



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