



City of Willowick
PLAN REVIEW BOARD
Thursday, February 27, 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 - February 13th, 2025
4. **New business**
 1. Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



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MINUTES

1. Call meeting to order

Chairman Brennan called the February 13th, 2025, Planning Commission meeting to order at 3:00pm.

Roll call

PRESENT

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

ABSENT

Chief Daubenmire
 Mr. Pintar

Approval of minutes

Plan Review Board Minutes - January 23, 2025

Motion made to approve the January 23rd, 2025, Plan Review Board minutes by Mr. Lazor, Seconded by Mr. McLaughlin.

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

New business

Candy Shop Nails LLC - Located at 30825 Euclid Ave Unit 2

Alfonzo Hawthorne was present representing Candy Shop Nails LLC - Located at 30825 Euclid Ave Unit 2. Chairman Brennan advised the board that Candy Shop Nails LLC provided a floor plan, and per the letter of intent will have 2 employees. Chairman Brennan explained to Mr. Hawthorne and the Plan Review board that per our ordinance in a retail district under uses this business falls under a service establishment and is required to go in front of the Planning Commission and City Council. This is the old Zen Station which was a yoga station next to the Avenue Food and Beverage.

Motion made to approve Candy Shop Nails LLC - Located at 30825 Euclid Ave Unit 2 pending approval from Planning Commission and City Council by Mr. Lazor, Seconded by Mr. McLaughlin.

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

Extreme Playground - Located at 30780 Lakeshore Blvd. (ownership change)

Kalpesh Kotharia was present representing Extreme Playground - Located at 30780 Lakeshore Boulevard. Chairman Brennan stated that this is for a business ownership change, taking over an existing business, the name of the establishment will remain the same. He stated that they have provided all the required information per our ordinance to include a floor plan. Chairman Brennan clarified that they intend to only have one employee, and the hours will be Monday through Sunday from 10am to 1am. Mr. Kotharia stated that is correct. Mr. Kotharia said that he would let the board know if there are any additional employees added.

Motion made to approve the ownership change of Extreme Playground - Located at 30780 Lakeshore Boulevard by Mr. McLaughlin, Seconded by Mr. Lazor.

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

Public portion

Public portion was opened and closed at 3:08 with no public present.

Old business

None.

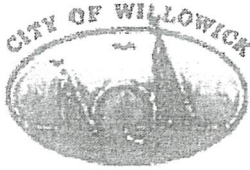
Miscellaneous

None.

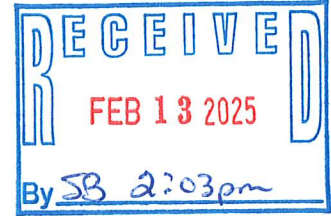
Adjournment

Motion made to adjourn the February 13th, 2025, Plan Review Board meeting at 3:09pm by Mr. Lazor, Seconded by Mr. McLaughlin.

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



CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-916-3000



PERMIT FEE: \$80.00
DATE: 2/12/25

Location of Occupancy: 32702 VINE ST. Business Name: TELECOM ACQUISITION CORP/CLASSICSSTORE

(ADDRESS)
Business Owner's Name & Address: TELECOM ACQUISITION CORP I, INC

CITY/STATE/ZIP: 3601 S. GREEN RD. SUITE 200, BEACHWOOD, OH 44122

Telephone Number: 216-978-9000 Fax Number: 440-278-4557 Federal ID Number: 30-0194432
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: TELECOM ACQUISITION CORP I, INC
3601 S. GREEN RD SUITE 200, BEACHWOOD, OH 44122

SUBMIT NEW DETAILED FLOOR PLAN: X SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 4200

Building Size: 4200 Total Number Of Employees: 1

Intended Number of Occupants: 5 Total Number of Seating: N/A

Site Plan With Number of Paved Parking Spaces _____ Hours Of Operation: M-F 9-5

Letter of Intent: ATTACHED Previous Use: HEATING & COOLING Proposed Use: OFFICE/WAREHOUSE/RETAIL

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: MICHAEL TRICARICHI

Home Address/City/Zip: 3601 S. GREEN RD SUITE 200 Telephone Number: 216 978-9000
BEACHWOOD, OH 44122

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: 2/12/25

Office use only:

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

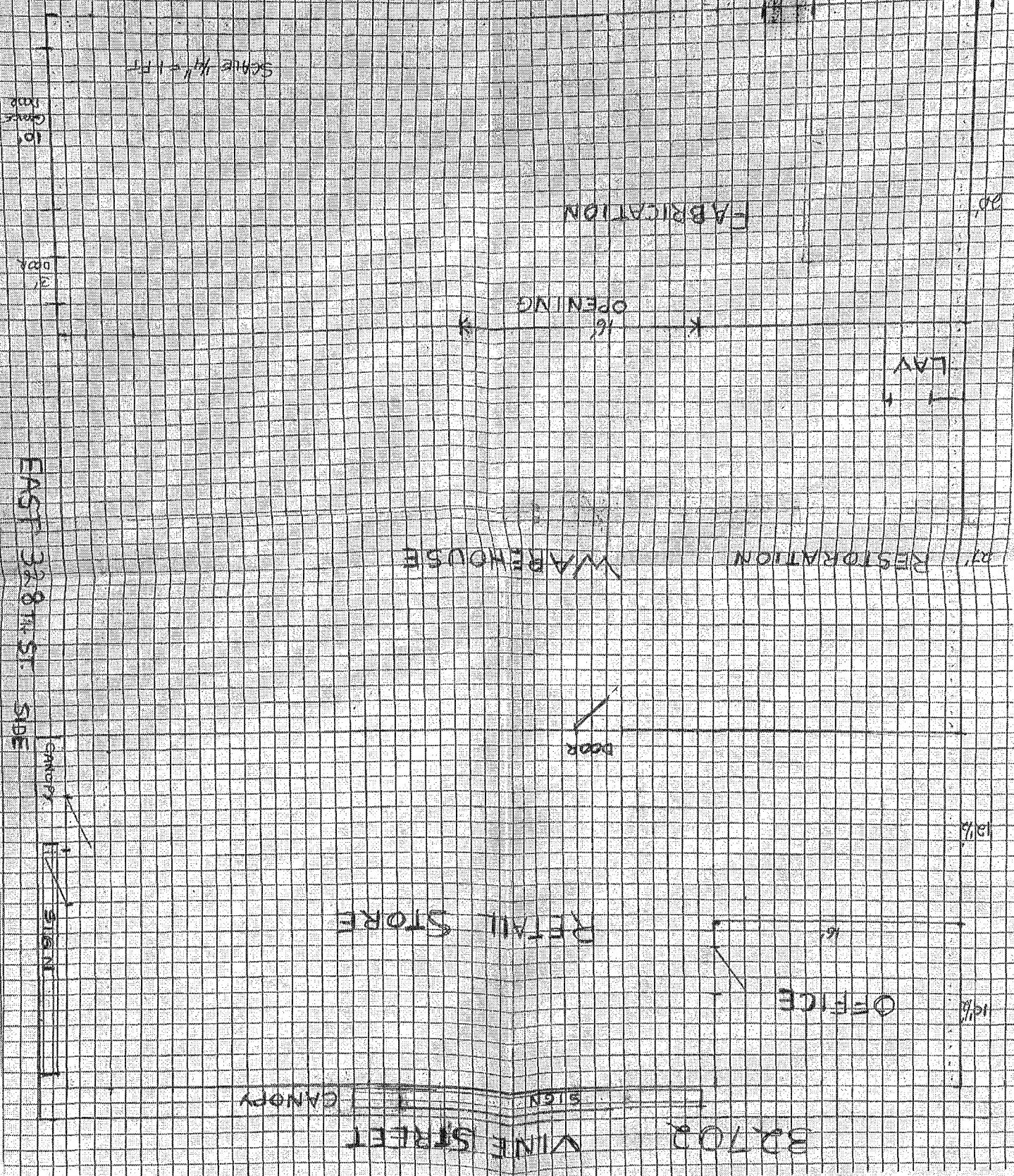
Zoning Dept. Inspected by: _____ DATE: _____

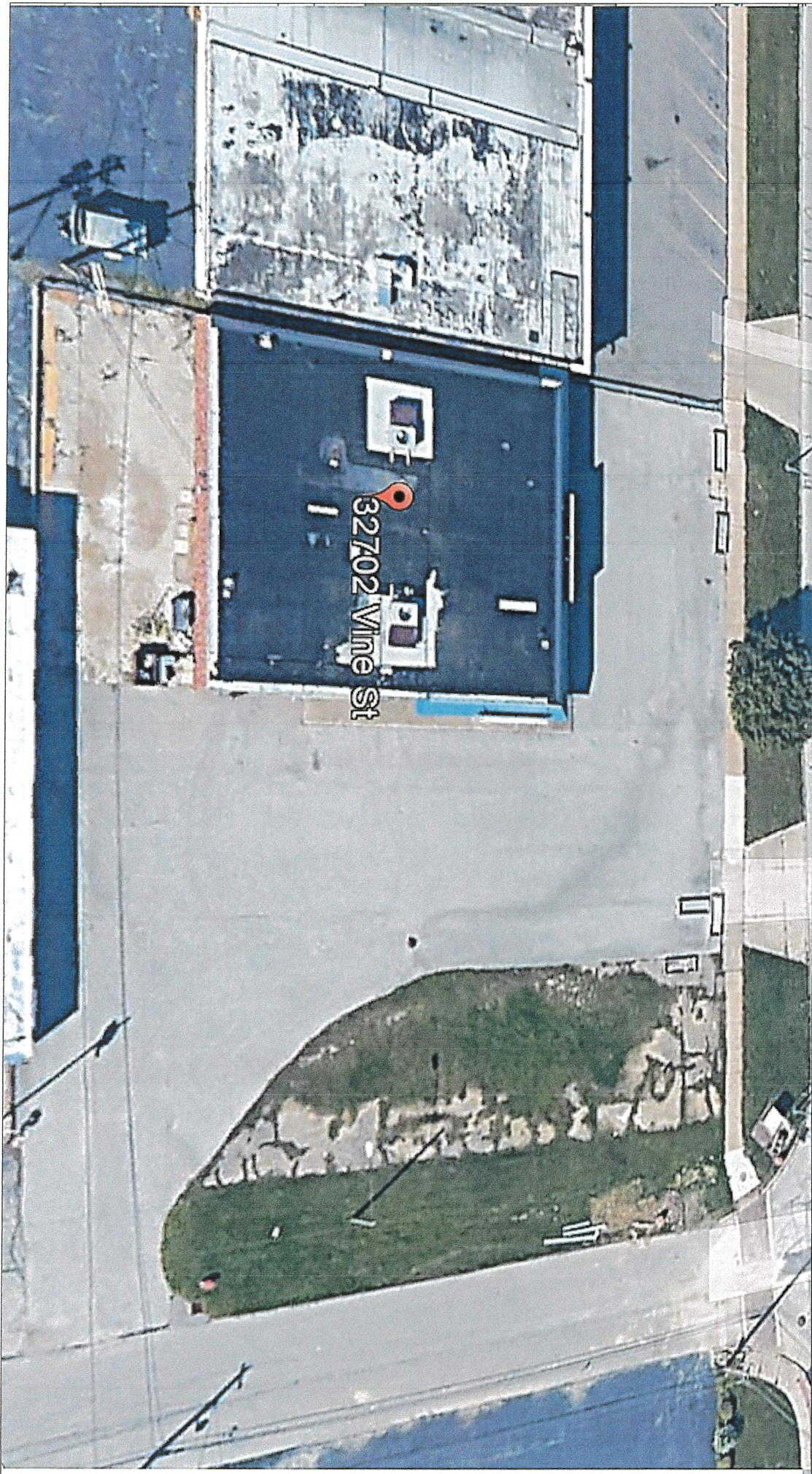
Zoning Permit # _____ Zoning Permit Fee \$ _____

Res 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.





Telecom Acquisition Corp.
3601 S. Green Rd. Suite 200
Beachwood, Oh 44122
216-978-9000

2/11/2025

Mr. Sean Brennan
Chief Housing and Zoning Inspector
City of Willowick
31230 Vine St. Willowick, Ohio 44095

Re: 32702 Vine Street

Dear Mr. Brennan;

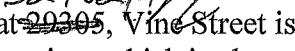
I am in receipt of your letter dated 2/11/2025. Thank you for meeting with me today to discuss the building. Attached is the letter of intent you requested regarding the use of the building.

Regards;



Michael Tricarichi, President

Letter of Intent

32702 

The owner of the building located at ~~22305~~ ³²⁷⁰², Vine Street is Telecom Acquisition Corp., I, Inc., (“TAC”), a Nevada “C” Corporation, which is also registered to do business in Ohio with the Ohio Secretary of State. TAC’s primary business is to buy, hold, develop and sell commercial and residential property through the US, and its local office is located at 3601 Green Td, Suite 200, in Beachwood, Ohio. TAC currently owns several properties in the State of Ohio including the one that is the subject of this letter, and is also involved in the development and building of new projects in the State, including projects in Solon, Bay Village, and North Olmsted to name a few. Telecom is licensed as a general contractor in the communities where it has ongoing projects.

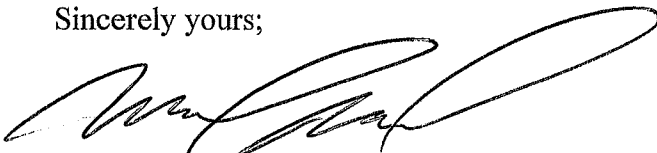
TAC purchased the above captioned property in December 2022 to use as a local satellite office and a warehouse to store materials and fabricate and repair other items associated with its local projects. TAC has no contact with any third parties in conducting its operations within the building. That is the current use of the property, as well as one of the proposed future uses of the subject property. Since the purchase of the building, we have complied with any request made by local authorities, including inspections by the Willowick Fire Department. We intend to continue to comply with other requests by the City, including the writing of this “Letter of Intent” and City licensing requirements.

At present, TAC may have future intentions to sell some of its older items accumulated in its various businesses at retail out of this location, but has not yet begun doing so. Most of these items are 25 years old or older, items TAC classifies as “Classic”. Some of the categories of these items are: professional and consumer sound equipment (speakers, amplifiers etc.), musical instruments (guitars and guitar amplifiers), movie theatre and stadium equipment (TAC purchased all of the electronics out of the old Cleveland Municipal Stadium), as well as what could be classified as “man-cave” items like pinball machines, popcorn machines, traffic lights, telephones and the like.

In addition, TAC has invested in “Classic” cars over time and has accumulated a great deal of parts for these cars, and may elect to restore and sell some of the parts as well. We have secured the name “Classicsstore”, and should we choose to engage in this type of operation, it will be done under that name, with the slogan “It isn’t Old, it’s a “Classic!”.

Based on the floor plan and layout of the interior of this building when purchased, as well as the current back-lighted sign boxes on the exterior, other than re-lettering the sign faces, **NO MODIFICATIONS TO THE INTERIOR OR EXTERIOR OF THE BUILDING ARE REQUIRED** to do anything discussed herein. I am prepared to discuss anything contained in this letter with City officials at your earliest convenience.

Sincerely yours;



Michael Tricarichi, President

32702 VINE ST. PARKING PLAN

Item #1.



VINE ST

E 328 ST