



SEAN BRENNAN
Chief Housing and Zoning Inspector

City of Willowick

31230 VINE STREET
WILLOWICK, OHIO 44095

BUILDING DEPARTMENT
Phone: 440-516-3000
Fax: 440-585-3776
Email: sbrennan@cityofwillowick.com

March 27, 2023

RE: Modern Suds Laundromat – Located at 30437 Euclid Ave

Dear Chairman Carden,

On Thursday, March 23rd, 2023 Modern Suds Laundromat was approved by the Plan Review Board members pending approval from Planning Commission and City Council. The board reviewed this as a service establishment under (Retail District) codified ordinance 1145.03 (a) (3). Per the requirements from this code section this will be formally submitted to Planning Commission for the upcoming board meeting.

Please see the attached documents regarding the type of business, their letter of intent and a floor plan.

Please note I am including the Plan Review Board minutes affiliated with the meeting for this establishment, these minutes have not yet been approved.

If you have any questions please contact me at your convenience.

Thank you,

Sean Brennan

Chief Housing and Zoning Inspector

Plan Review Board Chairman



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: 3/13/03
Location of Occupancy: 30437-30439 Euclid Ave. Business Name: Modern Suds Laundromat
(ADDRESS)
Business Owner's Name & Address: Vincent Frascetti 2743 Overlook Dr.
CITY/STATE/ZIP: Twinsburg, Ohio 44087
Telephone Number: 330 888-8616 Fax Number: _____ Federal ID Number: 92-2716994
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: J&P Property Management, LLC
Joseph Catanesi 30441 Euclid Ave. Willowick, OH 44092

SUBMIT NEW DETAILED FLOOR PLAN: _____ SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 2,000 sq/Ft
Building Size: 2,000 sq/Ft Total Number Of Employees: < 1
Intended Number of Occupants: < 40 Total Number of Seating: 10-15
Site Plan With Number of Paved Parking Spaces: > 50 spaces Hours Of Operation: 5a.m - 10p.m.
Letter of Intent: _____ Previous Use: Vacant Proposed Use: Laundromat
NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Vincent Frascetti
Home Address/City/Zip: 2743 Overlook Dr. Twinsburg, OH 44087 Telephone Number: 330-888-8616

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: _____ Date: 3/13/03

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.

March 13, 2023

Vincent Frascchetti
2743 Overlook Dr.
Twinsburg, OH 44087

To Willowick Review Board,

This letter of intent is to grant permission to open a new laundromat located at 30437 & 30439 Euclid Ave. Willowick, OH, 44092. The intent of the space will provide a self-service laundromat with the option of offering a full service that would include a wash, dry fold along with pick-up & drop-off. The name of the laundromat will be Modern Suds Laundromat and will consist of all state of the art equipment which will include touch screens on all washers/dryers. The laundromat will also offer laundry detergents, laundry sheets, detergent pods, etc. for purchase as well. Modern Suds Laundromat will also be a "cashless" establishment with the exception of the payment center that will have a bill feeder for the purchase of a laundry card. The two methods for service on the washer/dryer would be payment by laundry card or smart phone once optional app is installed.

Thank you

Vincent Frascchetti

A handwritten signature in black ink, appearing to read 'V. Frascchetti', written over a light blue horizontal line.

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City of Willowick
PLAN REVIEW BOARD
Thursday, March 23, 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.

MINUTES – DRAFT NOT APPROVED

1. Call meeting to order

Chief Brennan called the March 23rd, 2023, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Chief Brennan
Tim McLaughlin
Mike Lazor

ABSENT

Chief Turner
Chief Malovrh Jr.

ALSO PRESENT

Councilwoman Antosh
Ken Pintar

Approval of minutes

Plan Review Board Minutes - March 9th, 2023

Motion to approve the March 9th, 2023, meeting minutes made by Mike Lazor, Seconded by Chief Brennan.

Voting Yea: Chief Brennan, Tim McLaughlin, Mike Lazor

New business

Luxe Beauty Boutique - Located at 31601 Vine Street Suite 102

Chief Brennan advised that Naomi Greenwood is present representing Luxe Beauty Boutique, he stated that this is an existing business, and she is moving across the hall where there was a previous salon. Per the letter of intent, she will not be doing any alterations. She will be doing some signage in the future.

Motion made to approve Luxe Beauty Boutique - Located at 31601 Vine Street Suite 102 by Mike Lazor, Seconded by Chief Brennan. Voting Yea: Chief Brennan, Tim McLaughlin, Mike Lazor

Modern Suds Laundromat - Located at 30437 Euclid Ave.

Chief Brennan stated that this location is over by Guiseppe's pizza and Vincent Frascetti is present representing Modern Suds Laundromat - Located at 30437 Euclid Ave. Mr. Frascetti stated that this location is 2 combined units. Mr. Frascetti advised the board that he is looking to put in a laundromat, starting off as a self-serve service with the option in the future to possibly add to a wash, dry, fold service. He stated that it could start off that way as it is designed as such however right now those plans are up in the air. The equipment is all state-of-the-art touch screen. There was some discussion regarding where a similar touch screen local laundromat is. Chief Brennan asked if this is a coinless service, to which Mr. Frascetti responded yes, this is a coinless service. The goal is to make it cashless where the customers would pay via app or laundry card. Chief Brennan stated that, this area is zoned a retail district and under 1145 under the uses this would fall under a service establishment which would require approval from Planning Commission and Willowick City Council. It was asked if there will be an employee on site and Mr. Frascetti stated that starting off it will be all self-serve, once they add the additional service at that time there would be an employee on site. Councilwoman Antosh asked that if there were not an employee on site what would happen if a machine broke, Mr. Frascetti stated that everything is handled on his phone, his phone number will be posted and can handle everything through his phone. It will be under 24-hour surveillance for the establishment and locks are automatic also handled through his phone.

Motion made to approve Modern Suds Laundromat - Located at 30437 Euclid Ave. pending the approval from Planning Commission and City Council by Chief Brennan, Seconded by Mike Lazor.
Voting Yea: Chief Brennan, Tim McLaughlin, Mike Lazor

Public portion

None

Old business

None

Miscellaneous

None

Adjournment

Motion made to adjourn the March 23rd, 2023, Plan Review Board meeting at 3:14pm by Tim McLaughlin, Seconded by Mike Lazor.

Voting Yea: Chief Brennan, Tim McLaughlin, Mike Lazor