



**City of Willowick**  
**PLAN REVIEW BOARD**  
Thursday, September 28, 2023 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 - September 14th 2023
4. **New business**
  1. 1. Service Master - Located at 30510 Lakeland Blvd.
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



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 Thursday, September 14, 2023 at 3:00 PM  
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**MINUTES**

**1. Call meeting to order**

Chief Brennan called the September 14th, 2023, Plan Review Board meeting to order at 3:00pm.

**Roll call**

PRESENT

Chief Brennan

Chief Daubenmire

Chief Malovrh Jr.

Tim McLaughlin

Mike Lazor

ALSO PRESENT

Mayor Vanni

Ken Pintar

Councilwoman Antosh

**Approval of minutes**

Plan Review Board Minutes - August 24th, 2023

Motion to approve the August 24th, 2023, Plan Review Board minutes made by Tim McLaughlin, Seconded by Mike Lazor.

Voting Yea: Chief Brennan, Chief Daubenmire, Chief Malovrh Jr., Tim McLaughlin, Mike Lazor

**New business**

Magnolia Creative Studios LLC - Located at 28900 Lakeshore Blvd.

Barbara, Lindsay and Judy were present representing Magnolia Creative Studios LLC - Located at 28900 Lakeshore Boulevard. Chief Brennan advised the board that this is the old Mattress Showcase. Barbara stated that she owns Magnolia Blossoms on Lakeshore, Sweet Magnolia on Vine Street and she is part owner of this proposed business. Chief Brennan asked based on the submittal if they will just be selling furniture items and craft supplies and Barbara advised that, that is correct. Chief Brennan stated

that this business is allowed in this retail district. Judy introduced herself and stated that she makes paints and Lindsay introduced herself and stated that she refinishes furniture items. Tim McLaughlin asked if this will primarily be repurposed and customized items and Lindsay stated that yes, that they also have many vendors.

Motion made to approve Magnolia Creative Studios LLC - Located at 28900 Lakeshore Blvd. by Mike Lazor, Seconded by Tim McLaughlin.

Voting Yea: Chief Brennan, Chief Daubenmire, Chief Malovrh Jr., Tim McLaughlin, Mike Lazor

### **Public portion**

Public portion was opened and closed with no public present.

### **Old business**

There was some discussion regarding any updated information on Willowick Cafe. Mayor Vanni advised that he will be setting up a meeting with the owner, Chief Brennan and himself. Willowick Cafe is in the process of finalizing the last piece of funding.

### **Miscellaneous**

None.

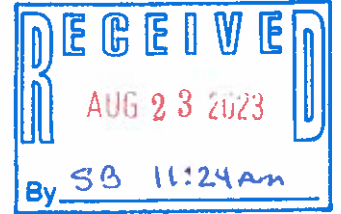
### **Adjournment**

Motion made to adjourn the September 14th, 2023, Plan Review Board meeting at 3:09pm by Tim McLaughlin, Seconded by Mike Lazor.

Voting Yea: Chief Brennan, Chief Daubenmire, Chief Malovrh Jr., Tim McLaughlin, Mike Lazor



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: 8/23/23

Location of Occupancy: 30510 Lakeside Blvd. Business Name: ServiceMaster  
(ADDRESS)

Business Owner's Name & Address: Greg Dennis 12141 Cora Ct.

CITY/STATE/ZIP: Concord Twp, OH 44077

Telephone Number: (4)478-2662 Fax Number: \_\_\_\_\_ Federal ID Number: \_\_\_\_\_  
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: GD Properties, LLC - Greg Dennis  
12141 Cora Ct., Concord Twp OH 44077

SUBMIT NEW DETAILED FLOOR PLAN:  SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 6055

Building Size: 48,801 Total Number Of Employees: 165 (nationally)

Intended Number of Occupants: 1 Total Number of Seating: N/A

Site Plan With Number of Paved Parking Spaces: Submitted Hours Of Operation: 8-5p

Letter of Intent: Yes Previous Use: Storage Proposed Use: Storage

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Greg Dennis

Home Address/City/Zip: 12141 Cora Ct., Concord Twp OH 44077 Telephone Number: 440-478-2662

*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: 8/23/23

**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.

City of Willowick Building Dept.  
31230 Vine Street  
Willowick, OH 44095

ServiceMaster  
30510 Lakeland Blvd.  
Willowick, OH 44095

### Letter of Intent

Good afternoon,

GD Properties / ServiceMaster would like to add 6,055 square feet to the warehouse on left side of the building. The addition will not be visible from the street as it will be back towards the railroad tracks.

The addition will be for storage of equipment and contents of fire damaged properties.

Thank you for your consideration.

Sincerely,



Greg Dennison

GD Properties, LLC  
ServiceMaster  
440-478-2662  
greg@disasterrecon.com

Item #1.



Google Earth  
Google

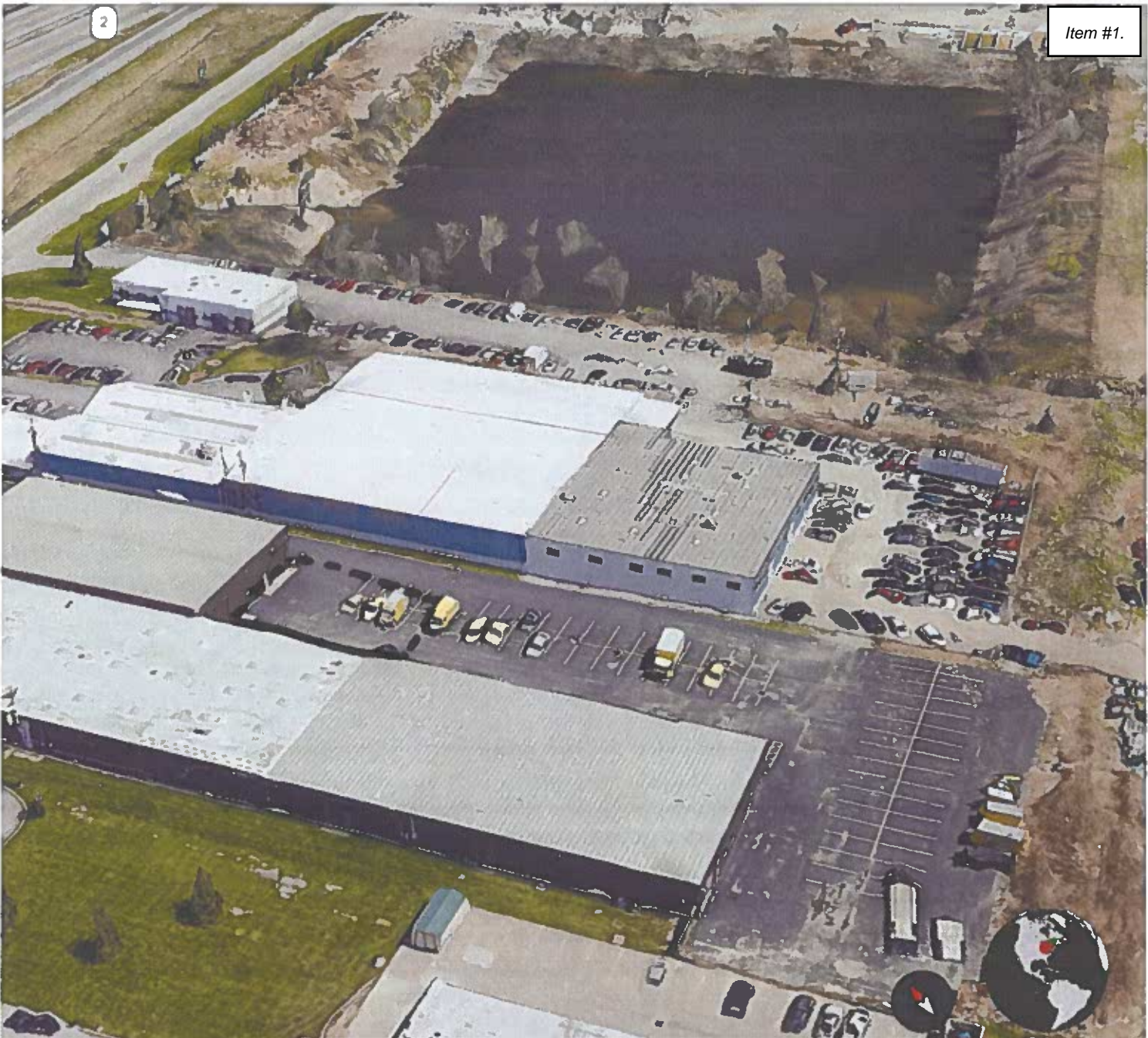
Imagery date: 4/...

10 m

Camera: 268 m 41°37'25"N 81°27'28"...



Item #1.



Google Earth

30 m

Camera: 313 m 41°37'21" N 81°27'28" W

198 m

Data SIO, NOAA, U.S. Navy, NGA, GEBCO Landsat / Copernicus

Page 7



Item #1.



Google Earth  
Google

Imagery date: 4/...

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Camera: 268 m 41°37'24" N 81°27'27"...



Item #1.



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**NOT FOR CONSTRUCTION**

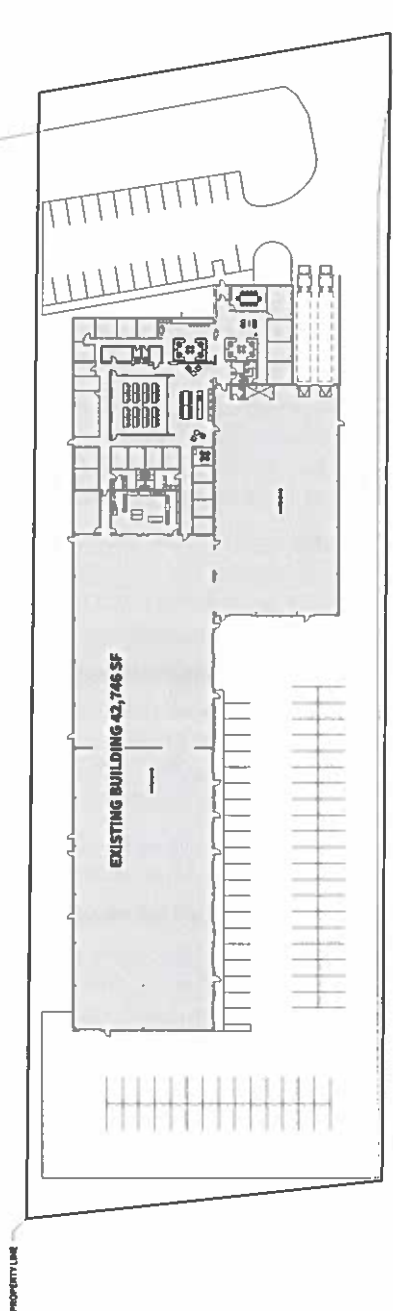
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**WAREHOUSE EXPANSION**  
**SERVICE MASTER**

20518 LAKELAND BLVD  
 WILMINGTON, OH

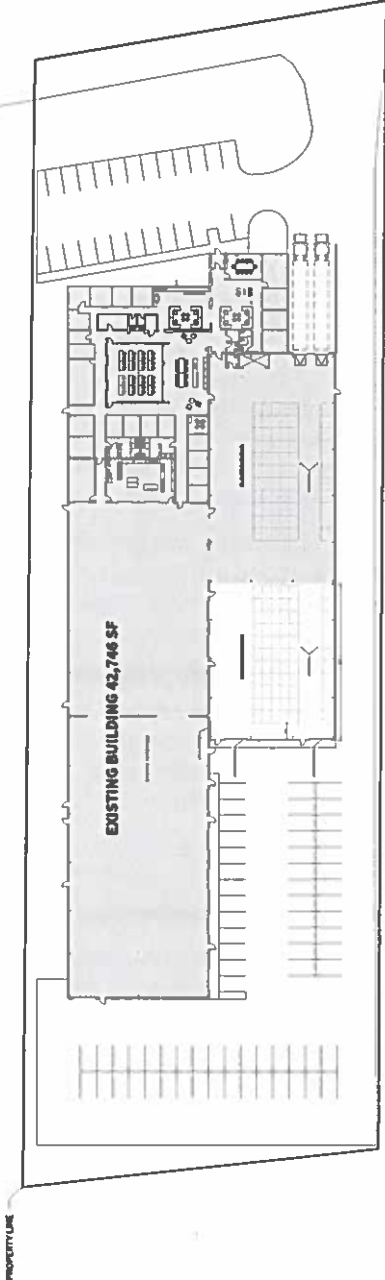
FLOOR PLAN

Item #1.



**EXISTING SITE PLAN**

88 EXISTING PARKING SPACES  
 EXISTING BUILDING: 42,746 SF



**PROPOSED EXPANSION / SITE PLAN**

69 PROVIDED PARKING SPACES  
 EXISTING WAREHOUSE SPACE: 42,746 SF + 6,055 SF = 48,801 SF

**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"









**ARCHITECTS  
+ ENGINEERS**  
13201 LAKELAND BLVD  
SUITE 100  
CLEVELAND, OHIO 44132  
WWW.HSBARCH.COM

**NOT FOR  
CONSTRUCTION**

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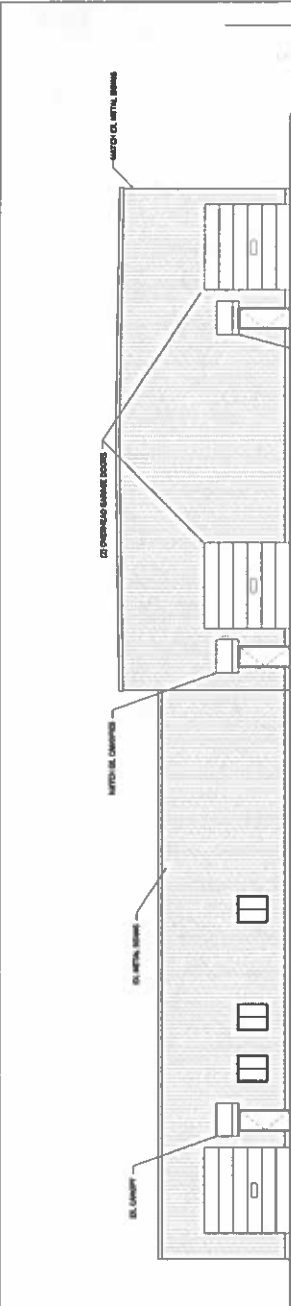
DRAWN BY: **ZK**  
JOB NO.: **200000**

**WAREHOUSE EXPANSION  
SERVICE MASTER**

36115 LAKELAND BLVD  
WILLOWICK, OH

EXTERIOR ELEVATIONS

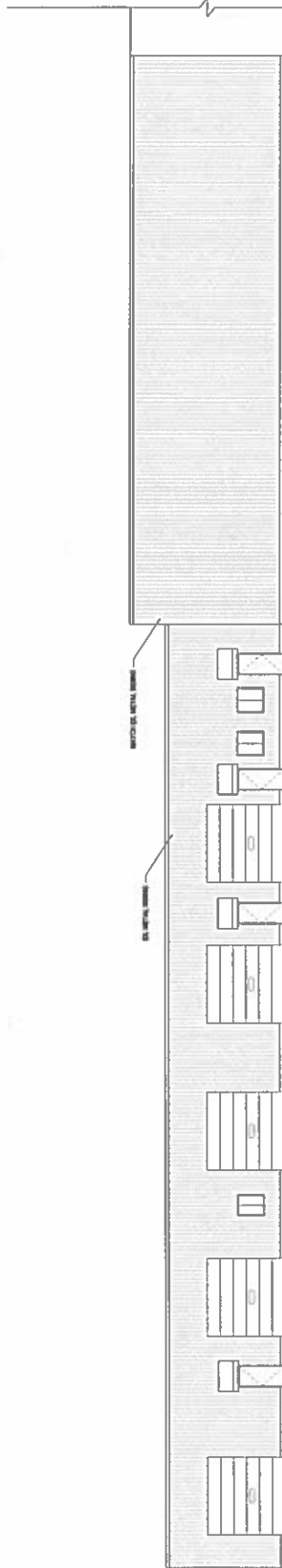
**A2** Item #1.



**WEST ELEVATION PROPOSAL**  
SCALE: 1/8"=1'-0"  
A2



**NORTH ELEVATION EXISTING**  
SCALE: 1/8"=1'-0"  
A2



**NORTH ELEVATION PROPOSAL**  
SCALE: 1/8"=1'-0"  
A2

**EXTERIOR ELEVATIONS**  
SCALE: 1/8"=1'-0"  
A2



KEY PLAN

