



**City of Willowick**  
**PLANNING COMMISSION**

Monday, May 12, 2025 at 7:00 PM  
City Council Chambers

**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. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Approval of Minutes**
  - [1.](#) Planning Commission Minutes - April 14th, 2025
- 5. Development & Plan Review Committee**
- 6. Rules Committee**
- 7. City Engineer's Report – Mr. McLaughlin**
- 8. Law Director's Report – Ms. Landgraf**
- 9. Architectural Review Board**
- 10. Community Reinvestment Area – Mr. Carden**
- 11. Public Hearings**
- 12. Public Portion**
- 13. Remarks – Old Business**
- 14. Remarks – New Business**
  - [1.](#) Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street
- 15. Adjournment**



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PLANNING COMMISSION**

Monday, April 14, 2025 at 7:00 PM  
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**MINUTES**

**Call meeting to order**

Acting Chairman Foisel called the April 14th, 2025, Planning Commission meeting to order at 7:00pm.

**Pledge of Allegiance to the Flag**

**Roll Call**

**PRESENT**

Acting Chairman Foisel

Mr. Hren

Mr. Fortney

Mr. Tomas

Ms. Monaco

Mr. Downing

**ABSENT**

Chairman Mark Carden

**Approval of Minutes**

Planning Commission Minutes - March 10th, 2025

Motion made to approve the March 10th, Planning Commission meeting minutes by Mr. Hren,  
Seconded by Mr. Tomas.

Voting Yea: Acting Chairman Foisel, Mr. Hren, Mr. Fortney, Mr. Tomas, Ms. Monaco, Mr. Downing

**Development & Plan Review Committee**

None.

**Rules Committee**

None.

**City Engineer's Report – Mr. McLaughlin**

None.

**Law Director's Report – Ms. Gwartz**

None.

**Architectural Review Board**

None.

**Community Reinvestment Area – Mr. Carden**

None.

**Public Hearings**

None.

**Public Portion**

Public portion was open and closed at 7:03pm with no public present.

**Remarks – Old Business**

None.

**Remarks – New Business****Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street**

At this time Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street was not present at the start of the meeting therefor unable to answer any questions the board may have. As a result, the board voted to move Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street to the May meeting.

Motion made to move Telecom Acquisition Corp / Classic Store to the May meeting by Mr. Downing, Seconded by Mr. Tomas.

Voting Yea: Mr. Hren, Mr. Foisel, Mr. Fortney, Mr. Tomas, Ms. Monaco, Mr. Downing

**Adjournment**

Motion made to adjourn the April 14th, 2025, Planning Commission meeting at 7:04pm by Acting Chairman Foisel, Seconded by Mr. Fortney.

Voting Yea: Mr. Hren, Acting Chairman Foisel, Mr. Fortney, Mr. Tomas, Ms. Monaco, Mr. Downing

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Acting Chairman Foisel

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Heather Boling – Secretary



**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.

### 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.

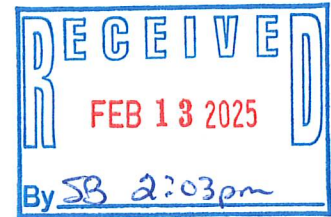
### **Adjournment**

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



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: \$35.00

DATE: 2/12/25Location of Occupancy: 32702 VINE ST. Business Name: TELECOM ACQUISITION CORP/CLASSICSSTORE(ADDRESS)  
Business Owner's Name & Address: TELECOM ACQUISITION CORP, INCCITY/STATE/ZIP: 3601 S. GREEN RD. SUITE 200, BEACHWOOD, OH 44122Telephone Number: 216-978-9000 Fax Number: 440-278-4557 Federal ID Number: 30-0194432  
Or Social Security NumberOWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: TELECOM ACQUISITION CORP, INC  
3601 S. GREEN RD SUITE 200, BEACHWOOD, OH 44122SUBMIT NEW DETAILED FLOOR PLAN: X SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 4200Building Size: 4200Total Number Of Employees: 1Intended Number of Occupants: 5 Total Number of Seating: N/A

Site Plan With Number of Paved Parking Spaces

Hours Of Operation: M-F 9-5Letter of Intent: ATTACHEDPrevious Use: HEATING & COOLINGProposed Use: OFFICE/WAREHOUSE/RETAILNAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: MICHAEL TRICARICHIHome 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 Pct & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440) 916-3000 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: \_\_\_\_\_

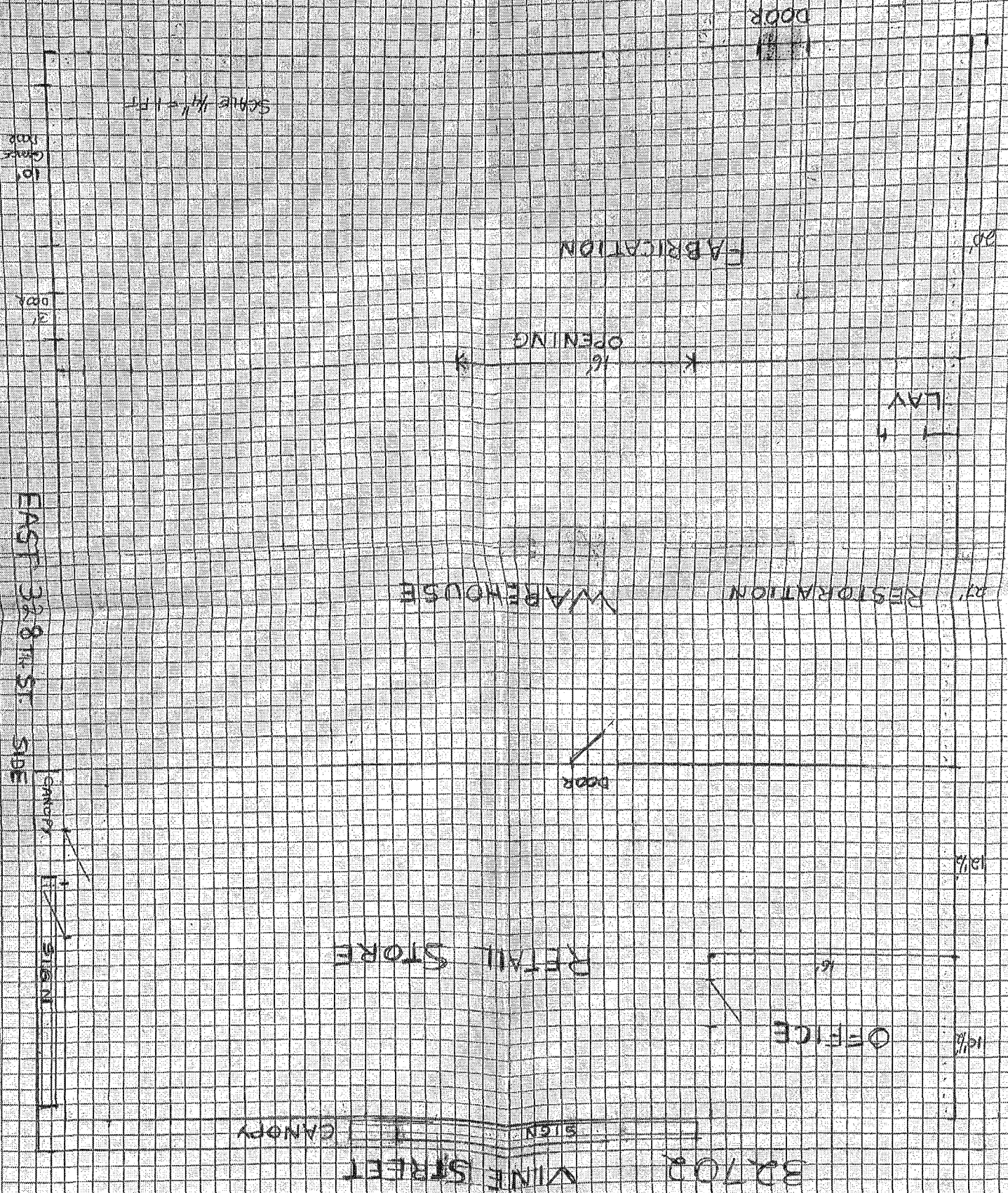
Zoning Permit # \_\_\_\_\_ Zoning Permit Fee \$ \_\_\_\_\_

Pre 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;

A handwritten signature in black ink, appearing to read 'Michael Tricarichi', with a large, stylized loop at the end.

Michael Tricarichi, President

## Letter of Intent

32702  
The owner of the building located at ~~29305~~ 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.

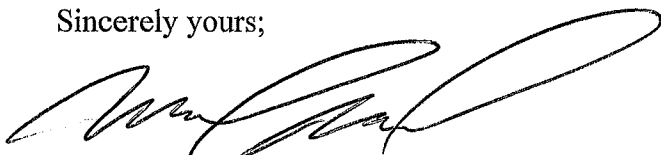
TAC purchased the above captioned property in December 2022 to use as a local satellite office and a warehouse to store materials and fabricate and repair other items associated with its local projects. TAC has no contact with any third parties in conducting its operations within the building. That is 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

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