

### City of Willowick PLAN REVIEW BOARD

Thursday, April 24, 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 April 10, 2025
- 4. New business
  - 1. Crave Cookie Located at 30482 Lakeshore Blvd. Unit G
- 5. Public portion
- 6. Old business
- 7. Miscellaneous
- 8. Adjournment



### City of Willowick PLAN REVIEW BOARD

Thursday, April 10, 2025 at 3:00 PM Willowick Building & Service Center

### **ADA NOTICE**

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### **MINUTES**

### 1. Call meeting to order

Chairman Brennan called the April 10th, 2025, Plan Review Board meeting to order at 3:00pm.

### Roll call

PRESENT Chairman Brennan Chief Daubenmire Chief Malovrh Jr. Mr. McLaughlin

Mr. Lazor

ALSO PRESENT Ken Pintar Councilwoman Antosh

### **Approval of minutes**

Plan Review Board Minutes - March 27th, 2025

Motion made to approve the March 27th, 2025, Plan Review Board minutes by Mr. Lazor, Seconded by Mr. McLaughlin.

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

### **New business**

CLE Electric - Located at 31222 Vine Street - Parking Lot

Chairman Brennan advised the board that CLE Electric's business was previously approved by the Plan Review board, Planning Commission and City Council, now they have submitted for the approval of the parking lot as at the previous submittal the parking lot was not approved. Chairman Brennan stated that per the parking lot the board asked for some additional information to include storm drainage for the rear parking lot area. Per the new parking lot submittal, it now reflects a couple more parking spots and a catch basin. Chairman Brennan stated that they have plenty of parking for the area. Felix of Solon, Ohio was present representing CLE Electric - Located at 31222 Vine Street - Parking Lot. Chairman Brennan stated that the last time CLE Electric was present the board asked for notation that there is a storm catch basin off of the Vine Street apron, however it was not put back on the plan. Chairman asked

Felix to add that back to the site plan to show that it is present. Chairman Brennan and Police Chief Daubenmire had a concern regarding one of the parking spots listed on the site plan, where it would be a visibility issue, due to a stop sign on E. 312th street, Felix stated he understood. Felix added that they plan to dress up that corner with some kind of nice landscaping and an address bar, there was some discussion regarding signage as well. Chairman Brennan advised that on the site plan they are showing a future ground sign however that has not been approved at this time as no signage has been submitted to the city and he wanted to make a note that by approving the site plan with any changes, that the signage is not part of this approval. Felix stated that they are clear on that. Chairman Brennan asked if there are any questions in regards to parking, and/or the sewers. The City engineer, Mr. McLaughlin, asked about the catch basin in the back, he asked how it was going to be connected to the storm system. Felix advised that he is unsure, he knows that there will be a substantial amount of excavation with a big catch basin, but he does not know the details. He stated that would be more for when the contractor pulls the permits for it, it could be addressed at that time, same with the parking lot, he believes they are going with Ohio Paving and when they pull permits the parking lot would be addressed. Chairman Brennan provided some details regarding the history of the sale of the property and the location of the sewers, the storm lines being shallow for the downspouts for the roof drains. There was some discussion regarding having to connect out in the right of way, Felix stated that he would imagine that would be the shortest path anyway so he believes that is where they will tie into. Mr. Lazor stated that he believes previously there was a right of way issue with the automotive shop and the right of way being a part of what was referred to as private property, he asked if that would have any effect on this. Chairman Brennan referred back to the parking lot site plan and provided some details regarding the property line and the right of way. Felix stated that at this point as they are contracting and obtaining quotes their main focus is that the parking lot is approved, he stated that every component beyond that will be a separate addressed approach. Chairman Brennan stated that the only issue he sees is the extra parking spot and providing a bit more detail showing the drainage in the front apron. There was reference to the site plan, showing the area in which Chairman Brennan is referring too. Chairman Brennan stated that he is not showing the need to have any stop signs at this time. Chief Daubenmire commented that all the businesses on vine street allow for left and right turns, and there was some discussion regarding the traffic pattern on East 312th and Vine Street. Felix stated that once the new paving goes in, he wants to make sure that trucks are no longer parking in their lot as they do now.

Motion made to approve CLE Electric - Located at 31222 Vine Street - Parking Lot with the parking spot revision of removing the discussed parking spot at the radius, adding the catch basin to the site plan and any other storm details they may have by Chairman Brennan, Seconded by Mr. Lazor. Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

There was some further discussion regarding the sewers and connections once the contractor submits the plans. Felix stated with regards to the front of the building and leasing that space out that the liquor license is still reserved for that building so there are plenty of options for a new business.

### **Public portion**

Public portion was open and closed at 3:13pm with no public present.

### **Old business**

None.

### Miscellaneous

None.

**Plan Review Board Minutes** 

4/10/2025

### Adjournment

Motion made to adjourn the April 11th, 2025, Plan Review Board meeting at 3:15pm by Mr.
McLaughlin, Seconded by Mr. Lazor.
Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

Chairman Brennan

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Heather Boling – Secretary



SERVICE BEEL GER AN

CITY OF WILLOWICK PLAN REVIEW BOARD APPLICATION FOR PERMIT TO OCCUPY FOR BUSINESS, COMMERCIAL, INDUSTRIAL, ETC. YOU MUST FILL OUT ENTIRE APPLICATION 440-916-2000

CATE: 4/2/2025 30482 Lakeshore Blvd Unit G Location of Occupancy: Willowick oh 44095 Business Name: Crave Cookies
(ADDRESS)  Business Owner's Name & Address: Cookie King LLC 5900 Som Center Rd St 12 Box 133
GTV/STATE/DP: Willoughby Oh 44094
Telephone Number: 2162364714 Fax Number: Federal ID Number: 331403693  Or Social Security Number
OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Phillips Edison & Company, Inc.
11501 Northlake Drive Cincinnati, OH 45249 (800) 875-6585
SUBMIT NEW OFTAIRED FLOOR PLAN: Yes SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 1200
Building Size: 6009 Sq ft Total Number Of Employees: N/a
intended Number of Occupants: 1 Total Number of Seating: 0
Site Plan With Humber of Paved Parking Spaces attached Hours Of Operation: 8am-10pm M-S
Letter of Intent: Yes Previous Use: 1st Tenant Proposed Use: Cookie shop
HAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Barry Young Sr 5900 Som Center Rd Suite 12 Box 133 Home Address/Gn/Zap Willoughby Ohoi 44094 Telephone Number 2162364714
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 take County Building, Willowick Fixe & Willowick Coning Department. A final concernity the Willowick Suilding Department. A final concernity further agree to maintain the above premises in compliance with the ardinaces of the City of Willowick.
Applicant's Signature: Date: 4/3/2025
Office time early
Contrag District:Authorized Occupants:
TEMPORARY APPROVED BY: Date:
Coming Dept. Inspected by: DATE:
Zoning Permit #Zoning Permit Fee \$
Pre 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 Williamick Building Department.

Dear City of Willowick Review Board,

My name is Barry M. Young Sr., and I am the President of Cookie King LLC. I am writing to formally express my intent to open a fresh-baked cookie shop at Shoregate Plaza, located at 30482 Lakeshore Blvd Unit G, Willowick, Ohio, 44095.

For your consideration, I bring over 15 years of experience operating multiple franchises and small businesses. I am confident that Crave Cookies will be a valuable addition to the Willowick business community.

Sincerely,

Barry M Young Sr

byoung@ohiologic.com

### PROJECT DATA

SITE

PLAN

APPLICABLE CODES PROJECT LOCATION: PROJECT NAME: 2024 OHO BUILDING CODE
2024 OHO EXISTING BULDING CODE
2024 OHO MECHANICAL CODE
2024 OHO PLIMBING CODE
2017 OHO ENERGY CODE/IECC
2009 ICC AII/1 ACCESSIBLE & USABLE
BUILDINGS & FACILITIES
2015 INTERNATIONAL FIEL GAS CODE
NFPA 70-23 NATIONAL ELECTRICAL CODE 30482 LAKE SHORE BLVD UNIT WILLOWICK, OH 44095 CRAVE COOKIES WILLOWICK ARCHITECT: TENANT: BARRY M YOUNG SR. COOKIE KING LLC 2077 CANTERBURY DR WILLOUGHBY, OH 44094 (216) 280-8005

REED RICHINS, ARCHITECT WINDFALL ARCHITECTS Ltd 5189 PARK DRIVE MEDINA, OH 44256

(330) 869-6592

ALEX STANFORD SENOR REGIONAL PROPERTY MANAGER PHILLIPS EDISON

TENANT'S PROPERTY MANAGER:

PROPOSED OCCUPANCY:

EXISTING OCCUPANCY:

(804) 399-2122 m. (513) 824-7093 O.

491 TACOMA AVE TALLMADGE, OH PEAK CONSTRUCTION PHILIP FOSTER

GENERAL CONTRACTOR:

44278

(330) 554-3001

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PLUMBING PLAN

POWER PLAN, PANEL SCHED

CRAVE COOKIES WILLOWCK IS THE TENANT BUILD-OUT OF AN EXISTING RETAIL SHELL SPACE AT SHOREGATE TOWN CENTER UNT 6. THE EXISTING SHELL BUILDING IS A FULLY-SPRINKLED CONSTRUCTION TYPE II-B STRUCTURE.

PROJECT

SUMMARY

VICINITY PLAN

DESIGN OCCUPANT LOAD

PROPOSED HT/AREA

20" H, 1 STORIES, 1190 SF

75' H, 4 STORIES, 92,000 SF/FL + FRONTAGE AREA INCREASE

II-B; FULLY SPRINKLERED

B, PER OBC 303.1 EXCEPTION 1 NON-SEPARATED PER 508.3.2

NONE - SHELL ONLY

ALLOWABLE HT/AREA CONSTRUCTION TYPE:

THE OHIO BUILDING CODE CLASSIFIES ASSEMBLY OCCUPANCIES WITH OCCUPANT LOAD LESS THAN 50 AS GROUP B. THE PROPROSED OCCUPANT LOAD IS 7.

FIRE-RATED TENANT SEPARATION IS NOT REQUIRED BETWEEN B OCCUPANCIES.

THE PROPOSED FACILITY CONFORMS TO ALL BUIL
AREA REQUIREMENTS. IT S CLASSIFILD NS AN AI
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AN EXHAUST HOOD IS NOT REQUIRED at OVENS UNDER THE EXCEPTION GIVEN IN OHIO MECH CODE 507.3.

### NDEX Height DRAWINGS

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LIGHTING PLAN	MECHANICAL PLAN	SECTIONS & DETAILS	EQUIPMENT PLAN	FLOOR PLAN, INT ELEVS, SCHEDULES	TITLE SHEET

TITLE SHEET ISSUED FOR PLAN REVIEW BHEET NO.

CRAVE COOKIES Shoregate Town Center 30482 Lake Shore Blvd Unit G Willowick, OH 44095









### GENERAL NOTES

FINISH SCHEDULE

- The context yell acress od lectors inter sh of context document, bething of speciations or otisisethen in their minhy, and that every the polyci is because leafer and of eathing condition out copie of self. If cost submited all the board on a formula to method, of the cost and the context of the context of the condition on to with method or potent is to be and feld be refined with the Owner order Artitioning part or constant or fractions.
- Tenant's contractor shall not modify the exterior of the premises, including landscaping.
- All (andscoping is to be established per Landscape arowings by others.

- costactor and versy of charactors in the Red and notify the Architect of any decrepancies, polor to construction.
- ids shall be stored in spaces designated by Owner, within leased premier.
- babbin shall be removed from premies regularly, and site shall be maintained in a safe and presentable condition.

- 20. Pipe ledit, constitution caused drain and sewer clogs, water supply stops, witing fatnes to carry load, and durinent separations stad be fully guaranteed for two
- CONSTRUCTION NOTES:

- Coordinate additional blocking required for mech/elec equipment furned ceitigs and related liters.

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- Telephone hes and data acties shall be tested after gypsum board installion, prior to toping and bedding.

  Provide the extinguishers per boad Fire requirements and per Code.
- Sed and protect all punchag, electrical and other penetrators through rated assembles with U—approved sedicat or protectives.
- O. Ensure of work affecting the roof, including vents, satisfies receiver mounts, curse, constitutions, etc., is conducted up Landards rooting vendor to martian root warranty. Rooting vendor to be requested from Property Manager.

OCCIPANT LOAD
OFFICE 40.6 SF ® TO SF GROSS =
STONGE/CLEANLY 450 SF ® 500 SF GROSS =
PEP, MX & BAKE 560 SF ® 600 GROSS =
CUSTOMER AREA 200 SF ® 60 GROSS =

PROPOSED FLOOR PLAN

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DOOR SCHEDULE 8 HOLLOW MIL FAME

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- The Centrator of to saley responsite for construction means methods incharges, expenses, not proceduse regards for sale securion and complates of work and for Whiting methods and expensing of saley procedures and program is connection with the work.
- Any error, omitting or incomatemates on these drawings or only vortations or orbigation between these drawings and calculate and constitution complians and/or requirements shall be brought to the advention of the Architect pairs to constitution. the event a discepancy is found in the contract documents no Owner & Architect shall be notified tumedately, pain to construction
- Contractor that verify at measurements at the site and be responsible for occurracy and correctness of same.
- k and equipment stall be fully guaranteed for one (i) from the date of certificate of occupancy for each building.
- waix and equations sind be decimed to the softiocition of e Owner before Owner's acceptance.
- drawings shall be substitled to the Architect for approval to arciently and histology any equipment and/or interculor.
- The Contractor shall give oil notices, the oil necessary drawing, and obtain of pents and certificates or opposed request in connection with this work under these contracts contracts. The contractor shall comply with oil best, orthonous, take and regulations of oil custinosities howing jurisdiction.
- There sid be no deviation from specifications without the written approval of the Owner and Architect.
- Dyed testicitin stell be in conformance with the Gynum Association recommended proclines for thickness, nating steping and correct that specing. Verify electrical service with local utility service.
- omentional details shall apply where no special detail or section is shown. The Architect will review any detail submitted for clarification by the Confractor.

- References to "Owner" shall mean the Tenant of the indicated premises.

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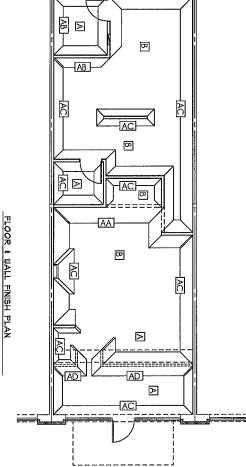
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  All Interfer with are 35 5/3 seed sinute.
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  Verify access to continuate data.
  Verify access to continuate data.
  4 Provide hostoanid and vertical finehooding as required by Code.
  5 Maximum frame spread rating on all interfer thinh materials shall not exceed 2000.



FINSH SCHEDILE NOTES:

1 ALL NEW FINSHES SHALL BE CLASS C OR BETTER.

2 FLOORING TRANSTIONS SHALL CONFORM TO

2 CC\_YANS AID! FOR ACCESSBILLTY.

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ESSE ACK

SHAMP-WILLIAMS SW 7006 EXTRA WHITE SEM-GLOSS LAMINATE

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 $\Box$ 

PER OWNER SELECTION

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JOHNSONTE, BLACK

VINYL COVE

CERAMIC TILE

AC SW EXTRA WHITE PANIED WALLS

Page 8

FLOOR

VINYL PLANK A BAMPLE A WINT PLANK PLOOPING

HORE FOR THE POLY
WALL SHEETING

MARLITE SYMMETRY SMART SEAM FRE, SUBWAY WHITE



ADDITIONAL CONSTRUCTION NOTES

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ISSUED FOR PLAN REVIEW

CRAVE COOKIES Shoregate Town Center 30462 Lake Shore Blvd Unit G Willowick, OH 44095

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Sara S

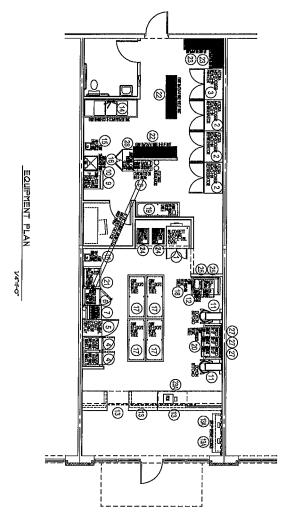
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FLOOR PLAN, GENERAL NOTES SIGNETICAL SCREEN
SIGNATURE GLASS
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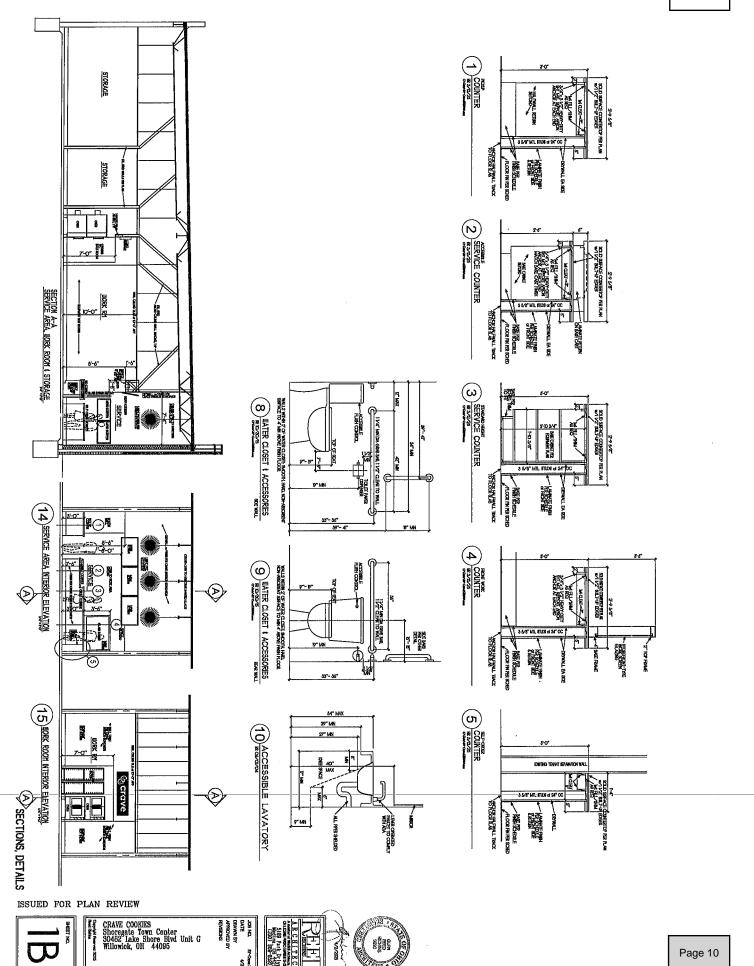
EQUIPMENT PLAN

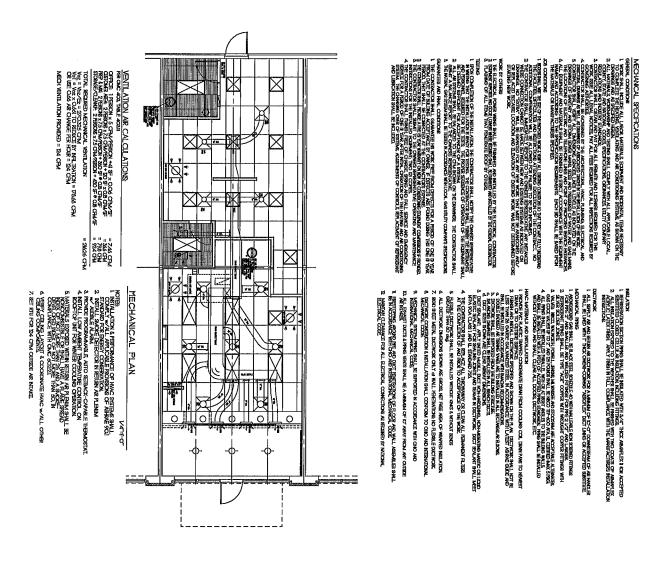
ISSUED FOR PLAN REVIEW













ISSUED FOR PLAN REVIEW

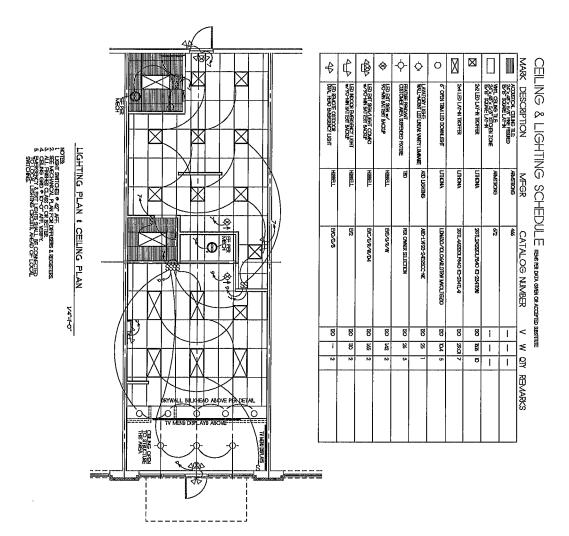






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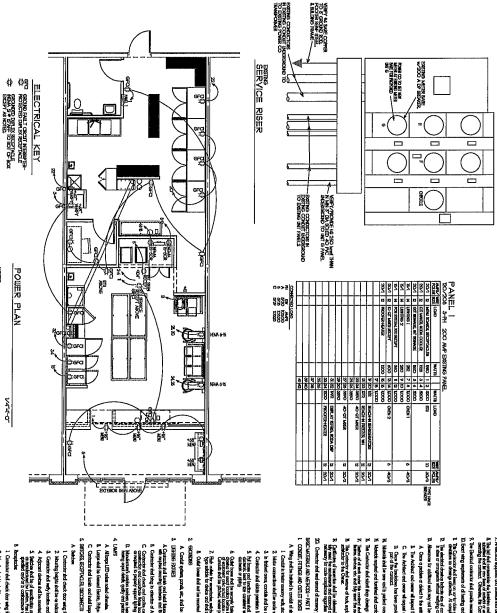


ISSUED FOR PLAN REVIEW









## ELECTRICAL SPECIFICATIONS

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- Figh order for scoutsise without stateme, commise nates and bither stal be strated present sted bear of type states for device and stal sees hatherds appear to it to constrain. Outlet towar and not be recented back to back,
- Condit system, paret, etc., shal be stylly connected to grow
- Constants shall furth and head betwee blood under Lighting Flater S with implied recently fractions and littings.
- Contexter shal cheek and craften contexten for examine whicher sates between these constants with context out constants with Architect below whiching below in significant context of context of the cont

DRAWN BY APPROVED BY REVISIONS DATE AS

- Mondonium's control purchase or heach band include checks comby and performance. Flatten by other socializations braining equal checks, qualty and performance any be saturated for Architects exproved.
- Etraps LED unions noted of sente
- Lange shall be General Beritt, Philps or Sylvents. Contractor shall hands and instal lange in Matrice. Langue shall be
- Comment and short over sets for boosts of section before keept in.

  Noting heights seld for sectional of selected legand comprises where shows on the Comment and self-position and security heights self-position before industrial self-position feet and self-position feet and
- Section and the of production cross of the witness prints course states, marker of prints color, on manufactured by Lorient Prints & Section Section (Hitchiel or Architects approved equal on investigation of Architects approved equal or investigation of the Confession of the Section (
- Contractor and check door using for books of suither before rought to Monthly heights shad be as industrial in Symbol Lagand except where shown on the drawings.
- eceptacies in all areas and provide areas of granding postable confirmanced equipment cericia del lo el societato com el fe visico sobo conse estra nester el cole, cole, instruccia de la secur. Sont tipode de Archecia como el que el mento pode color el recencione sel loyado (agunt gard) el como el color del color el color that shall workly bocation and prounting heights with Architect before instolution.

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SMITCH & 42" AFT TO SOT OF BOX OCCUPANCY SEES: TO BE PROVIDED WIEE POCKIE. CALEDATA POURHA 200V GROUNDS RECEPTACLE

1 ALL WASS SHALL COMPONENT ON WHOME BECOMES OF COMMENTS AND SHAPE OF COMMENTS WHE TO GROUNDS A LITERATE COMPONENT FOR A PALL CRICIT WINNS SHALL BE COPPER SIZES AS INDICATED.

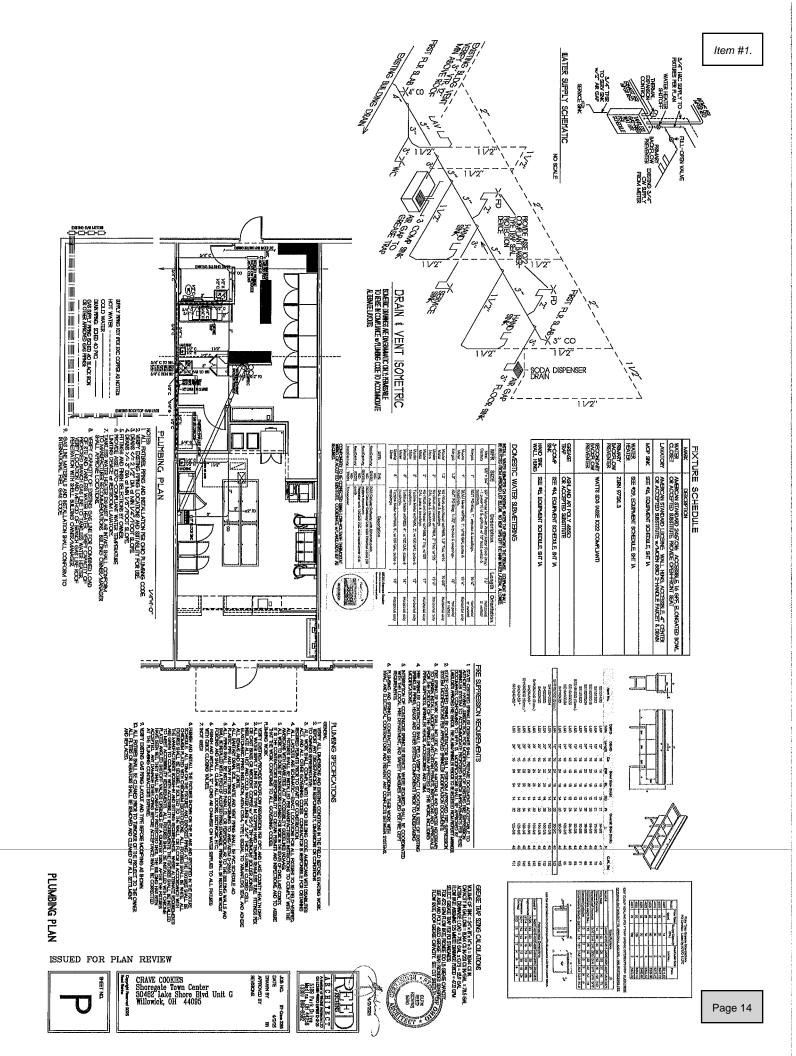
ISSUED FOR PLAN REVIEW

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CRAVE COOKIES Shoregate Town Center 30482 Jake Shore Blvd Unit G Willowick, OH 44095

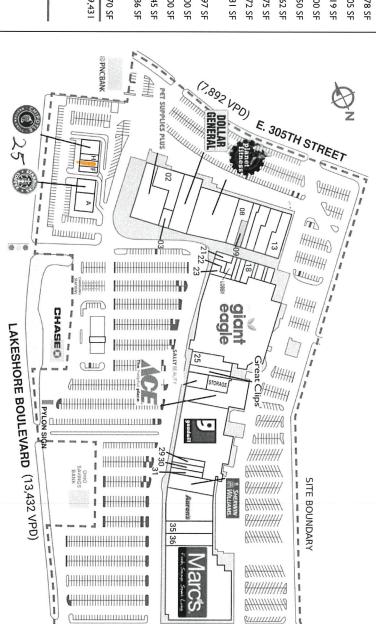
N.

POWER PLAN



	_	
SPACE TENANT		
SO. FT.		
09 AVAILABLE 1327 SE		

SPACE F	SPACE TENANT  A Create-A-Space E Starbucks F Be Smoothie G Crave Cookies	SQ. FT. 3,763 SF 2,237 SF 1,200 SF 1,200 SF		AVAILABLE The Baller Zone WoodShop Beaut? Boutique Subway T.M.A.B.	1,327 SF 5,680 SF 1,885 SF 1,504 SF 1,027 SF
- I	Zeppe's Pizzeria	1,200 SF	23 24	T-Mobile Giant Eagle	1,778 SF 64.105 SF
_	Chipotle Mexican Grill	2,409 SF	24 25	Giant Eagle Petie's Restaurant	64,105 SF 5,119 SF
OUT-B	OUT-B Chase Bank ATM		26	Great Clips	1,500 SF
SHADI	SHADI Ohio Savings Bank		27	Sally Beauty Supply Goodwill	1,750 SF 31,162 SF
0	Pet Supplies Plus 10,340 SF	10,340 SF	28A	28A Ace Hardware	17,975 SF
02	Ohio Paws with Purpose	9,660 SF	29 30	H&R Block Trippy's Smoke	1,872 SF
03	Victra	1,921 SF		Shop	
2 4	<u>a</u>	10,800 SF	3 3	Nail Lacquer	1,597 SF
08	Planet Fitness 21,288 SF Big Boss Moving 6,000 SF	21,288 SF 6,000 SF	32	Sherwin Williams Aaron's	7,200 SF 14,000 SF
			35	Alesci's	6,245 SF
			36	CH 01 Beauty & Plus	5,786 SF
			37	Marc's	44,370 SF
			TO	TOTAL SQ. FT.	289,431



**GRAVAJUOB YAWRIA** 

PHILLIPS EDISON & COMPANY

Available
Leased (not occupied)

☐ Occupied ☐ Owned by Others

[] Site Boundary

SITE LEGEND

