



City of Willowick
PLAN REVIEW BOARD
Thursday, April 09, 2026 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 12th, 2026
4. **New business**
 1. Sound Stage Tavern - Located at 30525 Euclid Ave
 2. Moore Fitness Studio - Located at 1221 E. 305th Street
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



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PLAN REVIEW BOARD
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MINUTES

1. Call meeting to order

Chairman Brennan called the March 12th, 2026, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Chairman Brennan

Chief Daubenmire

Chief Malovrh Jr.

Mr. McLaughlin

Mr. Lazor

Approval of minutes

Plan Review Board Minutes - February 26th, 2026

Motion made to approve the February 26th, 2026, Plan Review Board meeting minutes by Mr. McLaughlin, Seconded by Mr. Lazor.

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

New business

Planet Fitness - Located at 235 Shoregate Mall - Interior Alterations (Remodel)

There was not a representative present for Planet Fitness - Located at 235 Shoregate Mall - Interior Alterations (Remodel) however Chairman Brennan advised the board that they have provided their letter or intent and plans. Chairman Brennan stated that per the plans submitted they will be expanding into a vacant space, doing some upgrades and adding new equipment. Mr. Lazor asked if they will be adding an additional entrance, there was some reference to the plans submitted and the existing doors. Chairman Brennan stated that this vacant space has been used for storage.

Motion made to approve Planet Fitness - Located at 235 Shoregate Mall - Interior Alterations (Remodel) by Mr. Lazor, Seconded by Mr. McLaughlin.

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

Public portion

Public portion was open and closed at 3:04pm with no public present.

Old business

None.

Miscellaneous

Mr. Lazor asked about the east lot next to "The Willowick", Chairman Brennan and Mr. McLaughlin stated that the lot is being used for equipment storage, for the contractors currently performing the gas line repairs.

Adjournment

Motion made to adjourn the March 12th, 2026, Plan Review Board meeting at 3:06pm by Mr. McLaughlin, Seconded by Mr. Lazor.

Voting Yea: Chairman Brennan, Chief Daubenmire, 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: \$60.00
DATE: 3/10/26

Location of Occupancy: 30525 Euclid Av Business Name: Sound stage Tavern
(ADDRESS)

Business Owner's Name & Address: Dominic Apolito 30220 Forest Grove Rd

CITY/STATE/ZIP: Willowick Ohio 44095

Telephone Number: 440 669 7406 Fax Number: _____ Federal ID Number: _____
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Mike Camillo
216 - 316 - 3958

SUBMIT NEW DETAILED FLOOR PLAN: SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 4000

Building Size: 60 x 90 Total Number Of Employees: 2

Intended Number of Occupants: _____ Total Number of Seating: 80 inside 45 outside

Site Plan With Number of Paved Parking Spaces: Submitted Hours Of Operation: 11 - 2:30

Letter of Intent: Previous Use: _____ Proposed Use: Bar & Restaurant

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: _____

Home Address/City/Zip: _____ Telephone Number: _____

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: 3/10/26

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,

We here at Sound Stage Tavern are interested in developing brand new bocce and cornhole courts on our property. Our intention is to create more of a family friendly atmosphere as well as draw more customers into the city of Willowick.

We currently have several interested parties in moving these leagues from other cities, as well as bringing their families to these events. Our goal here has always been to create a safe and inviting environment for members of our community, and this construction will allow us to further achieve these goals.

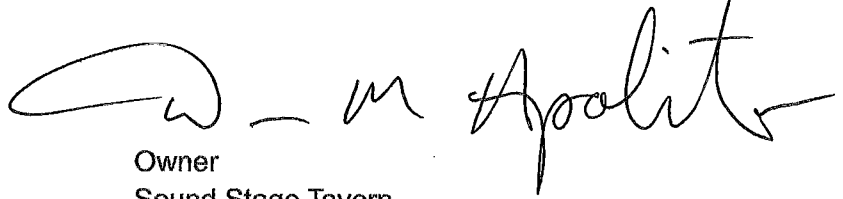
Thank you for your time and consideration,

Dom Apolito



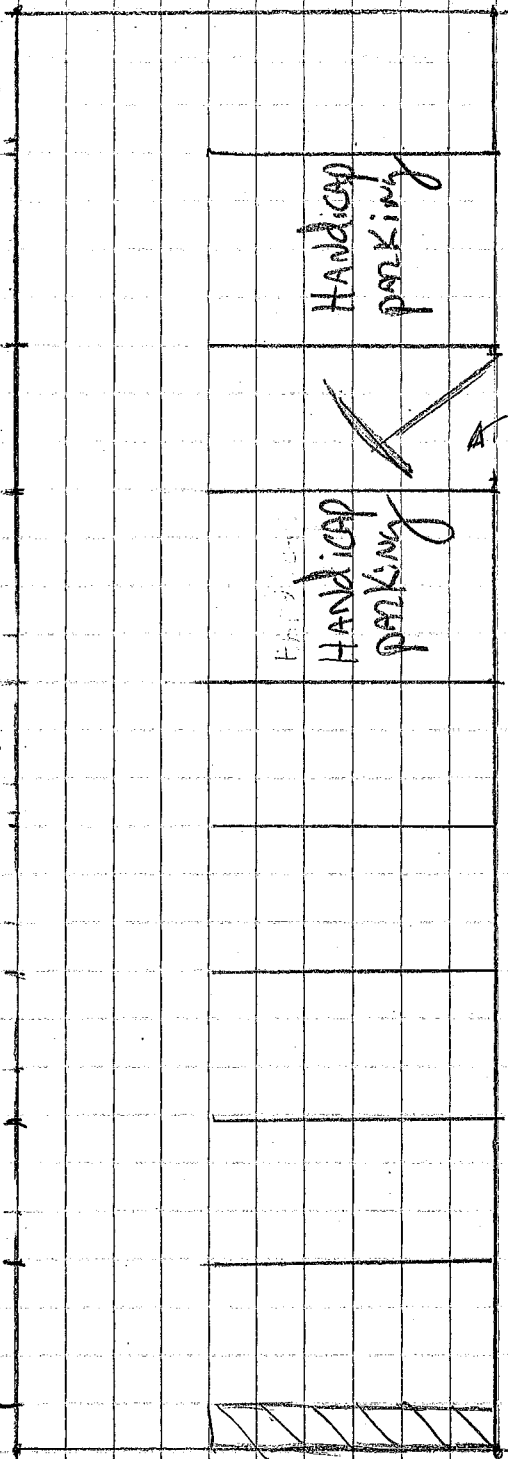
Owner
Sound Stage Tavern

Dominic Apolito

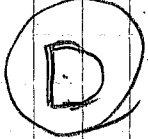


Owner
Sound Stage Tavern

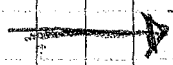
Euclid Ave



Building Entrance



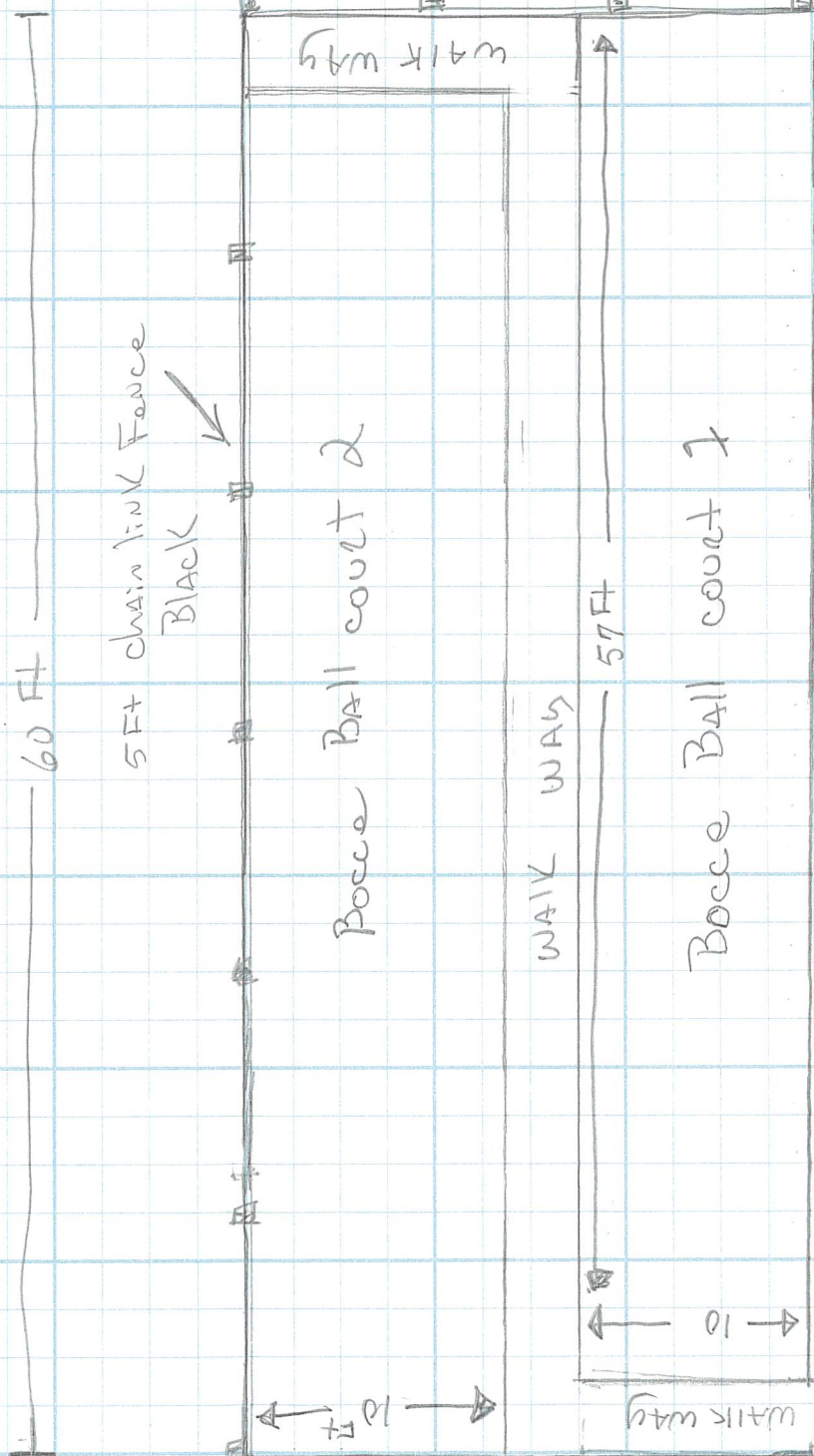
Drive Way Side



- 2 HANDICAP PARKING
- 6 Regular PARKING

1 SQ = 3 FT

Courts 4x4



Item #1.
 DMS
 sound stage
 30525 Enclosure
 Willowick

1 Block = 2 FT

OUT SIDE DECK

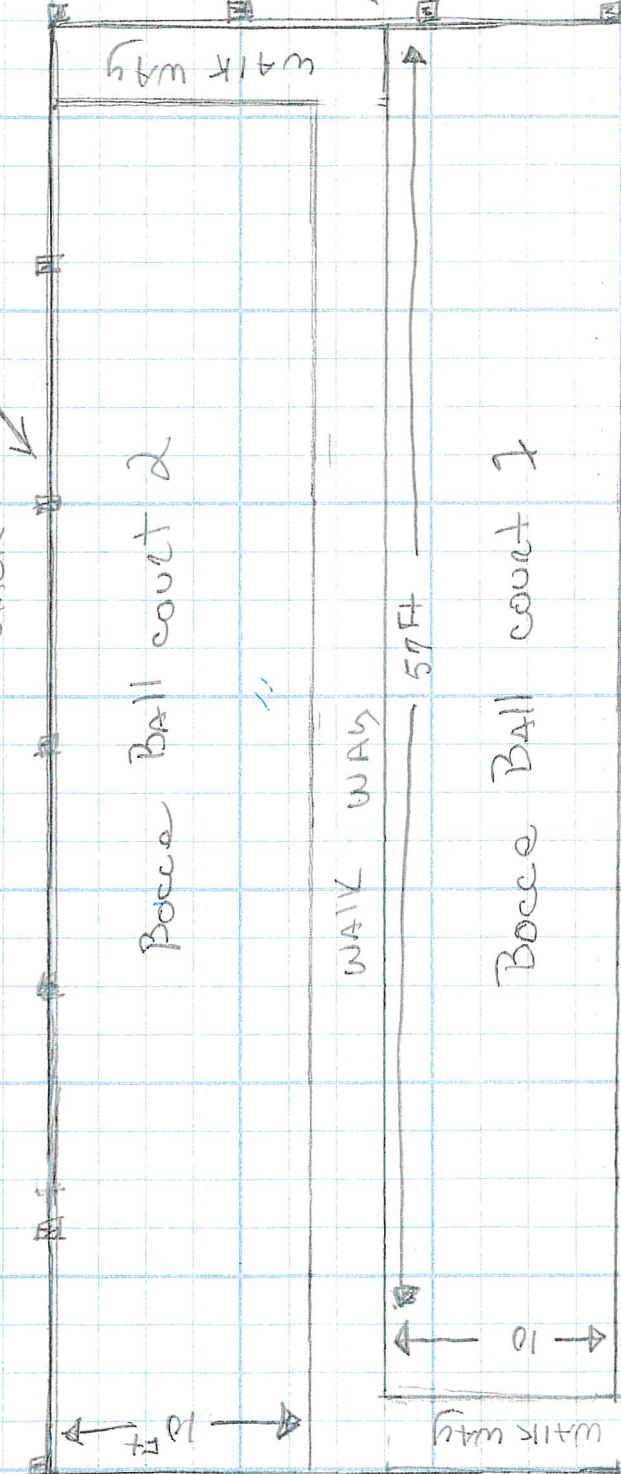
5 FT chain link Fence

4x4



60 FT

5 FT chain link Fence
BLACK



Bocce Ball court 2

WALK WAY

Bocce Ball court 1

5 FT

5 FT chain link Fence

Gate

WALK WAY

5 FT chain link Fence

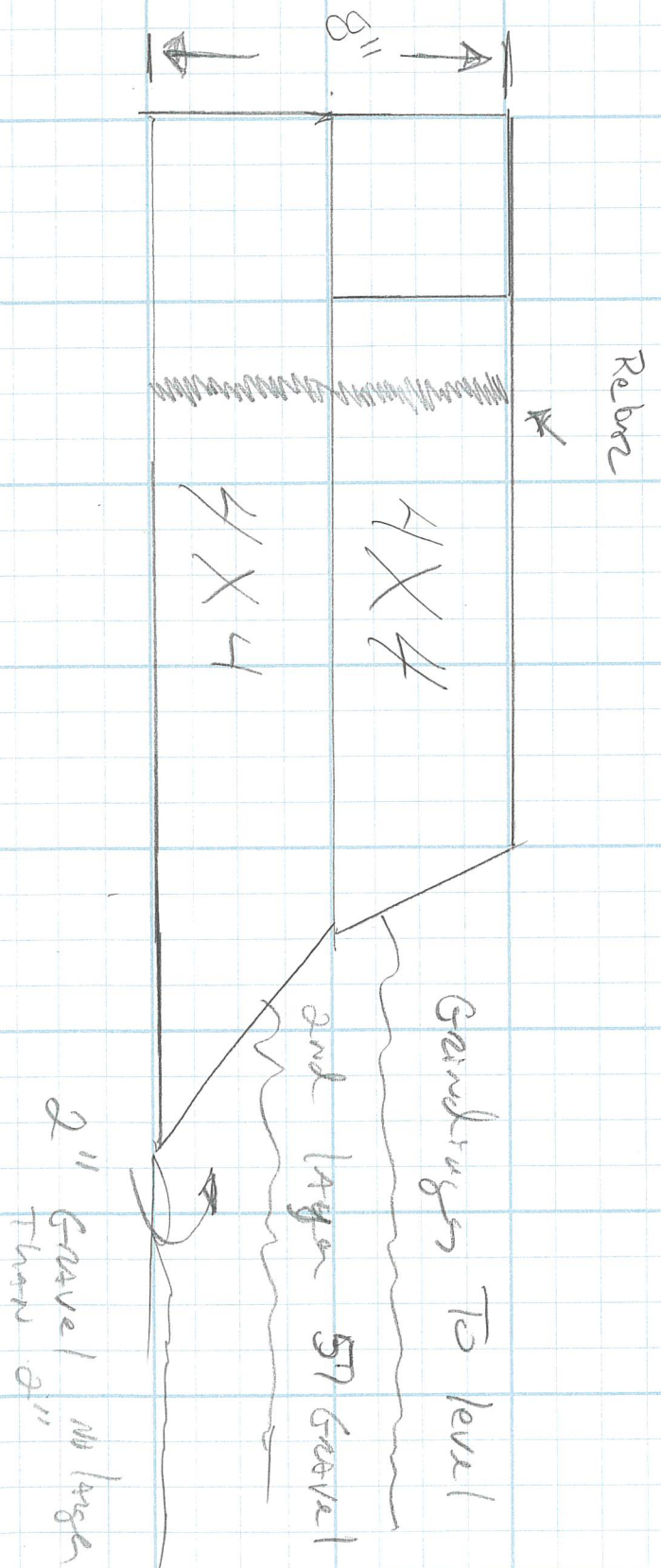
DMS
sound stage
30525 Euclid
Willowick,

1 Block = 2 FT

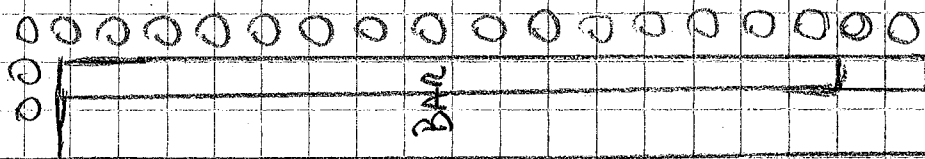
OUT SIDE Deck

27 - Drawing

4x4 construction 2 High set on existing ASPHALT
Rebar set to the 4x4 in to ASPHALT
5' chain link Fence To surround court

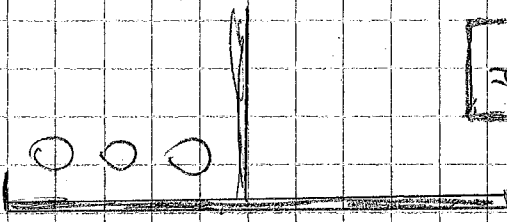
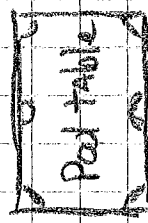
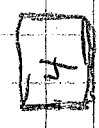
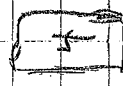
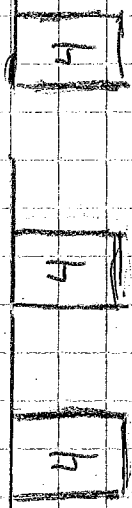
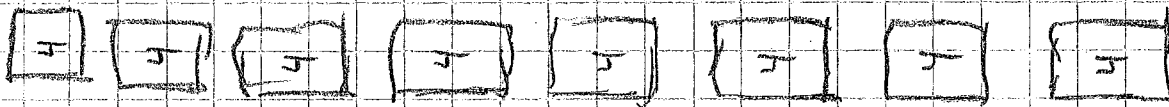


Stage



shed

Cooler



40 seats AT TABLES
88 SEATS AT BAR 3 sides
40 SEATS OUTSIDE

see drawing

150 = 3 FT

seating

Item #1.

See Drawing 017



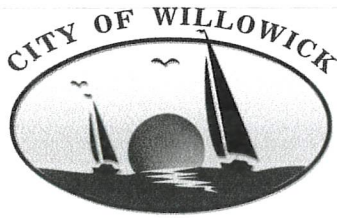
ASPHALT
Already
Done

2 new parking
spaces

parallel parking 7 spaces + 2
Regular parking 55 spaces

PARKING AREA ROAD
62-3 spaces

NOT IN (E)



CITY OF WILLOWICK PLAN REVIEW BOARD
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YOU MUST FILL OUT ENTIRE APPLICATION
440-516-3000

Item #2.

PERMIT FEE: \$60.00

DATE: 4/1/2026

Location of Occupancy: 1221 East 305th St Business Name: Moore Fitness Studio
(ADDRESS)

Business Owner's Name & Address: Nicole Carpenter-Moore 1911 Brookview Blvd

CITY/STATE/ZIP: Parma, OH 44134

Telephone Number: 216-400-0776 Fax Number: _____ Federal ID Number: _____

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Mile Edward Brkic

(216) 870-2661 30501 Euclid Ave. Wickliffe, OH 44092

SUBMIT NEW DETAILED FLOOR PLAN : _____ SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 2200

Building Size: 2200 SQ FT. Total Number Of Employees: 3

Intended Number of Occupants: 20 Total Number of Seating : 20

Site Plan With Number of Paved Parking Spaces: 30 Hours Of Operation : M-F 5A-9P S/S-7A-12P

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

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

Home Address/City/Zip: 1911 Brookview Blvd. Parma, OH 44134 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: 4/1/2026

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: _____

Letter of Intent

Item #2.

Nicole Carpenter-Moore
1911 Brookview Blvd.
Parma, OH 44134

April 1, 2026

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 1221 East 305th Street Willowick, Ohio 44092. I, Nicole Carpenter-Moore, am the sole proprietor of Moore Fitness Studio which provides supplement retail sales as wellness services such as personal training and group fitness classes. The business was established in 2014 and currently has 2 contracted employees with intentions to expand to a maximum of 3-5 part-time contractors. Moore Fitness Studio hours of operation will be Monday through Friday 05:00AM to 09:00PM and Saturday/Sunday 07:00AM to 12:00PM.

Respectfully submitted,



Nicole Carpenter-Moore

Previous Usage

Item #2.

Commercial Retail Location:
1221 East 305th Street
Willowick, Ohio 44092

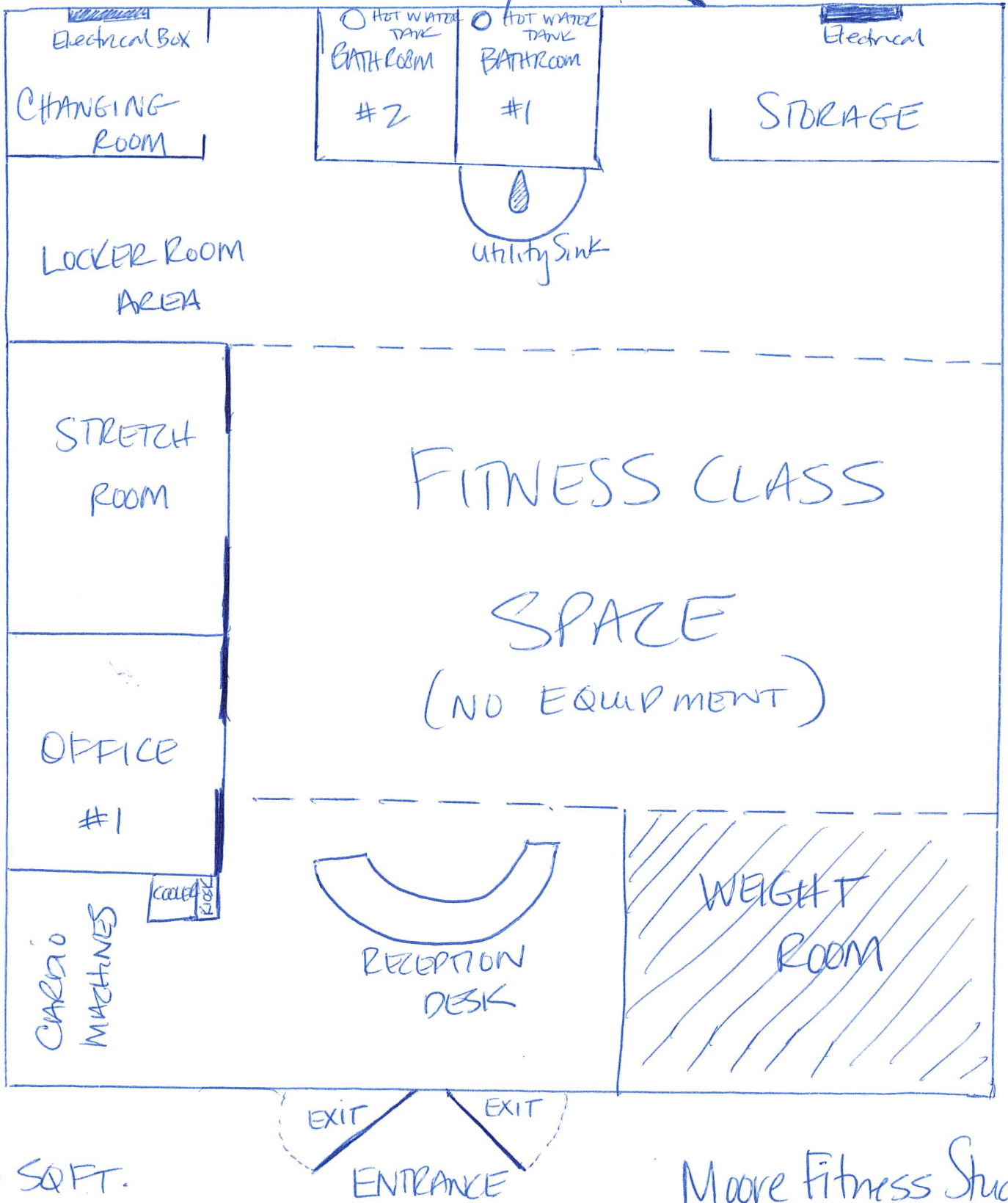
The commercial unit was previously utilized for Immaculate Cleaning Inc as an office space for their commercial cleaning business.

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

Phone: 216-870-2661

REAR ALLEY

Item #2.



2200 SQFT.

Moore Fitness Studio
1221 East 305th St
Willowick, OH

PARKING LOT

440