



City of Willowick
PLAN REVIEW BOARD

Thursday, July 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 - July 10th 2025
4. **New business**
 1. Eddie Auto - Located at 30501 Euclid Ave - Remodel / Alterations
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



**City of Willowick
PLAN REVIEW BOARD**

Thursday, July 10, 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.

MINUTES

1. Call meeting to order

Chairman Brennan called the July 10th, 2025, Plan Review Board meeting to order at 3:05pm.

Roll call

PRESENT

Chairman Brennan

Mr. McLaughlin

Mr. Lazor

ABSENT

Rob Daubenmire

Bill Malovrh Jr.

ALSO PRESENT

Mayor Vanni

Mr. Pinar

Approval of minutes

Plan Review Board Minutes - April 24th, 2025

Motion made to approve the April 24th, 2025, Plan Review Board minutes by Mr. McLaughlin,
Seconded by Mr. Lazor.

Voting Yea: Chairman Brennan, Mr. McLaughlin, Mr. Lazor

New business

Pasha Turkish Kitchen - Located at 31640 Vine Street - Plan Approval

Mr. Miozzi with Today's Lifestyle Construction Inc. of Highland Heights, was present representing the plans for Pasha Turkish Kitchen - Located at 31640 Vine Street. Chairman Brennan advised that the submittal is for a new covered patio and HVAC. Mr. Miozzi advised that he brought a photo example of the RTU screening that will be used for the project. Chairman Brennan confirmed that this is what is going to be used on the roof for the roof top HVAC units to conceal/block from Vine Street. There was a description of the photo provided and some discussion regarding the placement and to confirm that this will not be around the full permitter only around the units themselves, Mr. Miozzi confirmed. Chairman

Brennan stated that the covered patio is going in the existing spot where there is already an existing awning, it will not extend further into the parking lot, per the plans they are still using the same columns, they are not going into the set back any further (there is a 20' set back from the right away), Mr. Miozzi confirmed. Chairman Brennan stated that the previous owner did come before the Plan Review Board years ago for the existing awning, columns and enclosing it. He stated that as shown on the plans, everything is existing.

Motion made to approve the plans for Pasha Turkish Kitchen - Located at 31640 Vine Street by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Mr. McLaughlin, Mr. Lazor

Public portion

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

Old business

None.

Miscellaneous

There was some discussion regarding the progress of businesses that have been approved by the Plan Review Board, that have not yet opened.

Adjournment

Motion made to adjourn the July 10th, 2025, Plan Review Board meeting at 3:14pm by Mr. McLaughlin, Seconded by Mr. Lazor.

Voting Yea: Chairman Brennan, 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
448-516-3000

PERMIT FEE: \$40.00

DATE: 7-7-2025

Location of Occupancy: 30501 EULLIN AVE Business Name: EDDIE AUTO
(ADDRESS)

Business Owner's Name & Address: MILE E BRKIC

CITY/STATE/ZIP: 7543 DEBONAIR MENTOR OH 44060

Telephone Number: 216 870 2661 Fax Number: Ø Federal ID Number: [REDACTED]
OR Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: MILE E BRKIC (216) 870 2661

SUBMIT NEW DETAILED FLOOR PLAN: ☒ SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 1200

Building Size: 30x40 Total Number Of Employees: 2

Intended Number of Occupants: 2 Total Number of Seating: 6

Site Plan With Number of Paved Parking Spaces: 50 Hours Of Operation: 9AM - 4PM

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

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. 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: 7-7-2025

Office use only

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee \$ _____

Re 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.

For Office Use Only

Date: _____

Permit #: _____

Receipt #: _____

Amount: _____

Issued By: _____

City Of Willowick

31230 Vine St. Willowick Oh 44095

Commercial Zoning Application

440-516-3000



Property Address: 30501 EULLIS AVE WILLOWICK OH
 Owners Name: MILE BRKIC Phone No: 216 870 2661
 Owners Address: 7593 DEBONAIR City, State, Zip Mentor OH 44060
 Contractor: TBD Phone No: _____
 Contractor Address: _____ City, State, Zip _____

Zoning District : ☐ Apartment District ☐ Industrial District ☒ Retail District ☐ Mixed Use District ☐ Multi Family District

Zoning Review Structure	Zoning Review Accessory Structure	Zoning Review Misc.
2 Sets construction drawings required	2 Sets construction drawings required	2 Site Plans Required
2 Site plans required	2 Site plans required	☐ A/C Unit (rear yard only)
☐ New Commercial Structure	☐ Accessory Building	☐ Generator (rear yard only)
☐ Addition	☐ Tool / Storage Shed > 120 sq. ft.	☐ Other _____
☐ Interior Alteration	☐ Gazebo	
☐ Exterior Alterations	☐ Deck	
☐ Demolition	☐ Ramp	
☐ Other _____	☐ Other _____	

Estimated Cost \$ 35000 - 50,000

All commercial electrical, building, gas piping, hydronics and HVAC permits are to be obtained from the Lake County Building Department, 105 Main St., bldg. B, Second Floor, Painesville oh 44077 Phone # 440 350-2635.

I state that I am the owner/agent of the subject property, have read and understand the contents of this application; and that all information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief

Property Owners / Agent Signature

Date

Print Name

Office Use Only

☐ Approved Date: _____

☐ Denied Reason: _____

☐ Variance Needed Reviewed By: _____

"LETTER OF INTENT"

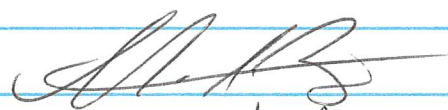
7-7-2025

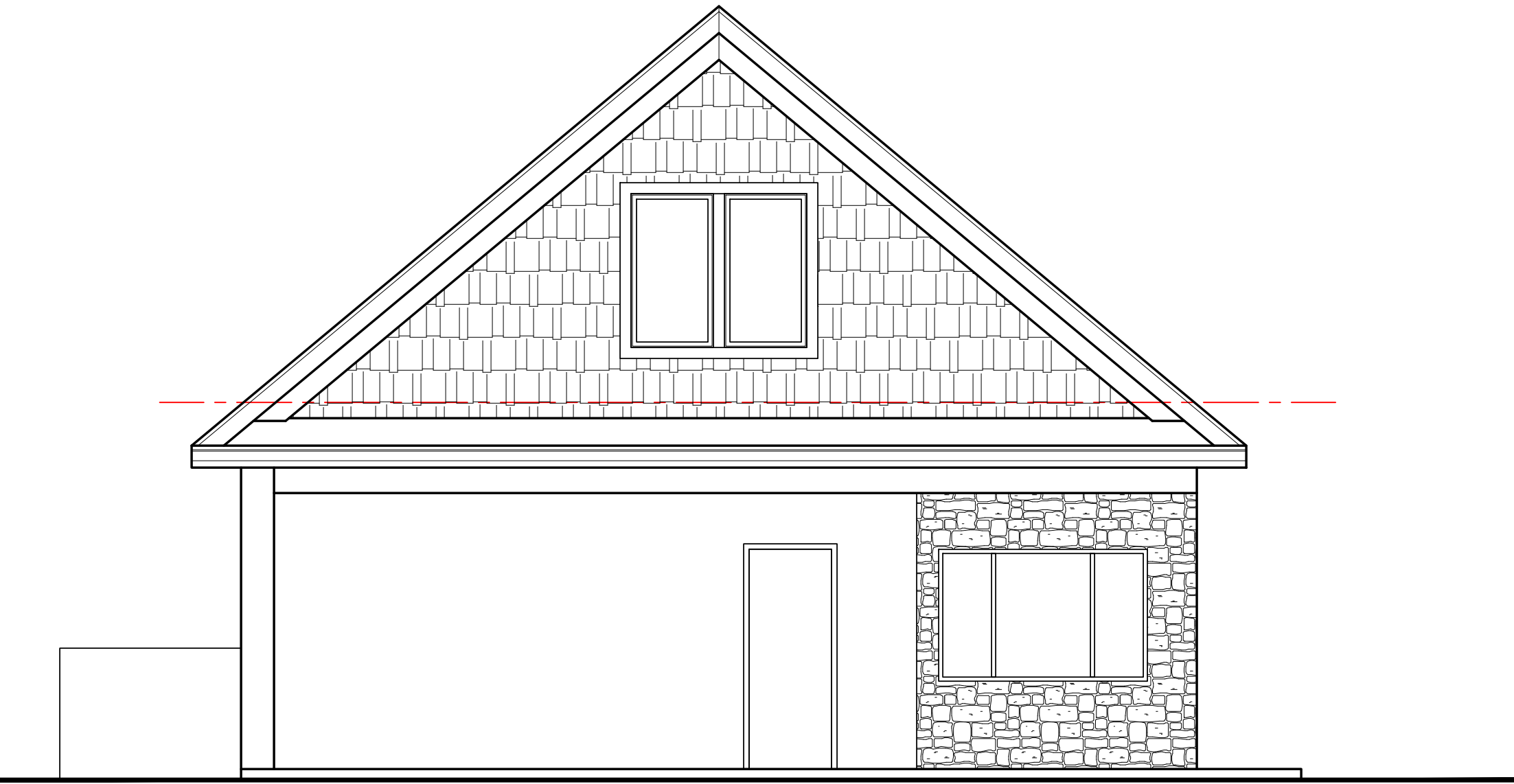
TO: City of Willowick.

From: Mile E Brinc DBA EDNAE AUTO

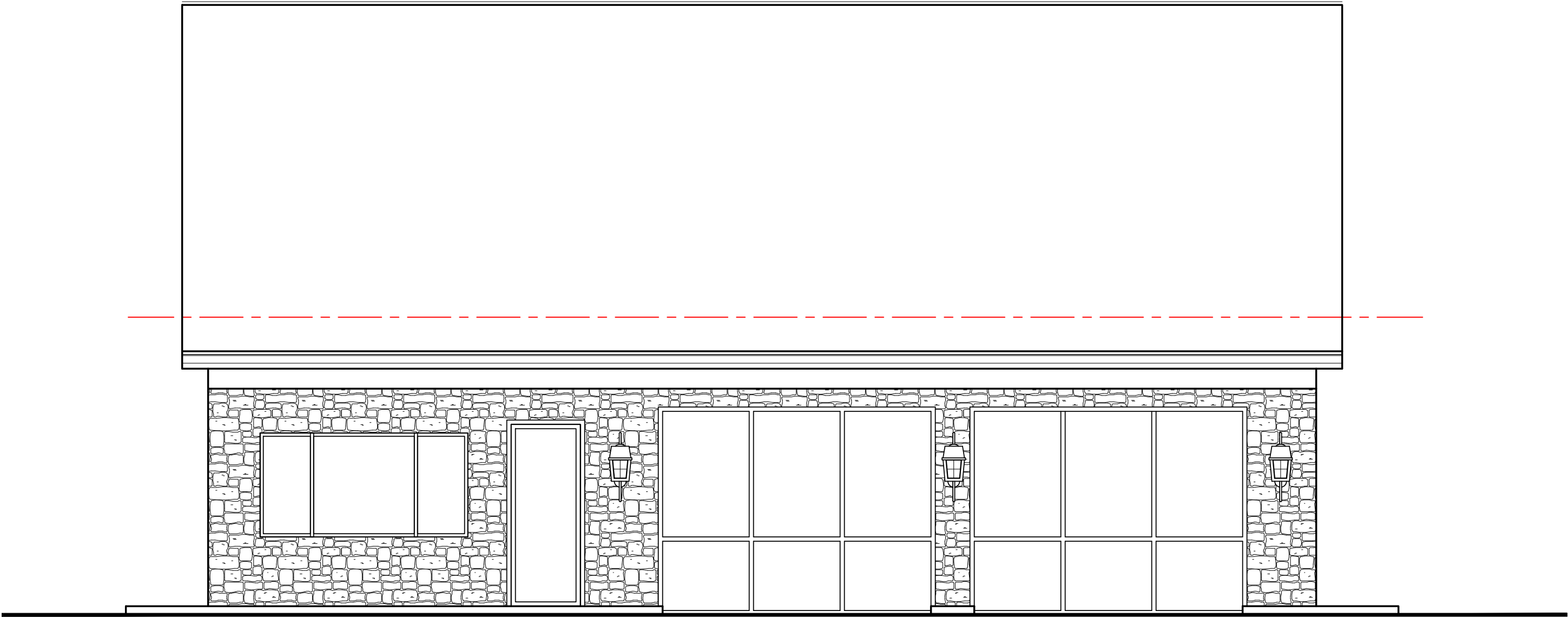
To Whom it may concern,
IT IS MY INTENT TO ADD A SECOND
FLOOR TO THE EXISTING FOOT PRINT
AT 30501 Euclid AVE Willowick Oh,
MOSTLY TO ADD SOME OFFICE SPACE
AND HONESTLY TO INSTALL ATTIC TRUSSES
TO GET RID OF THE EXISTING "FLAT"
ROOF.

MILE E BRINC

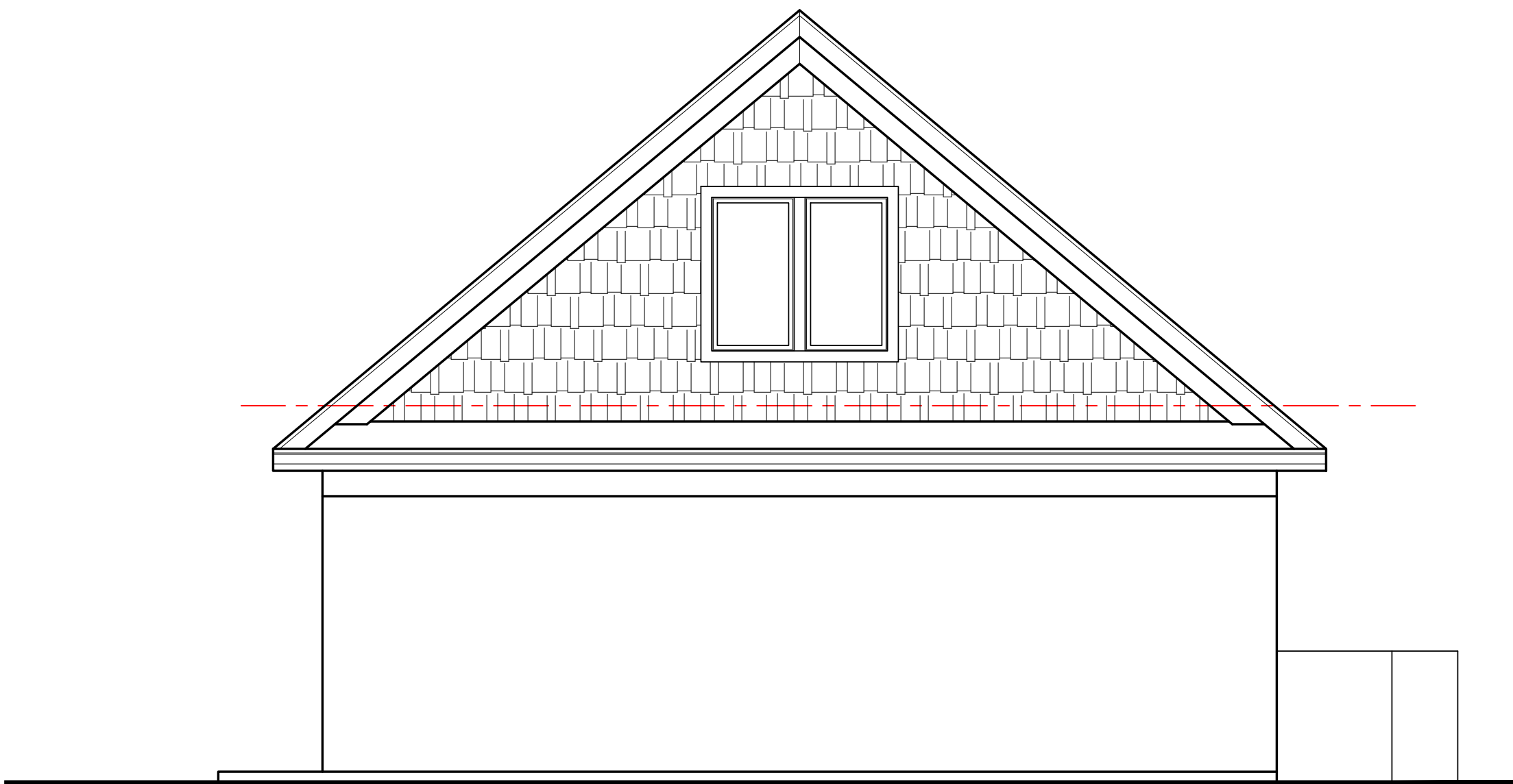

7/7/2025



WEST ELEVATION 1/4"



SOUTH ELEVATION 1/4"

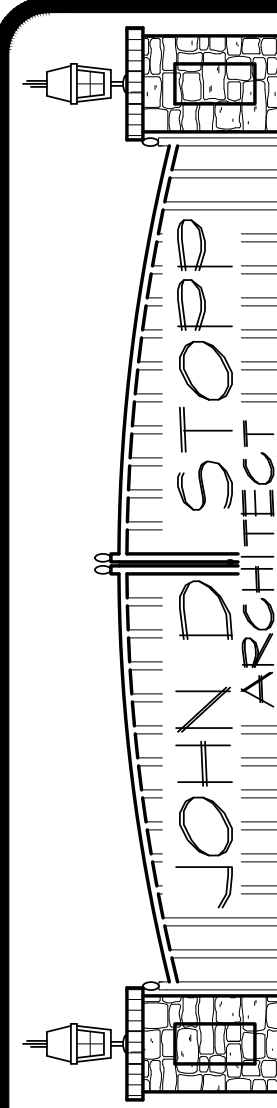


EAST ELEVATION 1/4"



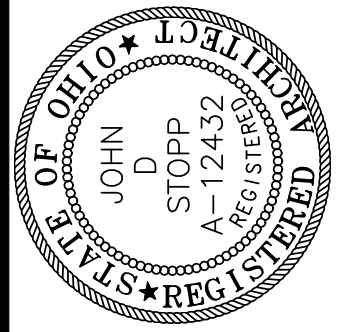
NORTH ELEVATION 1/4"

REVISIONS	BY



JOHN D. STOPP
ARCHITECT

5204 GEORGEANNE CT. MENTOR, OHIO 44060
1-440-796-2124 JSTOPP14@AOL.COM



JOHN D. STOPP, LICENSE # 12432
EXPIRATION DATE 6/30/2025

BRKIC AUTO LEASE REMODEL

30801 EUCLID AVENUE
WILLOWICK, OHIO

ELEVATIONS

DRAWN
JOHN D. STOPP

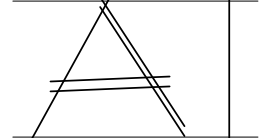
CHECKED

DATE
APRIL 22, 2025

SCALE
1/4" = 1'-0"

JOB NO.
25018

SHEET



OF 3

SHEETS

REVISIONS	BY

5204 GEORGEANNE CT. MENTOR, OHIO 44060
1-440-796-2124 JSTOPP14@AOL.COM

JOHN D. STOPP ARCHITECT

JOHN D. STOPP LICENSE # 12432
EXPIRATION DATE 03/31/2025

STATE OF OHIO
JOHN D. STOPP
A-12432
REGISTERED ARCHITECT

BRKIC AUTO LEASE REMODEL

30501 EUCLID AVENUE
WILLOWICK, OHIO

FLOOR PLANS

DRAWN
JOHN D. STOPP

CHECKED

DATE
APRIL 22, 2025

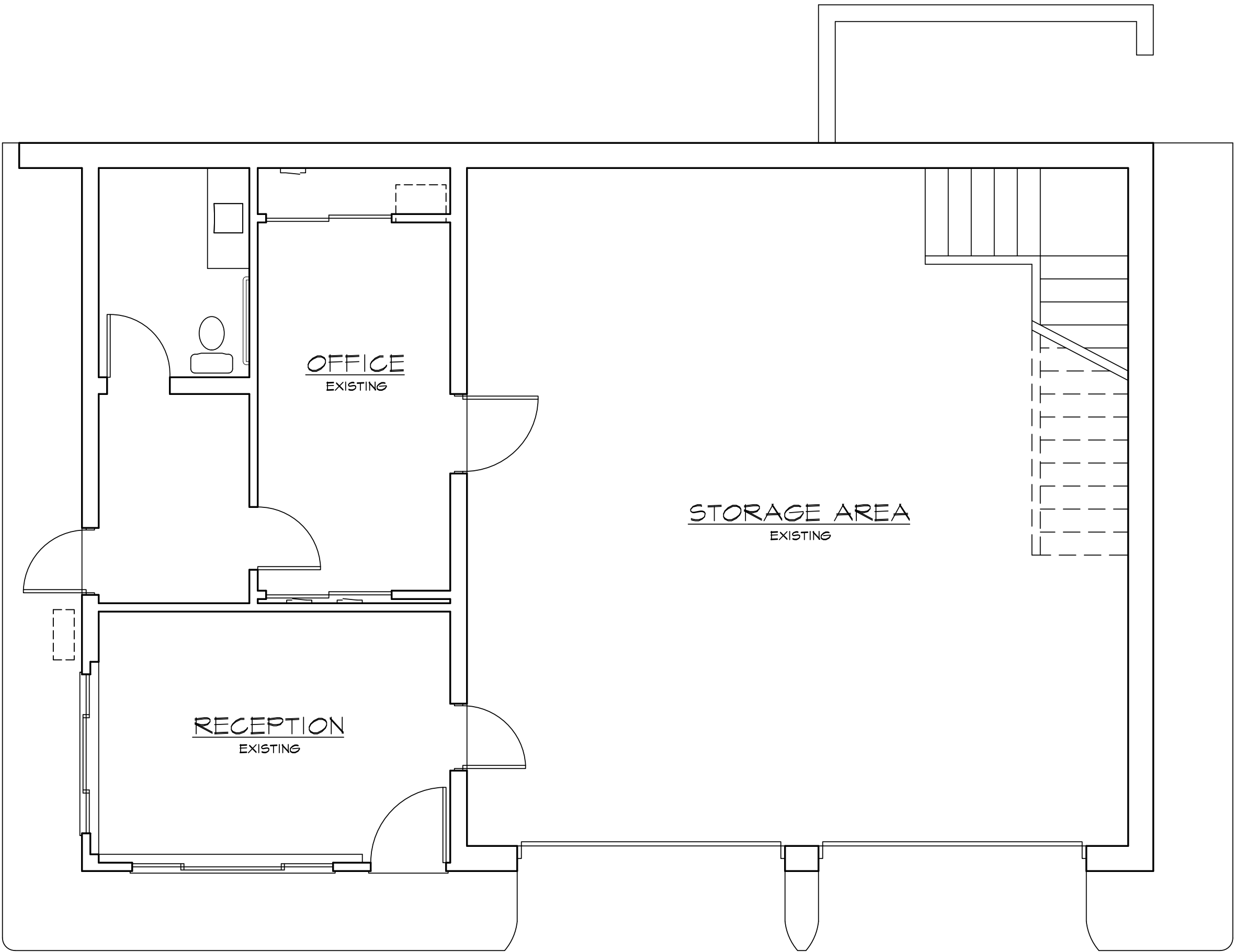
SCALE
1/4" = 1'-0"

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25018

SHEET

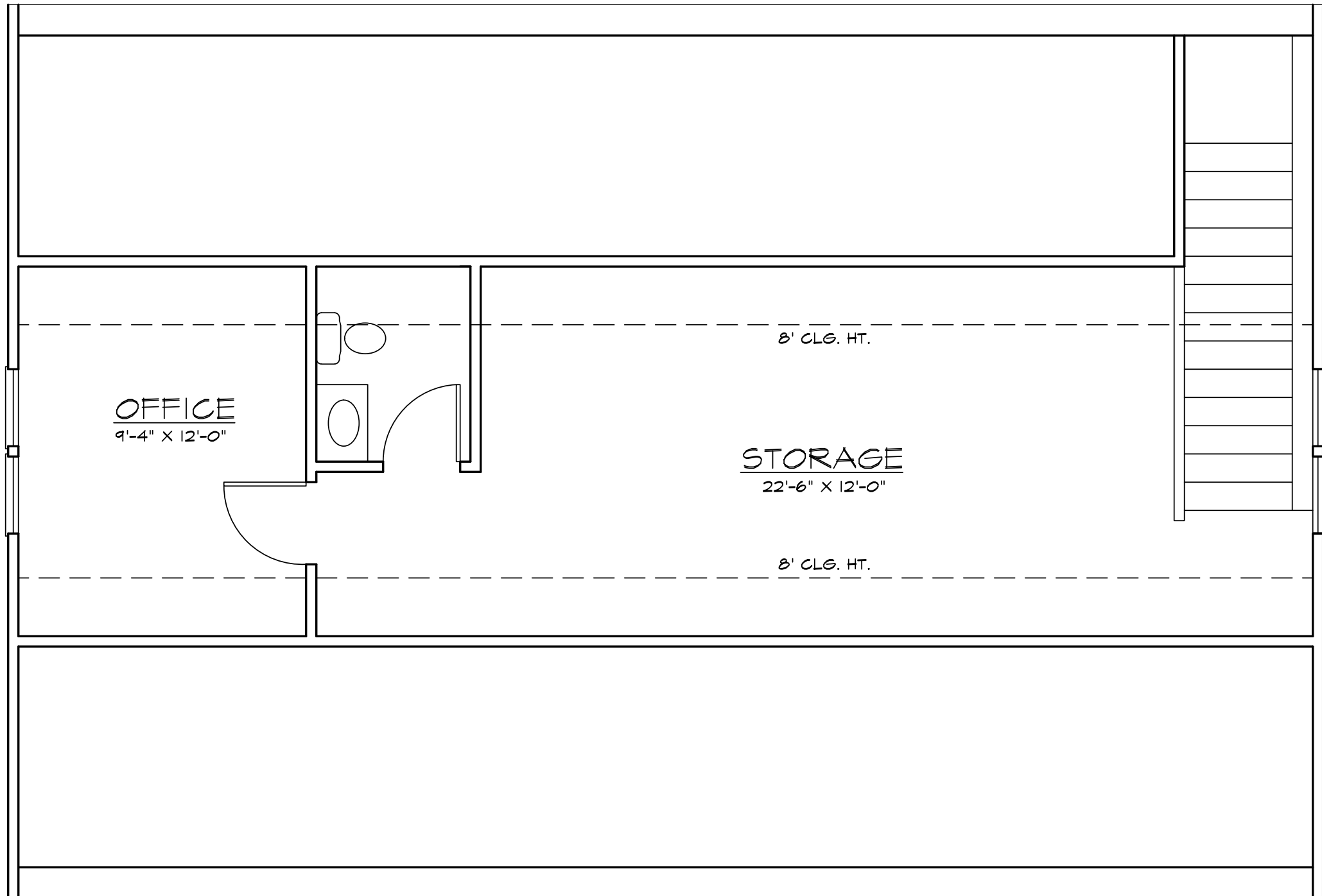
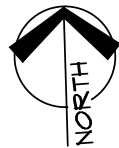
A2

OF 3 SHEETS



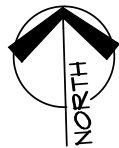
FIRST FLOOR PLAN

1/4"

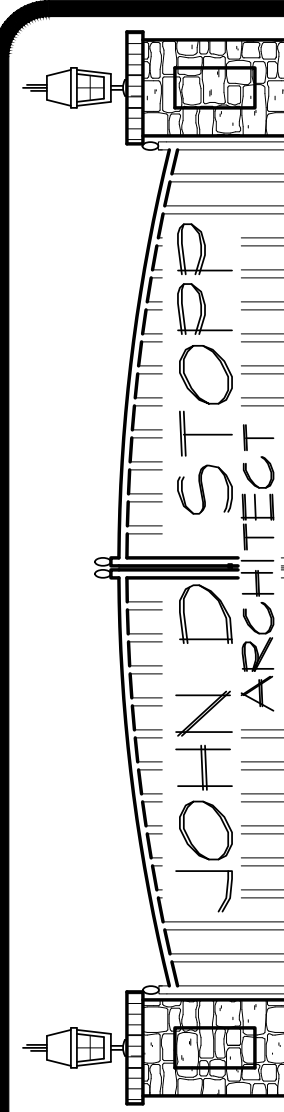


SECOND FLOOR PLAN

1/4"



REVISIONS	BY



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STATE OF OHIO
JOHN D. STOPP
A-12432
REGISTERED PROFESSIONAL ENGINEER

JOHN D. STOPP, LICENSE # 12432
EXPIRATION DATE 03/31/2025

BRKIC AUTO LEASE REMODEL

30501 EUCLID AVENUE
WILLOWICK, OHIO

CROSS SECTION

DRAWN
JOHN D. STOPP

CHECKED

DATE
APRIL 22, 2025

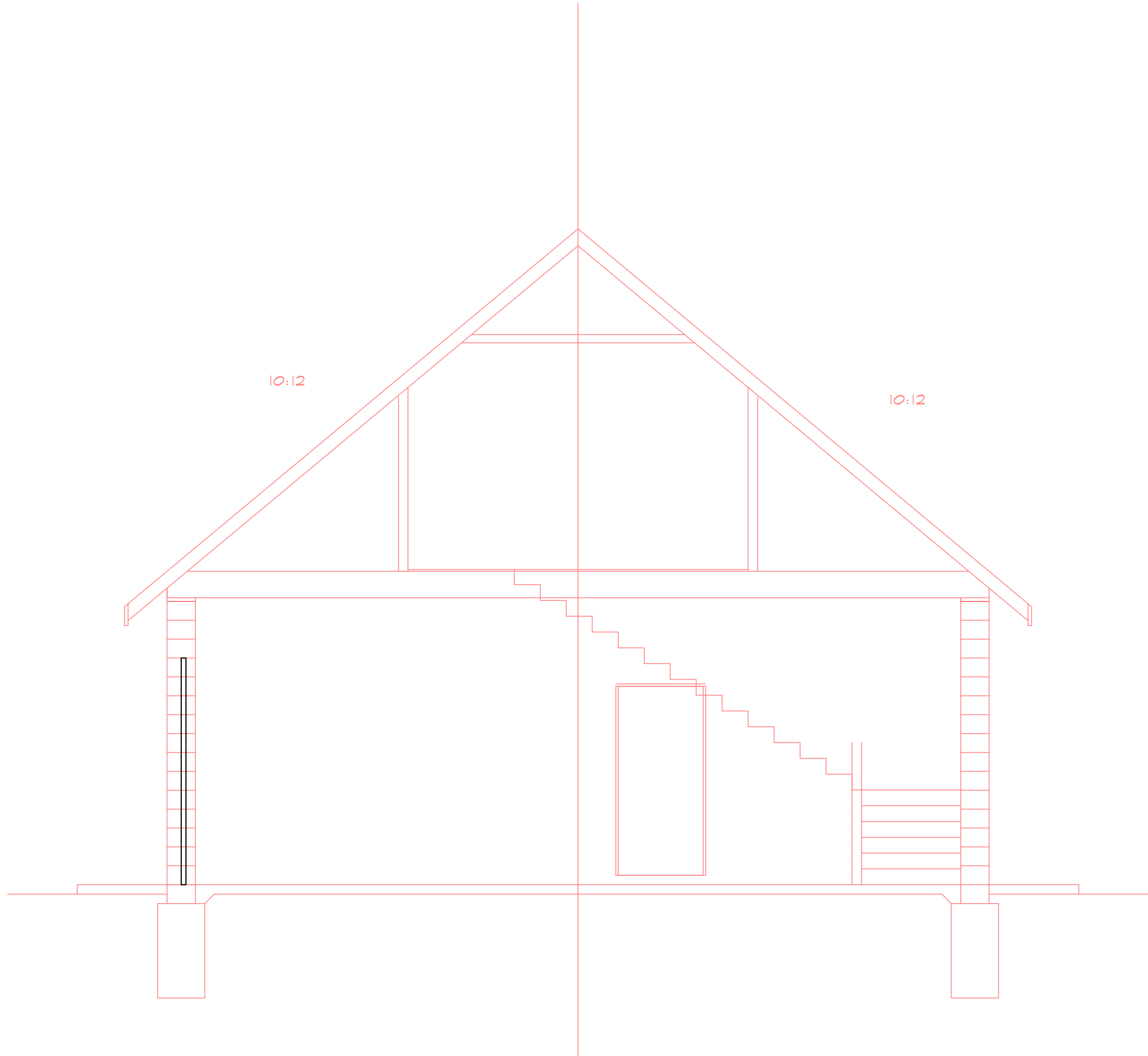
SCALE
1/4" = 1'-0"

JOB NO.
25018

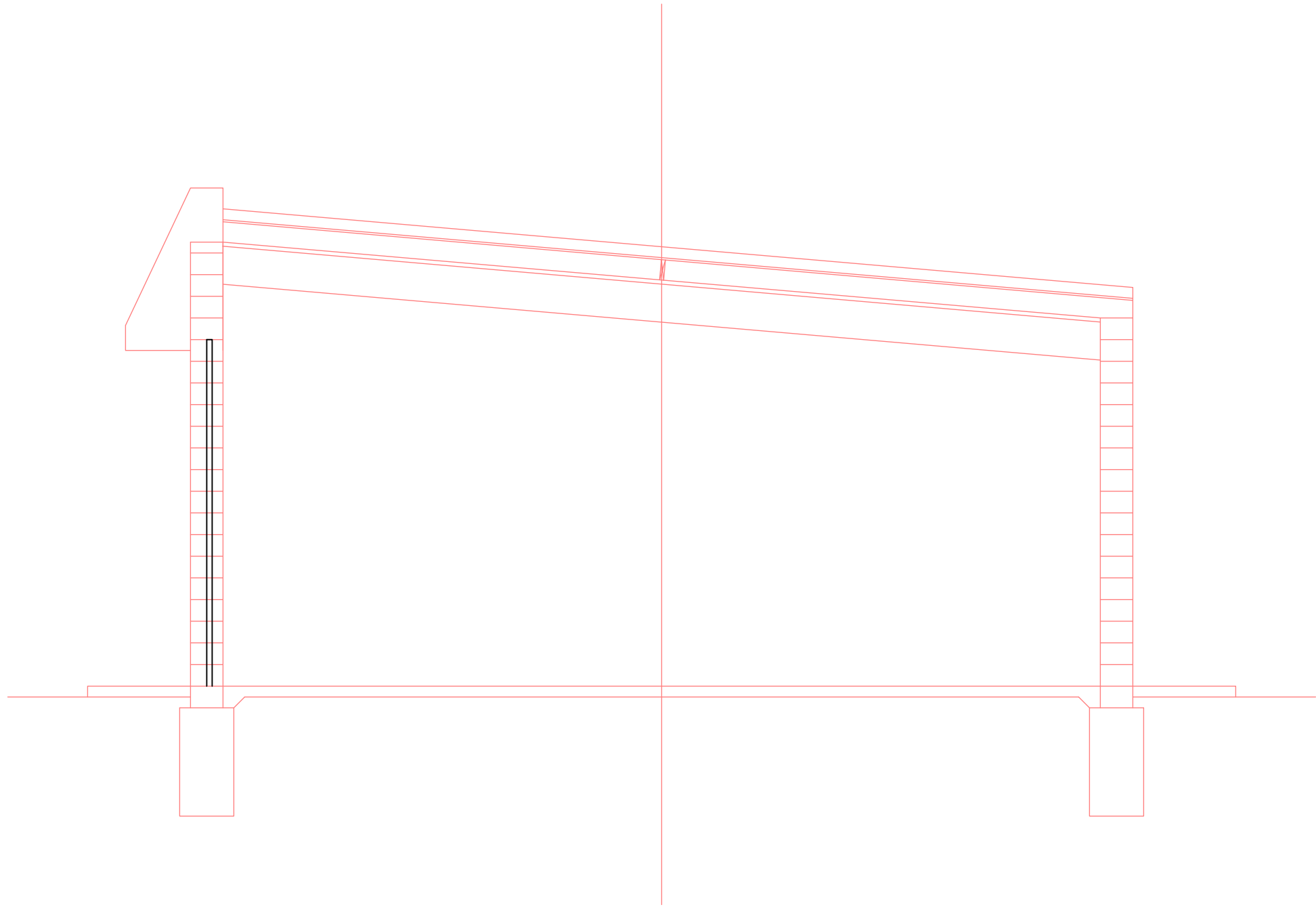
SHEET

A3

3 2 SHEETS

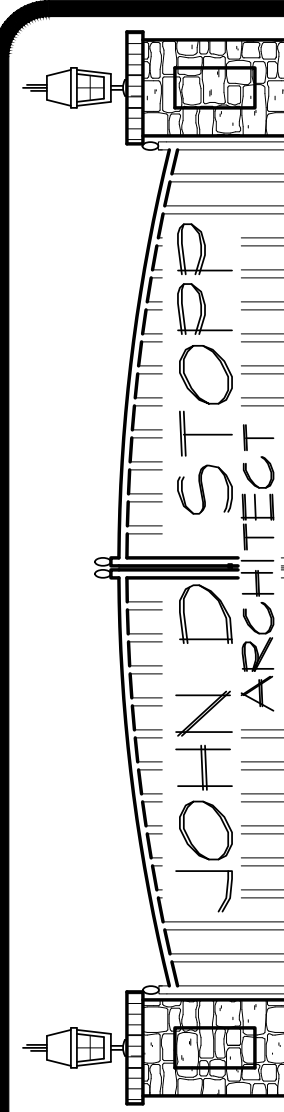


PROPOSED



EXISTING SECTION

REVISIONS	BY



5204 GEORGEANNE CT. MENTOR, OHIO 44060
1-440-796-2124 JSTOPP14@AOL.COM



JOHN D. STOPP LICENSE # 12432
EXPIRATION DATE 03/31/2025

BRKIC AUTO LEASE REMODEL

30801 EUCLID AVENUE
WILLOWICK, OHIO

FLOOR PLANS

DRAWN
JOHN D. STOPP

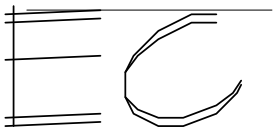
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DATE
APRIL 22, 2025

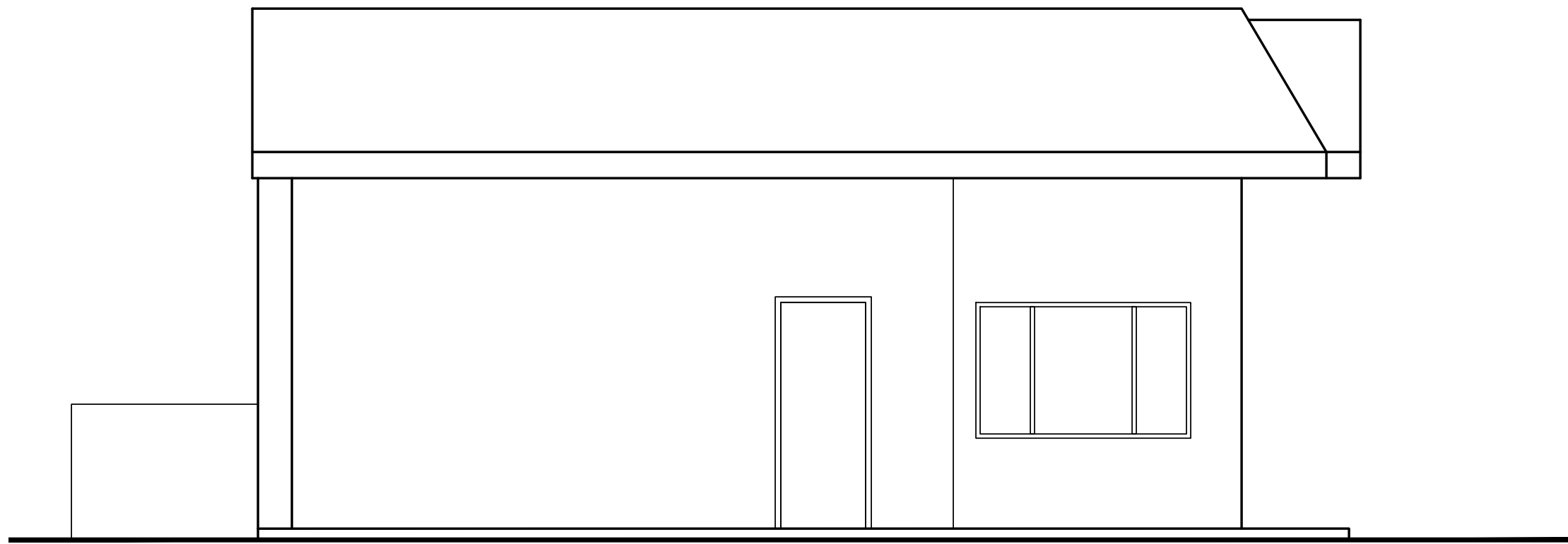
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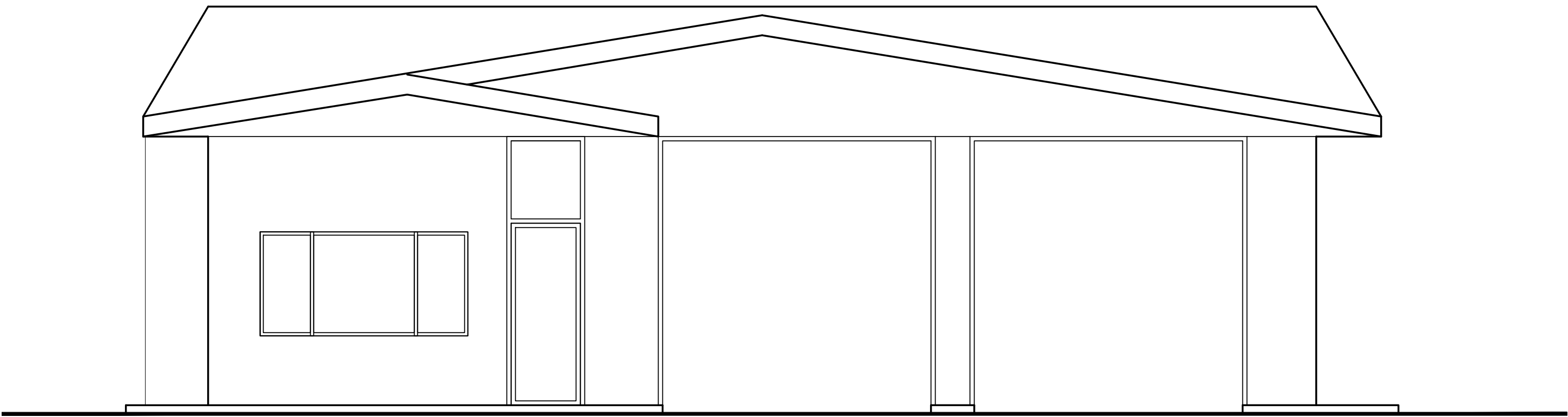
SHEET



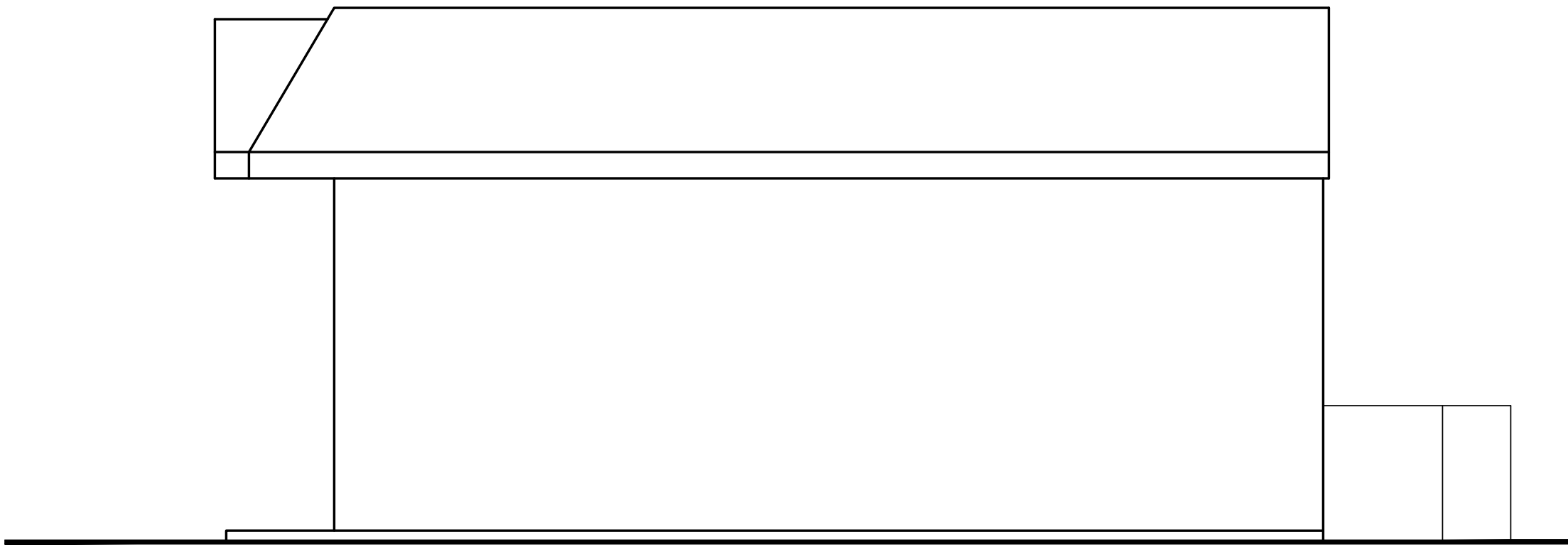
OF 1 SHEETS



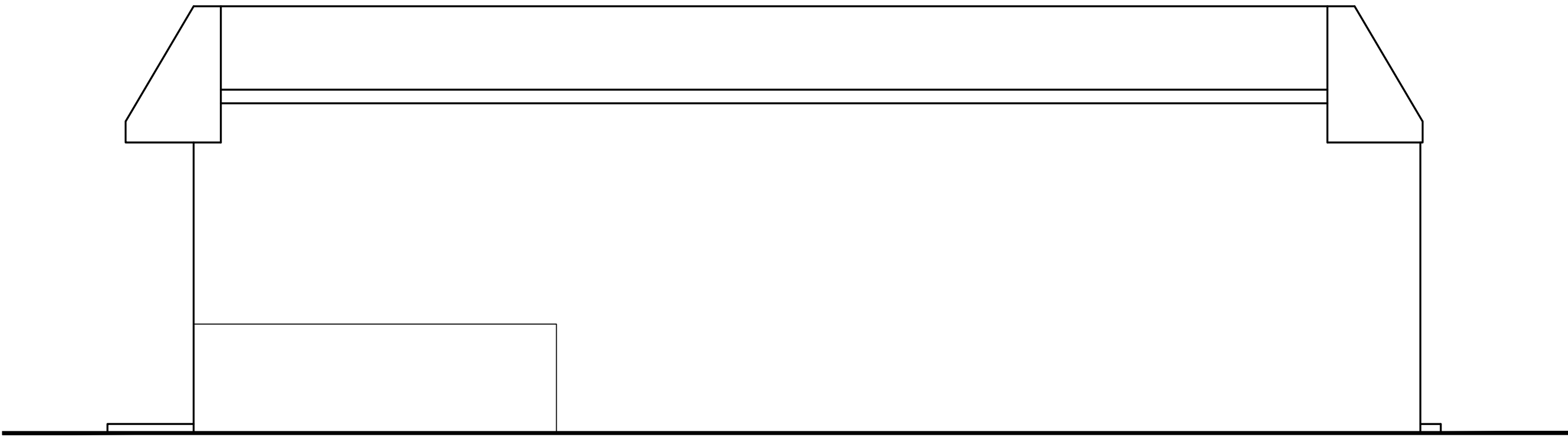
WEST ELEVATION 1/4"



SOUTH ELEVATION 1/4"



EAST ELEVATION 1/4"



NORTH ELEVATION 1/4"

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30501 EUCLID AVENUE
WILLOWICK, OHIO

FLOOR PLANS

DRAWN
JOHN D. STOPP

CHECKED

DATE
APRIL 22, 2025

SCALE
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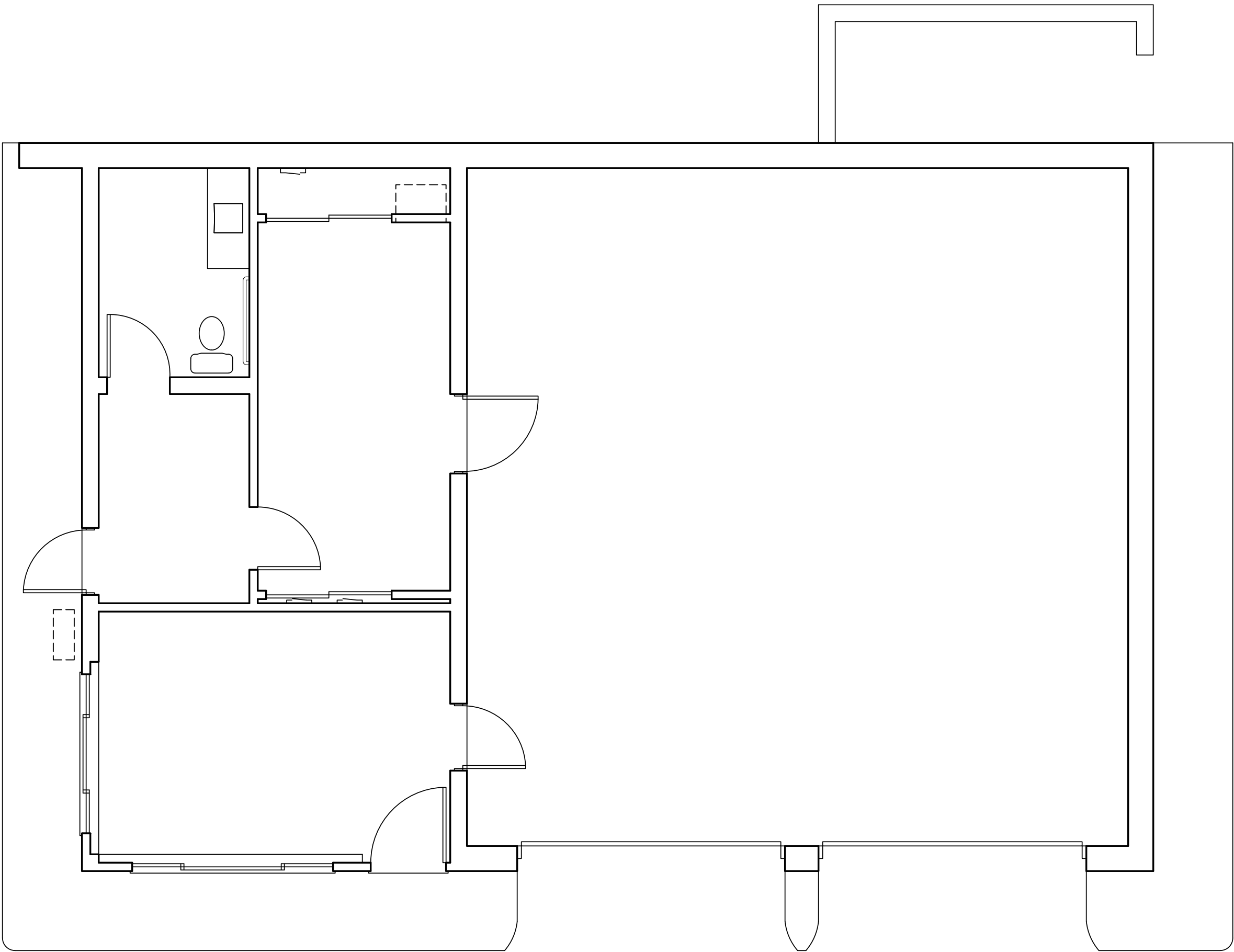
JOB NO.
25018

SHEET

EC2

OF 1

SHEETS



FIRST FLOOR PLAN

1/4"

