



City of Willowick
PLAN REVIEW BOARD
Thursday, March 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. 1. Plan Review Board Minutes - February 27th, 2025
4. **New business**
 1. 1. 216 Bikes - Located at 30515 Euclid Ave
 2. 2. Exclusive Wireless Inc. - Located at 30332 Lakeshore Blvd #3 (ownership change)
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 27th, 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

Approval of minutes

Plan Review Board Minutes - February 13th, 2025

Motion made to approve the February 13th, 2025, Plan Review minutes by Mr. Lazor, Seconded by Mr. McLaughlin.

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

New business

Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street

Michael Tricarichi was present as the owner of Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street. Chairman Brennan stated that Mr. Tricarichi provided a letter of intent and floor plan and based on that information he asked if this building will be used as an office, warehouse and storage of materials, Mr. Tricarichi stated that is correct. Chairman Brennan asked what types of items would be stored at the business, Mr. Tricarichi advised primarily items he thought the business would use for the classic store operation items like tube amps, old bar equipment (from a previous business he had), sound equipment as well as construction items from his business of building houses such as faucets and items like that for the houses. Chairman Brennan asked if he sells those items, Mr. Tricarichi said not at this time. He advised the only time those items get sold is when a house gets sold, Chairman Brennan asked

if this is a construction company and Mr. Tricarichi stated it is a real-estate investment company. Telecom used to buy long distance companies, which has been around since 2003, however they no longer buy the long-distance companies. Chairman Brennan stated to clarify that he would like to use this business as an office for the construction company and warehouse to store materials, he stated that is correct. However, eventually he would like to open a retail business as well at this location to sell items. Chairman Brennan stated he is trying to decipher the type of business as per our ordinance a service-based establishment would need to go in front of Planning Commission and City Council. Chairman Brennan stated that the second part of the letter of intent states retail, selling items. There was some discussion regarding the ordinance and the uses in a retail district, professional businesses, service establishments, professional craftsman, etc. Chairman Brennan asked if he feels that the business would fall under that, Mr. Tricarichi stated that he believes he falls under that. He stated that they would build guitar amp cabinets, repair items that they get in, he said that if they sell the items retail, they will stand behind them. Chairman Brennan asked (per the letter of intent) if right now are they using the establishment for fabrication or in the future. Mr. Tricarichi advised that once they open the retail store at that time fabrication will become part of the business. He stated that right now they do some fabrication for kitchens of homes he is working on, such as modifying cabinets. Chief Brennan circled back to the ordinance and advised that a service-based establishment would need to have a few more steps such as going in front of Planning Commission and City Council. Mr. Tricarichi stated that he wanted to be clear that he is not providing a service to the public only for himself. Chief Brennan stated the future business would fall under retail and would not need to go through the process of Planning Commission and City Council, but the type of business currently submitted will need to go for review of the other boards. There was some discussion regarding the timeline for opening the retail portion. The current business is for storage and fabrication for projects for the other business Mr. Tricarichi owns.

Motion made to approve Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street pending approval from Planning Commission and City Council by Mr. McLaughlin, Seconded by Lazor.

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

Public portion

Public portion was opened and closed at 3:12pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

Motion made to adjourn the February 27th, 2025, Plan Review board meeting at 3:13pm by Mr. Lazor, Seconded by Mr. McLaughlin.

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

RECEIVED
MAR 12 2025
By JB 4:07pm



CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-914-3000

PERMIT FEE: \$50.00
DATE: 3-10-2025

Location of Occupancy: 30515 Euclid Ave. Willowick OH. 44092
Business Name: 216 Bikes

Business Owner's Name & Address: SHANNA LGATES 26300 Farrington Ave.
(ADDRESS)

CITY/STATE/ZIP: Euclid, OH 44132

Telephone Number: 216463-5100 Fax Number: Federal ID Number: 30270-3538
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: ARQUIL JANI, 216 410-6899
2522 SETON DR. AVON, OH 44011

SUBMIT NEW DETAILED FLOOR PLAN: SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 950 sq ft.

Building Size: NA Total Number Of Employees: 2

Intended Number of Occupants: 2 Total Number of Seating: 2

Site Plan With Number of Paved Parking Spaces: 5 Hours Of Operation: 10 - 5:00 PM

Letter of Intent: Previous Use: sewing shop Proposed Use: Bicycle Sales

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: SHANNA LGATES

Home Address/City/Zip: 26300 Farrington Ave Euclid OH 44132 Telephone Number: 216 463 5100

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: Shanna Gates Date: 3-10-25

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.

My name is Shanna Gates, My intent is
to sell New and used Bicycles, AS well
as parts FOR Bicycles, helmets, Bicycle gear
at the property of 30515 Euclid Ave Willowick,
OHIO 44092

(216 BIKES)

Sincerely
Shanna Gates

E

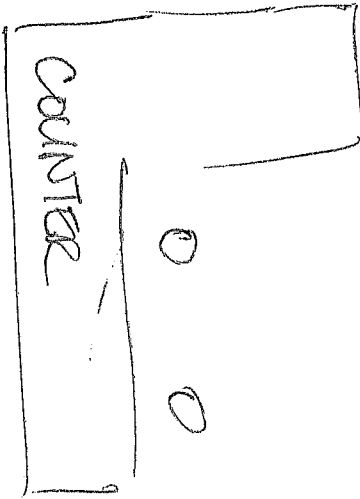
~~FRONT DOOR~~
EXIT SIGN

ATM?

TV

SEATERS

DISPLAY CASES



SINK
~~STOVING~~

TABLE

DESK

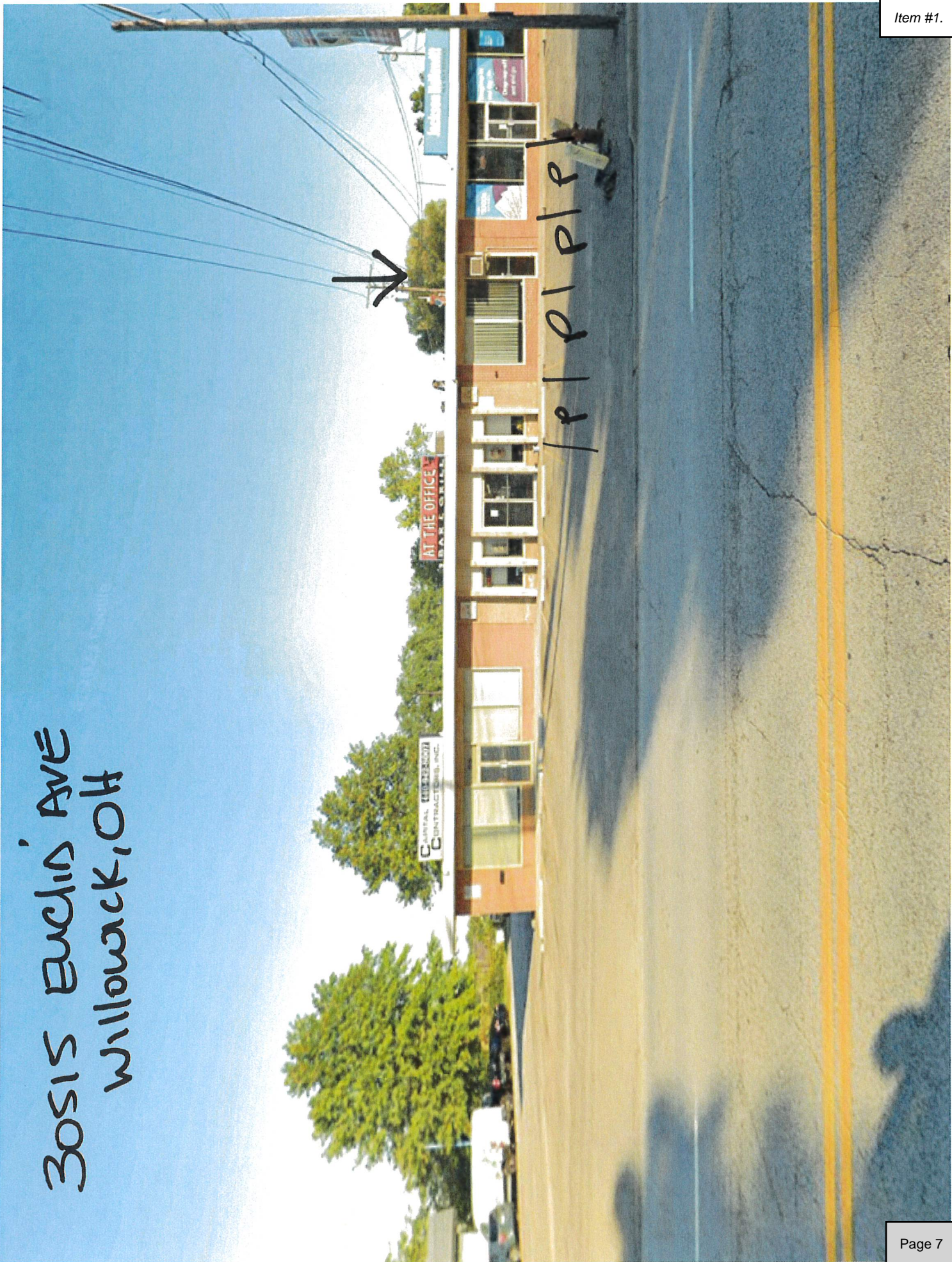
STORAGE
FRIS

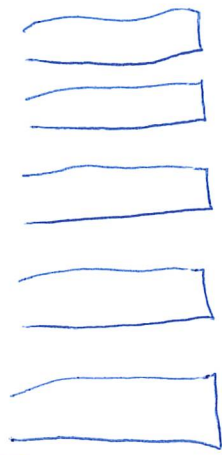
EXIT SIGNS
~~BACK~~

DESK

STORAGE

30515 EUCALIS AVE
WILLOWACK, OH





PARKING FOR
216 BIKES



CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-914-3000

PERMIT FEE: \$80.00
DATE: 3.11.25

Location of Occupancy: 30332 LAKE SHORE BLVD #23
WILLOWICK, OH 44095 Business Name: Exclusive Wireless Inc.

Business Owner's Name & Address: Thomas Henry - 2108 N. St. Ste N.

CITY/STATE/ZIP: Sacramento, CA 95816

Telephone Number: 559.432.3002 Fax Number: Federal ID Number: 71-1012967
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Shoregate Station LLC
11501 N. Lake Dr. Cincinnati OH 45249

SUBMIT NEW DETAILED FLOOR PLAN: SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 1,778 Sq Ft

Building Size: Total Number Of Employees: 5

Intended Number of Occupants: Total Number of Seating:

Site Plan With Number of Paved Parking Spaces: Hours Of Operation: 10-8pm

Letter of Intent: Previous Use: T-Mobile Proposed Use: T-Mobile

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Arunpreet Atwal

Home Address/City/Zip: 1370 W. Herndon Ave
Fresno, CA 93711 Telephone Number: 559.432.3002

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)914-3000 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: 3/11/25

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.

3/11/2025

City of Willowick

Attention: Heather Boling

City of Willowick

31230 Vine Street

Willowick, OH 44095

To Whom It May Concern,

I hope this letter finds you well. I am writing to inform you that Exclusive Wireless, Inc. has recently acquired the T-Mobile store located at 30332 Lakeshore Blvd, Unit 23, Willowick, OH 44095, from the previous authorized dealer, Mobile Center, Inc.

As part of our commitment to serving the Willowick community and enhancing the customer experience, we are excited to continue operations at this location and maintain the high standards that T-Mobile customers have come to expect. We understand the importance of local engagement and are dedicated to providing excellent service to the residents of Willowick.

We wanted to formally notify the City of Willowick of this change in ownership and express our interest in any relevant business registrations, permits, or requirements that may need to be updated in accordance with city ordinances. If there are any necessary steps we need to take to ensure compliance with local regulations, please do not hesitate to inform us.

Thank you for your attention to this matter. We look forward to working with the City of Willowick and contributing to the continued growth and success of the community. Should you require any further information or have any questions, please feel free to reach out to me directly at 559-432-3002x0187 or arunpreet.atwal@exclusivewireless.net.

Sincerely,



Arunpreet Atwal

Controller

Exclusive Wireless Inc.

SHOREGATE TOWN CENTER

29700-30450 Lake Shore Boulevard | Willowick, OH 44095

SPACE TENANT	SQ. FT.	09 AVAILABLE	1,327 SF
A Create-A-Space	3,763 SF	5,680 SF	
E Starbucks	2,237 SF	1,885 SF	
F Be Smoothie	1,200 SF	1,504 SF	
G Crave Cookies	1,200 SF	1,027 SF	
H Zeppie's Pizzeria	1,200 SF	1,778 SF	
J Chipotle Mexican Grill	2,409 SF	64,105 SF	
OUT-B Chase Bank ATM		5,119 SF	
SHAD I Ohio Savings Bank		1,500 SF	
01 Pet Supplies Plus	10,340 SF	1,750 SF	
02 Ohio Paws with Purpose	9,660 SF	1,750 SF	
03 Victra	1,921 SF	31,162 SF	
04 Dollar General	10,800 SF	17,975 SF	
05 Planet Fitness	21,288 SF	1,872 SF	
08 Big Boss Moving	6,000 SF	1,531 SF	
		1,597 SF	
		7,200 SF	
		14,000 SF	
		6,245 SF	
		5,786 SF	
		44,370 SF	
TOTAL SQ. FT.		289,431	

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others

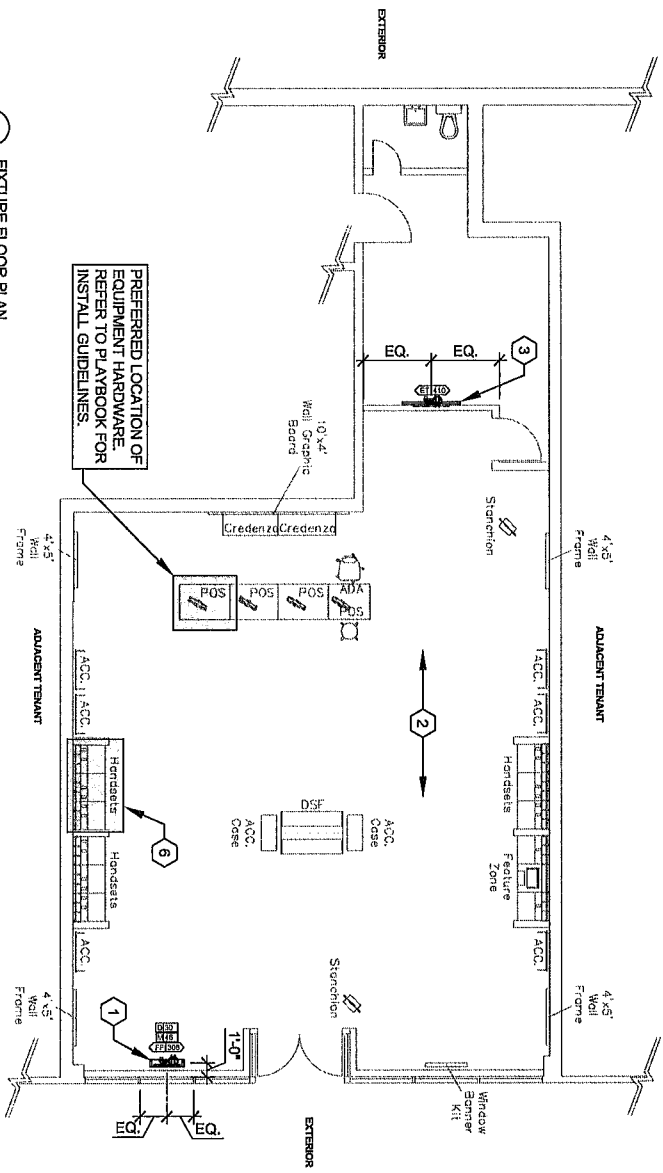


Item #2.



PHILLIPS EDISON & COMPANY

CLAIMER - 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.



KEYED NOTES

1. CHECK, REPAIR, AND ELECTRICAL, PROVIDED FROM TO ADJACENT TENANT REFER TO PLAYBOOK FOR INSTALL GUIDELINES.
2. MAIN CABINET FOR PLAYBOOK GUIDELINES.
3. INSTALL MAIN CABINET IN BACK OF HANDSET FOR PLAYBOOK GUIDELINES.
4. POS CASES
5. ACC TO HOLD DATA AND ELECTRICAL, TO PREVENT DAMAGE TO EQUIPMENT, USE AT 10'x4' FOR FUTURE REQUIRE 3' LOCATION, AS REQUIRED BY PLAYBOOK.

GENERAL NOTES

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SHEET SYMBOLS

POS	POINT OF SALE
ACC	ACCESSORIES CASE
HS	HANDSET
ST	STATIONERY
WBK	WINDOW BREAKER KIT
WFB	WALL FRAME
WGB	WALL GRAPHIC BOARD

FIXTURE POWER AND DATA REQUIREMENT SCHEDULE

TAG	DESCRIPTION
F338	DIGITAL FRONT WINDOW
E710	BOH MONITOR

NOTE: NOT ALL FIXTURES MAY BE USED AT THIS LOCATION.

PROJECT INFORMATION

PROJECT NAME: 545615

SHEET NUMBER: A141

PROJECT FLOOR PLAN

WILLOWICK
30332 LAKESHORE BLVD, UNIT 23
WILLOWICK, OH 44095

Oculus Inc.
10000 WILLOWICK BLVD, SUITE 100
WILLOWICK, OH 44095
TEL: 440.326.1000
WWW.OCULUSINC.COM

Mobile

OCULUS INC.
10000 WILLOWICK BLVD, SUITE 100
WILLOWICK, OH 44095
TEL: 440.326.1000
WWW.OCULUSINC.COM

