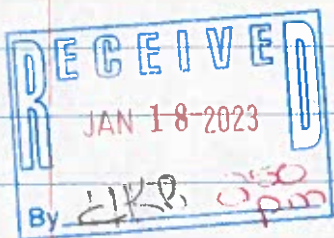
Fire Dept. Inspected By: _____ Date: _____

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Note* A separate permit is required for all new signs from the Willowick Building Department.

MIKE MAZZOLA 440-943-3313
MAZZOLA SUPPLY LLC.

My Intention for Nolidas Property
is to sell mulch Compost out
of it, AS WELL AS SMALL BINS OF
Firewood. THAT ARE OVER FLOW FROM
THE MAIN YARD THEY DON'T SIT THERE
VERY LONG. THE CLEAN OUT MATERIAL
FROM THE FIREWOOD (CHAF BARK LIMBS ETC)
WILL GO THERE ALSO TO BE HAULED
AWAY BY EITHER TRUCK OR DUMPSTER.

Thank you
Mike Mazzola



Lake County GIS



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

1 inch = 94 feet

Creation Date December 8, 2022