



City of Willowick
PLAN REVIEW BOARD
Thursday, February 26, 2026 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 12th, 2026
4. **New business**
 1. Bombshell Beauty & Spa LLC - Located at 28902 Lakeshore Blvd.
 2. College Tree Removal - Located at p#28A0230000450 (Euclid Ave)
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



City of Willowick
PLAN REVIEW BOARD
 Thursday, February 12, 2026 at 3:00 PM
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ADA NOTICE

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MINUTES

1. Call meeting to order

Chairman Brennan called the February 12th, 2026, 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

Mayor Vanni
 Mr. Pintar
 Councilwoman Antosh

Approval of minutes

Plan Review Board Minutes - December 11th, 2025

Motion made to approve the December 11th, 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

Extreme Playground - Located at 30780 Lakeshore Blvd. (Ownership Change)

Ashokkumar Patel and Aril Patel were present representing Extreme Playground - Located at 30780 Lakeshore Blvd. Chairman Brennan advised the board that this submittal is for an ownership change, ownership transferring from Mr. Kalpesh to Mr. Patel. Chairman Brennan advised that it has been brought to his attention by the Ohio Casino Control Commission that Extreme Playground located at 30780 Lakeshore boulevard does not have a state license and therefore at this time recommends the board tables this business until Extreme Playground is in compliance with a state license, at that time the business ownership change can be resubmitted for review.

Motion made to table Extreme Playground - Located at 30780 Lakeshore Blvd. until they are in compliance with the state license requirements by Mr. Lazor, Seconded by Mr. McLaughlin.

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

At this time there is not representation for College Tree Removal - Located at p#28A0230000450 (Euclid Ave). The board has moved on to the next submittal for McDonalds.

McDonald's - Located at 31115 Vine Street (Ownership Change)

Mr. Kavalec was present representing McDonald's - Located at 31115 Vine Street. Chairman Brennan advised that per the letter of intent this submittal is only an ownership change. Mr. Kavalec stated that is correct, the ownership will change from Mr. Mandovi to himself, Mr. Kavalec. There will be no other changes to the business.

Motion made to approve the ownership change of McDonald's - Located at 31115 Vine Street by Mr. McLaughlin, Seconded by Mr. Lazor.

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

Mr. Kavalec stated to Chief Daubenmire and Chief Malovrh that he would like to connect with them to start a Police and Fire program with McDonalds.

At this time we there was still no one present for College Tree Removal.

Witty Goat Bar & Grill - Located at 28810 Lakeshore Blvd.

Mr. DelGrosso (business owner) and Mr. Manning (landlord) both of Willoughby were present representing Witty Goat Bar & Grill - Located at 28810 Lakeshore Boulevard. Chairman Brennan asked if they would like to add anything to what has been submitted. Mr. DelGrosso stated that he does not believe so. Chairman Brennan advised that per the submittal this is the old Timber Kitchen, Witty Goat is going in there and making some improvements inside the building and opening up a restaurant and bar, he stated that they have already made some changes on the interior of the establishment. Chairman Brennan asked if there is anything else that is going to be changed, Mr. DelGrosso advised there is not, Chairman Brennan asked if there would be changes to the signage. Mr. DelGrosso stated that will be a face change to the current sign, he stated that there is LED that he has to get the software for, however Mr. Manning advised that the sign never worked previously. Mr. Lazor asked what type of food they will have, Mr. DelGrosso advised they will have bar food such as burgers, wings and fries.

Motion made to approve Witty Goat Bar & Grill - Located at 28810 Lakeshore Blvd. by Mr. Lazor, Seconded by Mr. McLaughlin.

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

At this time we there was still no one present for College Tree Removal.

College Tree Removal - Located at p#28A0230000450 (Euclid Ave)

Motion made to table College Tree Removal - Located at p#28A0230000450 (Euclid Ave) until the business has representation by Mr. McLaughlin, Seconded by Mr. Lazor.

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

Public portion

Public portion was open and closed at 3:14pm with no public present.

Old business

None.

Miscellaneous

None.

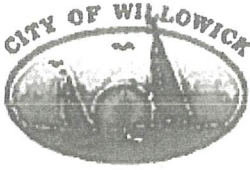
Adjournment

Motion made to adjourn the February 12th, 2026, 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

Plan Review Board Secretary – Heather Boling



CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-316-3000

PERMIT FEE: \$80.00

DATE: 11/1/2024

Location of Occupancy: 28902 Lakeshore Business Name: Bombshell Beauty & Spa LLC
(ADDRESS)

Business Owner's Name & Address: Jennifer Warden

CITY/STATE/ZIP: 1941 E. 300th St Wickliffe 44092

Telephone Number: 4-364-6255 Fax Number: — Federal ID Number: 86-1416635
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Vince Malene
20731 Edgecliffe Dr Euclid 44123

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

* Building Size: 14 ft x 75 ft Total Number Of Employees: 4

Intended Number of Occupants: 4 Total Number of Seating: 6

Site Plan With Number of Paved Parking Spaces 6

Hours Of Operation: Tuesday - Saturday 9-8

* Letter of Intent: ☒ * Previous Use: Office Space Proposed Use: Spa *

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Jennifer Warden

Home Address/City/Zip 1941 E. 300th Wickliffe Telephone Number: 440-364-6255

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)316-3000 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: 11/1/2024

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.

Letter Of Intent:

Dear Chief Building Official,

31230 Vine Street

Willowick, Ohio 44095

My name is Jennifer Worden. As a proud resident of Lake County, I am requesting that The City of Willowick allow me to bring my 10 plus year business into your city. I have successfully operated a brick-and-mortar location in The City of Euclid since 2015.

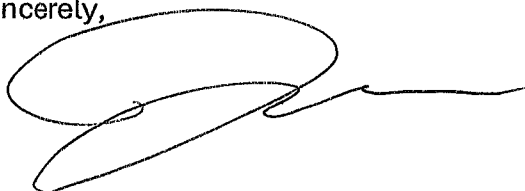
My business (Bombshell Beauty and Spa LLC) strives to give professional and consistent beauty services, consisting of massages, facials, Spray Tans, Makeup (specifically Bridal and special event makeup). I pride myself on having done over 200+ weddings in my 20 years in the beauty industry. As a graduate of Brown Aveda Institute in Mentor Ohio in 2006, I work diligently on keeping a proper professional Spa. I have become a leading standard in Spa Esthetic and strive to keep a safe and clean environment for all my lovely guests and staff members. I even won through Google "Best Spa 2025" just off great reviews and internet traffic for my business.

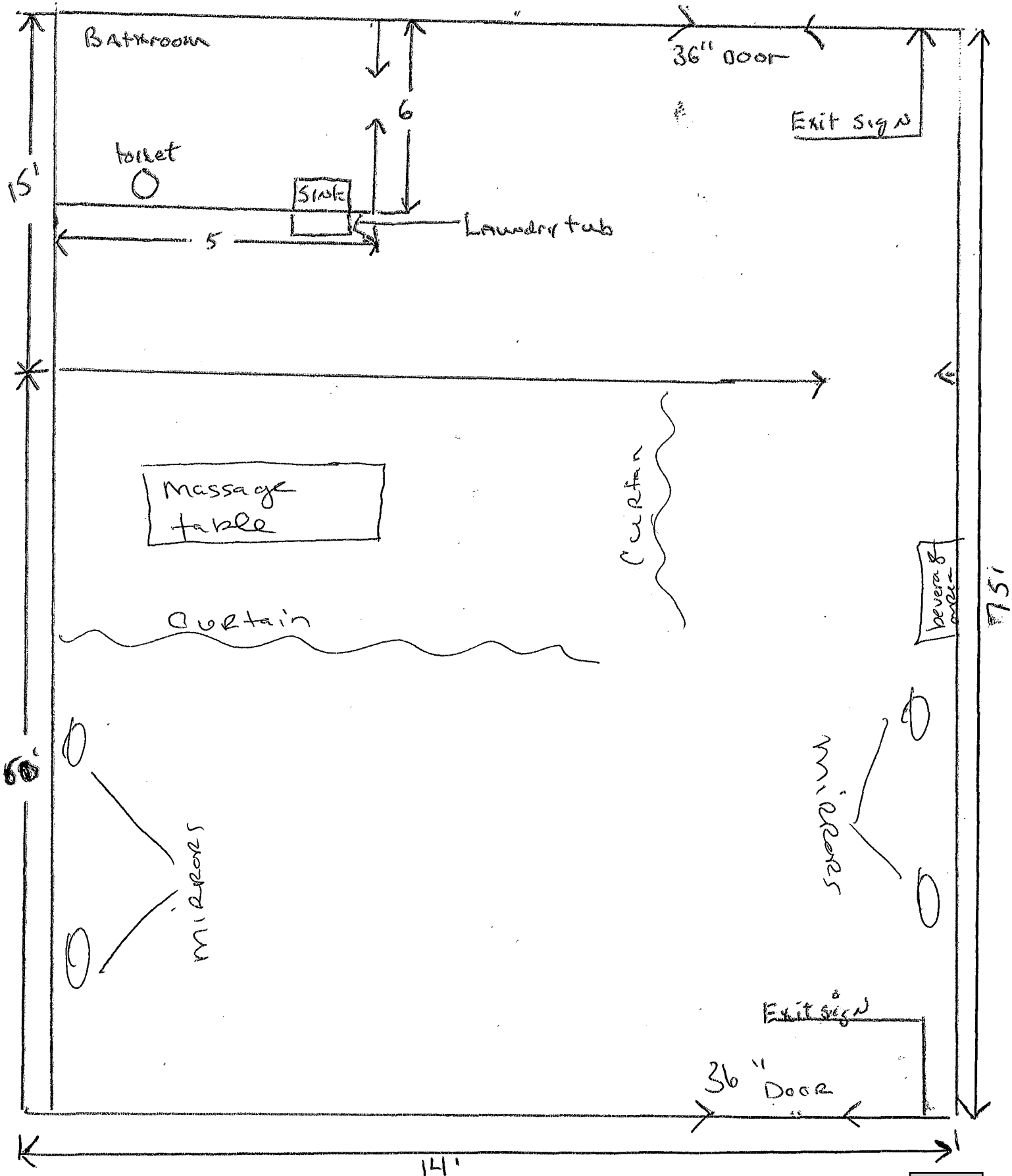
I have a Client/ Guest database of over 5200 people that I would love to share this space with. I will and have worked very hard to market to the citizens of Willowick, Ohio. I also love to give back to the community when offered a chance. I have sponsored Willowick Baseball for a few years, local charities and fund raisers, and yearly for St. Roberts Williams Church and Matre Dei (mt. Caramel).

The space I'm looking to create was a non-occupied office space. I will not need to add any fixtures, etc. I will be painted and styling this space for my spa. Because i have 10+ years of spa furniture this will be a fun and exciting task. I have a sought-after esthetic that my guests and clients loved that I will be bringing with me.

I hope you will honor my request and allow me to add a little Bombshell to The City of Willowick!

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Worden', with a large, stylized loop at the beginning and a long horizontal stroke extending to the right.





Item #1.

Lakeshore Blvd

Page 9



CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-518-3000

p.# 28A 023 0006450

PERMIT FEE: \$20.00

DATE: 1-15-24

Location of Occupancy: Euclid Ave Business Name: College Tree Removal

(ADDRESS)
Business Owner's Name & Address: Justin M. Hallis

CITY/STATE/ZIP: 7070 South Lane W. Houghby OH 44094

Telephone Number: 440-785-9310 Fax Number: Federal ID Number:
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Willowick Campus Jamie Pilla
Michael Hirsch

SUBMIT NEW DETAILED FLOOR PLAN: 301 FT. HABITABLE FLOOR AREA FOR OCCUPANCY:

Building Size: 20 75 x 100 Total Number Of Employees: 6

Intended Number of Occupants: 7 Total Number of Seating: 5

Site Plan With Number of Paved Parking Spaces 25 Hours Of Operation: 7-5pm

Letter of Intent: [check] Previous Use: Vacant Proposed Use: Retail

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Justin Hallis

Home Address/City/Zip: 12815 Kingsway Dr. Chesterland Telephone Number: 440-785-9310
OH 44026

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)518-3000 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: 1-26-24

Official 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.

Proposed Buildings at 30555 Euclid Ave.

For

College Tree Removal

CTR is looking to open a retail location to sell wood chips, mulch, gravel, and firewood.

We are building two K-Style Buildings approx.. 100'X75".

The front building will have 250' comprised of 2 10X10 offices and a bathroom. This will allow us to fulfill orders for materials above. The drive will go completely around both buildings.

The building will be a grey earthtone color.

The second building will be strictly for the storage of equipment.


The driveway entrance and front parking area will be paved with asphalt. The remaining driveway and back section, where the pickup of materials will be a compressed stone/gravel material.

The storage bins towards the back will be used for storage of various mulch, stone, and firewood.

The front car park section will accommodate 12 spots, and the back parking section for the employees will have 10.

Pictures, materials, structural notes, and heights are also attached.

The color in the picture is not the actual color.

John Hollis

216-952-3858

1145

PLAT OF SURVEY & SITE PLAN

FOR

COLLEGE TREE REMOVAL, LLC
SITUATED IN THE CITY OF WILLOWICK, COUNTY OF LAKE, AND
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
WILLOWICK TOWNSHIP LOT NO. 8, TRACT NO. 11.

JANUARY, 2026

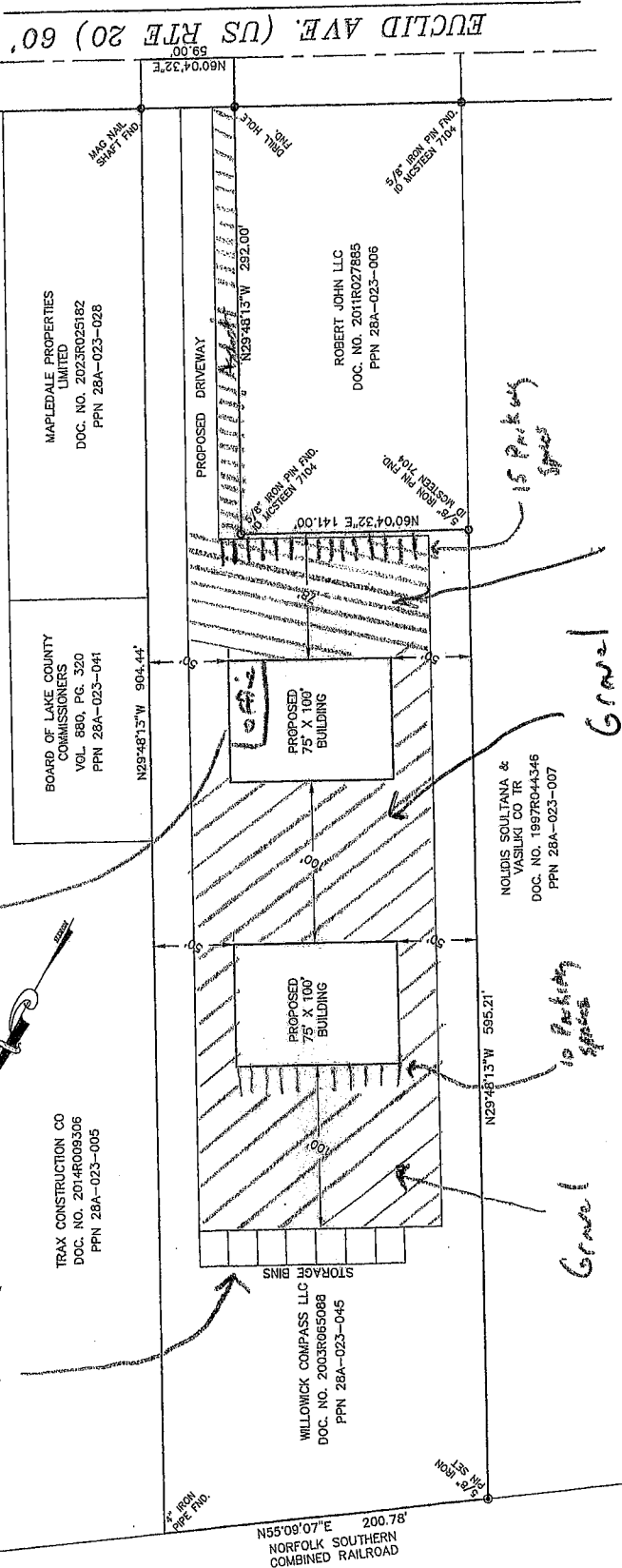
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE
ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4703.07
OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS EXPRESSED ARE BASED ON
THE US SURVEY FOOT AND ARE IN FEET AND DECIMAL PARTS THEREOF.
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401,
NAD83 (CORR 2012A) ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST
OF MY KNOWLEDGE.



JOSEPH GUTOSKEY, P.S. No. 7567
DATE 1/13/26

04' x
10' x 30'

6 Concrete Barrier Bins
Mich, 6' high, 6' wide



TRAX CONSTRUCTION CO
DOC. NO. 2014R009306
PPN 28A-023-005

WILLOWICK COMPASS LLC
DOC. NO. 2003R065088
PPN 28A-023-045

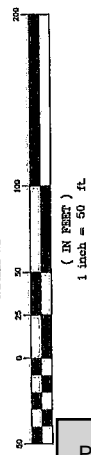
NOLDIS SOULTANA &
VASILUKI CO TR
DOC. NO. 1997R044346
PPN 28A-023-007

ROBERT JOHN LLC
DOC. NO. 2011R027885
PPN 28A-023-008

MAPLEDALE PROPERTIES
LIMITED
DOC. NO. 2023R025182
PPN 28A-023-028

BOARD OF LAKE COUNTY
COMMISSIONERS
VOL. 880, PG. 320
PPN 28A-023-041

GRAPHIC SCALE



LEGEND

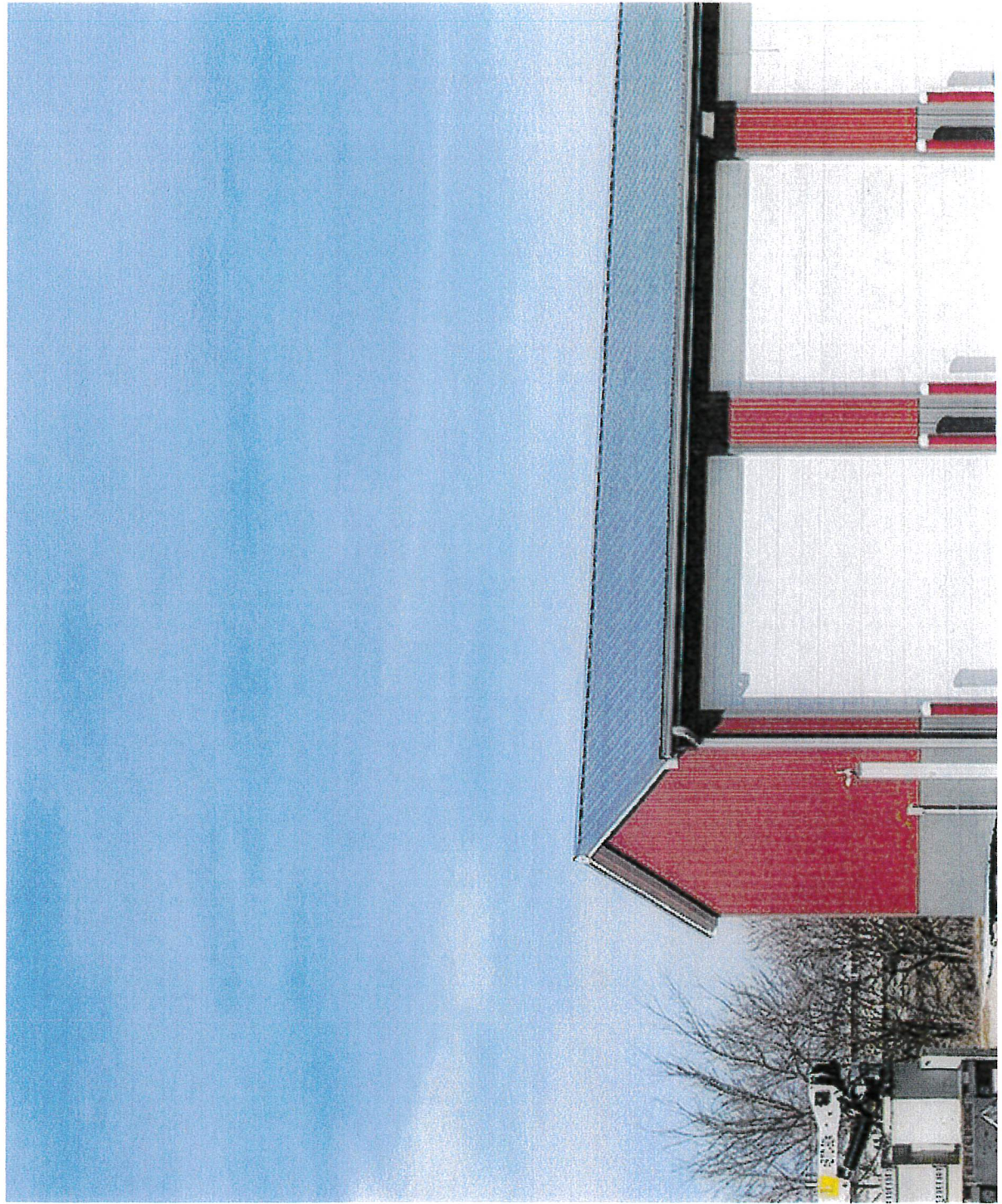
- 5/8" DIA. BY 30" LONG YELLOW CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
- IRON PIN/PIPE/MON. FOUND (AS NOTED)
- MONUMENT BOX (AS NOTED)

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors and Land Planners
1055 GOTTSCHEK PARKWAY SUITE 4
CHAGRIN FALLS, OHIO 44023
Tel (440) 543-6900
JOEGUTOSKEY@GUTOSKEY.COM

Item #2.
CONTRACT No.
25-4295

John Hollis (HFS)

From: Mark . <mark@markangebuilders.com>
Sent: Friday, January 9, 2026 12:05 PM
To: John Hollis (HFS)
Subject: K Building examples





Thank you,

Mark Ange

President & CEO of Mark Ange Builders

Phone: 440-423-1243

Mobile: 216-403-1616

Web: markangebuilders.com

Email: mark@markangebuilders.com

MARK ANGE
BUILDERS

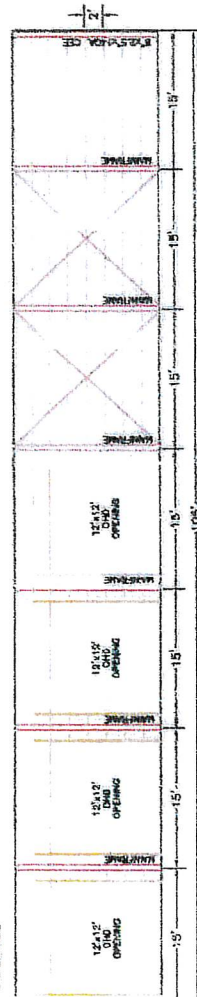


DELIVERY DATE
BUILDING COMPLETE
RAFTERS COMPLETE
LEGS COMPLETE
ENDWALL COMPLETE
MISC. COMPLETE

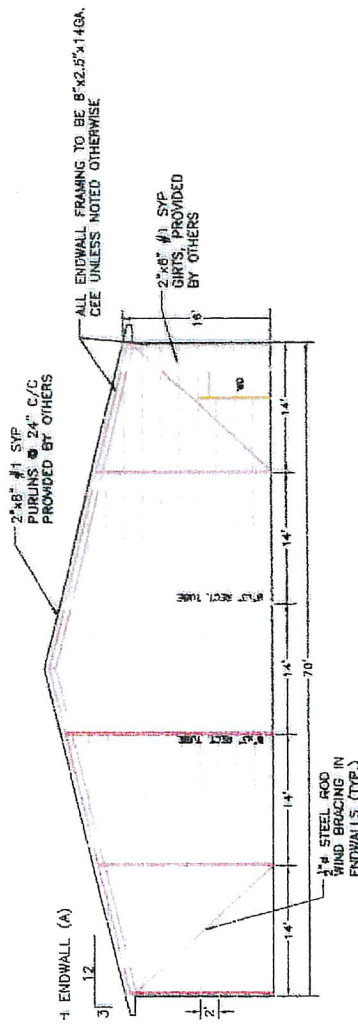
SIDEWALL
1/2" STEEL WIND RODS IN SIDEWALLS.
SAME BAY IN ROOF (TYP.)



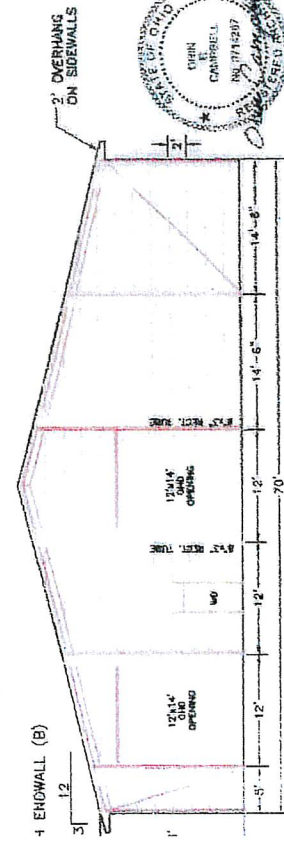
SIDEWALL



4 ENDWALL (A)



4 ENDWALL (B)



30# GSL
COMMERCIAL
STRUCTURE ONLY

SHEET 2 OF 4

MAST / VILLAGE OUTDOORS 7910 EUGLE CHARDON RD KIRTLAND, OH 44094	
WALL FRAMING PLAN 70' x 105' x 16'	
DATE: 6/28/24	SCALE: NTS
ELGIN SERVICE CENTER	
ISSUED FOR: 16936F WALL	DWG. NO: DCW

