



**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](mailto:sbrennan@cityofwillowick.com)

April 7, 2023

RE: Modern Suds Laundromat – Located at 30437 Euclid Ave

Dear City Council,

On Monday, April 10<sup>th</sup> 2023 Modern Suds Laundromat was approved by the Planning Commission members. We are recommending to City Council that this business be approved. 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 was formally submitted to Planning Commission.

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

**Please note we have included the Planning Commission minutes for your review, they have not yet been approved by the Planning Commission members.**

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

Thank you,

**Mark Carden**

Planning Commission Chairman

Item #2

Item #2



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: \$60.00  
DATE: 3/13/03

Location of Occupancy: 30437-30439 Euclid Ave. Business Name: Modern Suds Laundromat

Business Owner's Name & Address: Vincent Frascchetti 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: S&P Property Management, LLC  
Joseph Catanese 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: 5 a.m. - 10 p.m.

Letter of Intent: \_\_\_\_\_ Previous Use: Vacant Proposed Use: Laundromat

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Vincent Frascchetti

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)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: 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.

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Item #2

Item #2

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



Page 10

Page 15

W  
E  
R  
E  
N

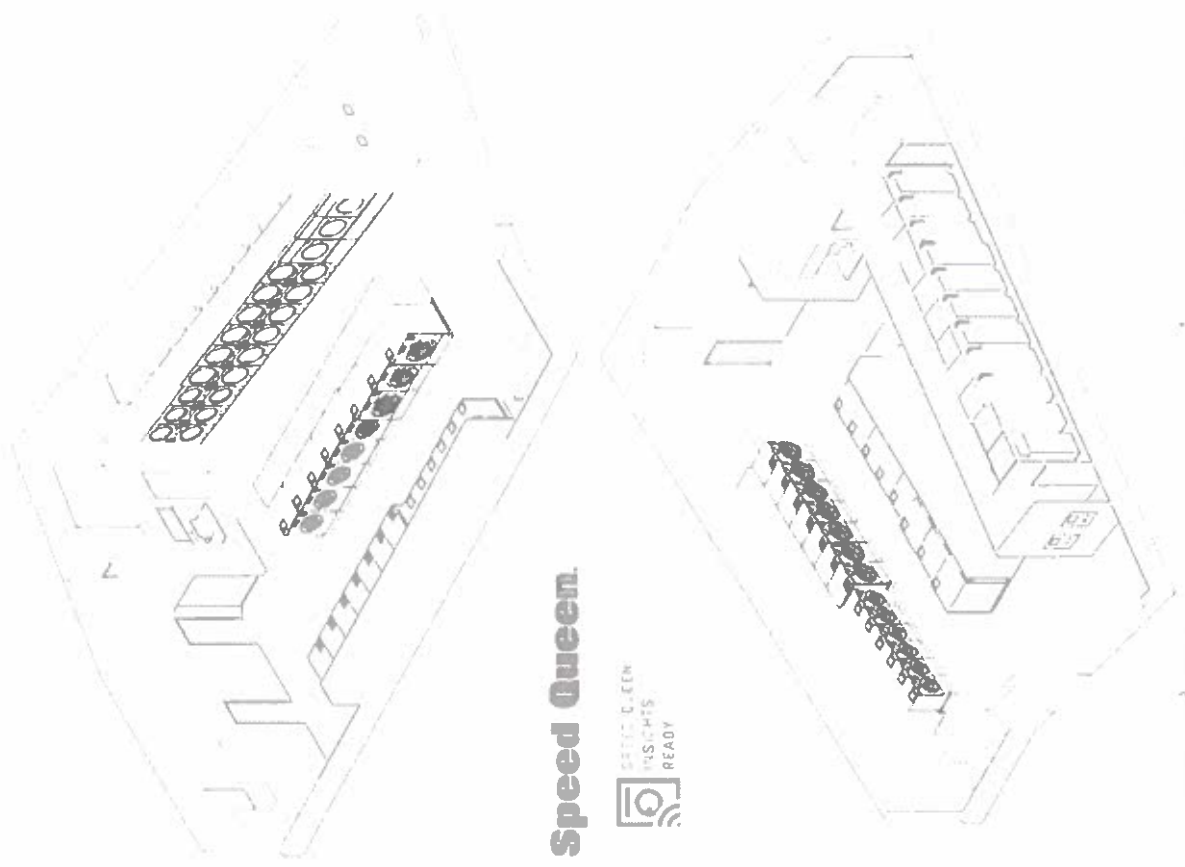
W  
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Item #2

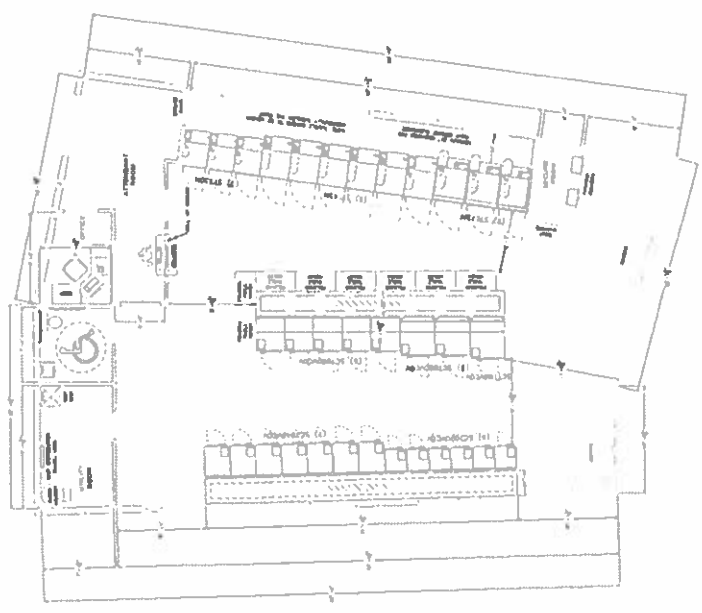
Item #2.

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Page 16



**Speed Queen**



**DRAWING NOTES**

- THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL CODES AND PRACTICES.
- ALL VALUES MAY CHANGE WITHOUT NOTICE.
- DO NOT SCALE DRAWINGS.
- ALL CONNECTIONS AND SERVICES SHALL BE MADE BY QUALIFIED TECHNICIANS.

**EQUIPMENT SPECIFICATIONS**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	RESTROOM	1	RESTROOM	147 SQUARE FEET
2	KITCHEN	1	KITCHEN	100 SQUARE FEET
3	RESTROOM	2	RESTROOM	100 SQUARE FEET
4	RESTROOM	2	RESTROOM	100 SQUARE FEET
5	RESTROOM	2	RESTROOM	100 SQUARE FEET
6	RESTROOM	2	RESTROOM	100 SQUARE FEET
7	RESTROOM	2	RESTROOM	100 SQUARE FEET
8	RESTROOM	2	RESTROOM	100 SQUARE FEET
9	RESTROOM	2	RESTROOM	100 SQUARE FEET
10	RESTROOM	2	RESTROOM	100 SQUARE FEET
11	RESTROOM	2	RESTROOM	100 SQUARE FEET
12	RESTROOM	2	RESTROOM	100 SQUARE FEET
13	RESTROOM	2	RESTROOM	100 SQUARE FEET
14	RESTROOM	2	RESTROOM	100 SQUARE FEET
15	RESTROOM	2	RESTROOM	100 SQUARE FEET
16	RESTROOM	2	RESTROOM	100 SQUARE FEET
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18	RESTROOM	2	RESTROOM	100 SQUARE FEET
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20	RESTROOM	2	RESTROOM	100 SQUARE FEET
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23	RESTROOM	2	RESTROOM	100 SQUARE FEET
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99	RESTROOM	2	RESTROOM	100 SQUARE FEET
100	RESTROOM	2	RESTROOM	100 SQUARE FEET

3044\* EUCLID AVE

LDF-4412

1625

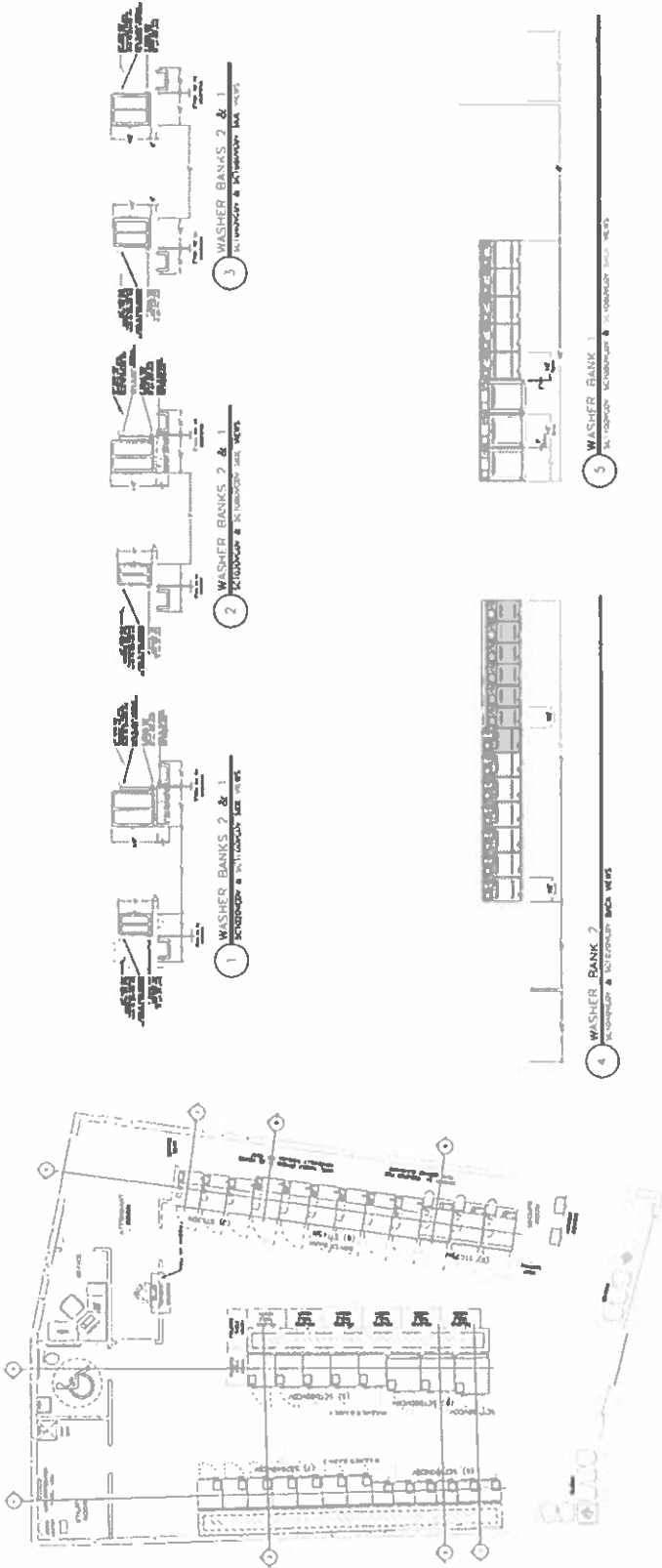
Allison Laundry  
Shepard Street  
Racine, WI 53407

LAD

EQUIPMENT  
ELEVATIONS

SHEET 2 OF 5

5-May-23



SPEED QUEEN  
INSIGHTS  
READY

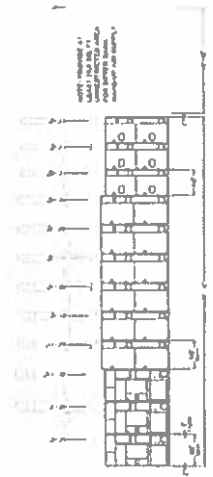
1 WASHER BANK 2  
4105m x 3115m BLDG. WFTS

2 WASHER BANKS 2 & 1  
4105m x 3115m BLDG. WFTS

3 WASHER BANKS 2 & 1  
4105m x 3115m BLDG. WFTS

4 WASHER BANK 2  
4105m x 3115m BLDG. WFTS

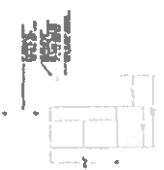
5 WASHER BANK 1  
4105m x 3115m BLDG. WFTS



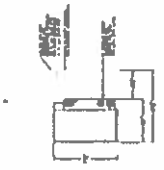
6 DRYER BANK  
4105m x 3115m BLDG. WFTS



7 DRYER BANK  
3115m x 304m WFTS



8 DRYER BANK  
3115m x 304m WFTS



9 DRYER BANK  
3115m x 304m WFTS



30441 EUCLID AVE

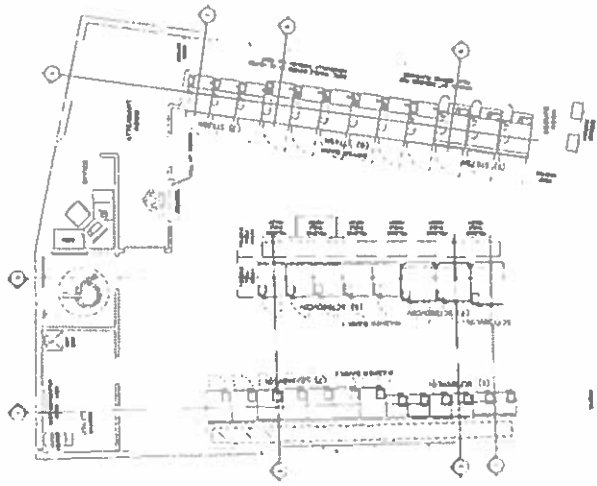
Alliance Laundry  
1 Shippard Street  
Ripon, WI, 54971

LAD

UTILITIES  
SPECIFICATIONS

SHEET 3 OF 5

8-430-23



**LAUNDRY EQUIPMENT LIST**

NO.	DESCRIPTION	QTY	MANUFACTURER	MODEL	DATE
1	WASHER	2	SPEED QUEEN	W1000	10/10/10
2	DRYER	2	SPEED QUEEN	D1000	10/10/10
3	WASHER	2	SPEED QUEEN	W1000	10/10/10
4	DRYER	2	SPEED QUEEN	D1000	10/10/10
5	WASHER	2	SPEED QUEEN	W1000	10/10/10
6	DRYER	2	SPEED QUEEN	D1000	10/10/10
7	WASHER	2	SPEED QUEEN	W1000	10/10/10
8	DRYER	2	SPEED QUEEN	D1000	10/10/10
9	WASHER	2	SPEED QUEEN	W1000	10/10/10
10	DRYER	2	SPEED QUEEN	D1000	10/10/10

**DRYER OUTLET SIZE**

NO.	DESCRIPTION	QTY	MANUFACTURER	MODEL	DATE
1	DRYER	2	SPEED QUEEN	D1000	10/10/10
2	DRYER	2	SPEED QUEEN	D1000	10/10/10
3	DRYER	2	SPEED QUEEN	D1000	10/10/10
4	DRYER	2	SPEED QUEEN	D1000	10/10/10
5	DRYER	2	SPEED QUEEN	D1000	10/10/10
6	DRYER	2	SPEED QUEEN	D1000	10/10/10
7	DRYER	2	SPEED QUEEN	D1000	10/10/10
8	DRYER	2	SPEED QUEEN	D1000	10/10/10
9	DRYER	2	SPEED QUEEN	D1000	10/10/10
10	DRYER	2	SPEED QUEEN	D1000	10/10/10

**ELECTRICAL REQUIREMENTS**

NO.	DESCRIPTION	QTY	MANUFACTURER	MODEL	DATE
1	WASHER	2	SPEED QUEEN	W1000	10/10/10
2	DRYER	2	SPEED QUEEN	D1000	10/10/10
3	WASHER	2	SPEED QUEEN	W1000	10/10/10
4	DRYER	2	SPEED QUEEN	D1000	10/10/10
5	WASHER	2	SPEED QUEEN	W1000	10/10/10
6	DRYER	2	SPEED QUEEN	D1000	10/10/10
7	WASHER	2	SPEED QUEEN	W1000	10/10/10
8	DRYER	2	SPEED QUEEN	D1000	10/10/10
9	WASHER	2	SPEED QUEEN	W1000	10/10/10
10	DRYER	2	SPEED QUEEN	D1000	10/10/10

**DYNAMIC LOAD SPECIFICATIONS**

NO.	DESCRIPTION	QTY	MANUFACTURER	MODEL	DATE
1	WASHER	2	SPEED QUEEN	W1000	10/10/10
2	DRYER	2	SPEED QUEEN	D1000	10/10/10
3	WASHER	2	SPEED QUEEN	W1000	10/10/10
4	DRYER	2	SPEED QUEEN	D1000	10/10/10
5	WASHER	2	SPEED QUEEN	W1000	10/10/10
6	DRYER	2	SPEED QUEEN	D1000	10/10/10
7	WASHER	2	SPEED QUEEN	W1000	10/10/10
8	DRYER	2	SPEED QUEEN	D1000	10/10/10
9	WASHER	2	SPEED QUEEN	W1000	10/10/10
10	DRYER	2	SPEED QUEEN	D1000	10/10/10

**GAS INLET SIZE**

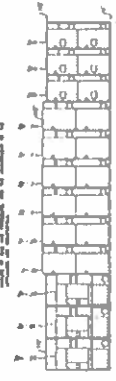
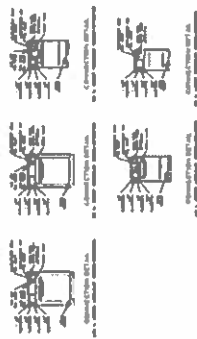
NO.	DESCRIPTION	QTY	MANUFACTURER	MODEL	DATE
1	WASHER	2	SPEED QUEEN	W1000	10/10/10
2	DRYER	2	SPEED QUEEN	D1000	10/10/10
3	WASHER	2	SPEED QUEEN	W1000	10/10/10
4	DRYER	2	SPEED QUEEN	D1000	10/10/10
5	WASHER	2	SPEED QUEEN	W1000	10/10/10
6	DRYER	2	SPEED QUEEN	D1000	10/10/10
7	WASHER	2	SPEED QUEEN	W1000	10/10/10
8	DRYER	2	SPEED QUEEN	D1000	10/10/10
9	WASHER	2	SPEED QUEEN	W1000	10/10/10
10	DRYER	2	SPEED QUEEN	D1000	10/10/10

**EXHAUST OUTLET SIZE**

NO.	DESCRIPTION	QTY	MANUFACTURER	MODEL	DATE
1	WASHER	2	SPEED QUEEN	W1000	10/10/10
2	DRYER	2	SPEED QUEEN	D1000	10/10/10
3	WASHER	2	SPEED QUEEN	W1000	10/10/10
4	DRYER	2	SPEED QUEEN	D1000	10/10/10
5	WASHER	2	SPEED QUEEN	W1000	10/10/10
6	DRYER	2	SPEED QUEEN	D1000	10/10/10
7	WASHER	2	SPEED QUEEN	W1000	10/10/10
8	DRYER	2	SPEED QUEEN	D1000	10/10/10
9	WASHER	2	SPEED QUEEN	W1000	10/10/10
10	DRYER	2	SPEED QUEEN	D1000	10/10/10

**WATER INLET SUPPLY**

NO.	DESCRIPTION	QTY	MANUFACTURER	MODEL	DATE
1	WASHER	2	SPEED QUEEN	W1000	10/10/10
2	DRYER	2	SPEED QUEEN	D1000	10/10/10
3	WASHER	2	SPEED QUEEN	W1000	10/10/10
4	DRYER	2	SPEED QUEEN	D1000	10/10/10
5	WASHER	2	SPEED QUEEN	W1000	10/10/10
6	DRYER	2	SPEED QUEEN	D1000	10/10/10
7	WASHER	2	SPEED QUEEN	W1000	10/10/10
8	DRYER	2	SPEED QUEEN	D1000	10/10/10
9	WASHER	2	SPEED QUEEN	W1000	10/10/10
10	DRYER	2	SPEED QUEEN	D1000	10/10/10



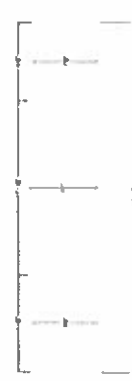
6A DRYER BANK 1



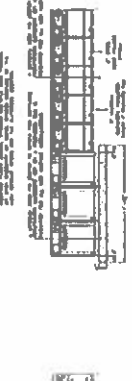
5A WASHER BANK 1



4A WASHER BANK 2



6B DRYER BANK 2



5B WASHER BANK 3



4B WASHER BANK 4

**EQUIPMENT NEEDED:**

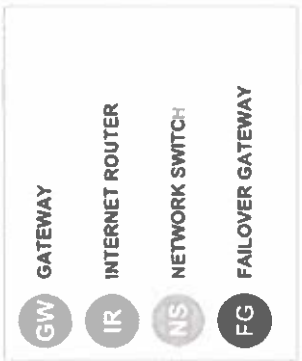
- MACHINES WITH NETWORK BOARDS OR BUILT-IN CONNECTIVITY
- GATEWAY KIT(S)
- NETWORK SWITCH (FOR LOCATIONS WITH THREE OR MORE CELLULAR GATEWAYS)
- USB IR INTERFACE KIT
- ANDROID 5.0 (MARSHMALLOW) WITH INTERNET CONNECTION OR SPEED QUEEN QUANTUM PC SOFTWARE
- THE FACILITY MUST HAVE INTERNET ACCESS

**NOTE:** GATEWAYS SHOULD NOT BE NEAR OTHER ELECTRICAL DEVICES (MICROWAVES, TVS, ETC.) AND SHOULD NOT BE PLACED BEHIND WALLS OR METAL BARRIERS. MAKE SURE ANTENNAS ARE POINTED DOWN IN DIFFERENT DIRECTIONS.

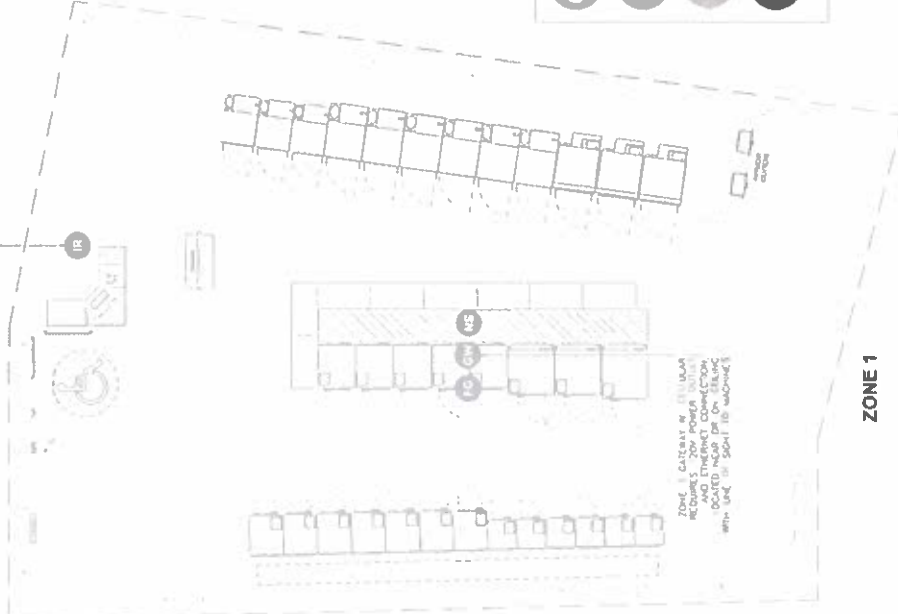
**NOTE:** FOR 3 OR MORE GATEWAYS, A SINGLE ETHERNET CABLE SHOULD BE RUN FROM THE INTERNET ROUTER TO THE NETWORK SWITCH FROM THE NETWORK SWITCH. ETHERNET CABLES WILL BE RUN TO GATEWAYS.

**NOTE:** ETHERNET CONNECTION IS RECOMMENDED WHEREVER POSSIBLE FOR MAXIMUM RELIABILITY. FOR OPTIMAL PERFORMANCE, A BROADBAND INTERNET CONNECTION SPEED OF 10Mbps IS REQUIRED.

**PRO TIP:** IT IS HIGHLY RECOMMENDED TO PUT THE GATEWAY POWER OUTLETS ON A SWITCH OR WI-FI SMART PLUG TO MAKE POWER CYCLING EASY.



INTERNET ROUTES SHOULD BE LOCATED NEAR THE LOCATIONS INTENDING ENTRY POINT



**ZONE 1**

30441 EUCLID AVE

LDR-34-12

1625

Alliance Laundry  
1 Shepard Street  
Rochester, WI 54071

LAD

NETWORKING SPECIFICATIONS

SHEET 4 OF 5

8-Mar-23

**PLEASE CONTACT SOFTWARE SUPPORT FOR QUESTIONS.  
EMAIL SOFTWARESUPPORT@ALLIANCELS.COM OR CALL 1-844-241-5519.**







**City of Willowick**  
**PLANNING COMMISSION – DRAFT NOT APPROVED**  
Monday, April 10, 2023 at 7:30 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.

**MINUTES**

**Call meeting to order**

The April 10th, 2023, meeting was called to order at 7:30pm.

**Pledge of Allegiance to the Flag**

At this time Mayor Vanni swore in the new Planning Commission member: Adam Fortney.

**Roll Call**

**PRESENT**

Mark Carden  
Robert Houry  
Jef Hren  
Eric Foisel  
Joan Raymond  
John Urwin  
Adam Fortney

**ALSO PRESENT**

Chief Brennan

**ABSENT:**

Law Director Landgraf

**Approval of Minutes**

Planning Commission Minutes - February 13th, 2023

Motion made to approve the February 13th, 2023, Planning Commission meeting minutes made by Mr. Foisel, Seconded by Mr. Urwin.

Voting Yea: Mr. Carden, Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin

Voting Abstaining: Mr. Fortney

**Development & Plan Review Committee**

No report.

**Rules Committee**

No report.

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

No report.

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

No report.

**Architectural Review Board**

No report.

**Community Reinvestment Area – Mr. Carden**

No report.

**Public Hearings****Public Portion**

Public portion was opened and closed at 7:34 with no public present.

**Remarks – Old Business**

No discussion.

**Remarks – New Business**Luxury Brand Party Co. / Top Designer Landscaping - Located at 30509 Euclid Ave.

Mrs. Jones was present representing Luxury Brand Party Co. and Rico Webster and was present representing Top Designer Landscaping located at 30509 Euclid Avenue. Mrs. Jones, stated that Luxury Brand Party Co is a party supply rental establishment where people will be able to come in and rent the party supplies that she has such as tables, chairs and/or all of the "pretty items" you see at events such as graduations. The front of this establishment will be used for people to come in and set up the rentals, sign contracts etc. she advised that she also has a website where you can rent the items online, the storage of these items will be in an off-site storage facility as she needs the height space. Mrs. Jones advised the board that this space will be shared with Rico Webster's business Top Designer Landscaping. Mr. Webster stated that he has been in business for about 12 years, company is Veteran owned, and he is a retired police officer. He advised the board that he has contracts with RTA, Cleveland Schools and additional projects. He advised that the back portion of this establishment will be used for his business for storage of items, there will be no gas, no chemicals as most of the equipment will be stored in trailers at the back of the building in the parking lot. There was some discussion of the location of the building on Euclid Avenue, it was stated that this establishment used to be a contracting company, there is an office portion up front and a storage space in the back, there is plenty of parking space and about an acre of land behind the building. Mr. Carden clarified to Mrs. Jones regarding Luxury Brand Party Co. that this is not an event space. she responded stating that this is not an event space, just rental of party supplies. Mr. Foisel wanted to clarify to Mr. Webster regarding Top Designer Landscaping that the trucks and trailers will not be visible from Euclid Avenue, Mr. Webster stated that they are behind the building, where there is a fenced in area. The waste from the landscaping business will be dumped at a dump, this location is a home base essentially to come in load trucks and head out for the workday. It was asked of Chief Brennan, if he has been inside this establishment, Chief Brennan stated that based on the floor plan submitted it does not look like any interior construction will

be taking place, Mr. Webster stated that, that is correct. There was some discussion regarding ordinance 1143.03, the recommendation to City Council and inspections once/if approved. There was also some discussion regarding the 2011 zoning changes and making this area retail whereas it was previously industrial.

Motion made to recommend Luxury Brand Party Co. / Top Designer Landscaping - Located at 30509 Euclid Ave. to City Council made by Mr. Hren, Seconded by Mr. Houry.

Voting Yea: Mr. Carden, Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin, Mr. Fortney

#### Modern Suds Laundromat - Located at 30437 Euclid Ave

Vincent Fraschetti was present with Sam (who is assisting him with the equipment and layout) representing Modern Suds Laundromat - Located at 30437 Euclid Avenue, he advised that the new establishment would consume both units. The machines and equipment are all brand new, touch screen technology that has never been seen before. He advised that payment methods are going to be through an app or laundry card, in attempt to have this a cashless business. The only thing that will accept cash would be the payment center to purchase the laundry card or payment through a phone app. He stated that the idea is to start off as a full self-service laundromat, with the option to do a wash, dry, fold service in the future and at that point there would be one or two employees on site. If there are any issues with machines, they can call a phone number (that will be listed) and be advised to switch to another washer/dryer for a free charge, everything is literally the touch of a button, very user friendly, customers will also be able to go onto the app to see what machines are in use and what machines are not being used so you are not waiting in line, they will be able to see the time left on the machine they are using machine to know when their laundry is complete. Mr. Houry asked if there will be any security and Mr. Fraschetti stated that yes there will be cameras 24 hours, utilizing his app he will be able to lock and unlock the establishment and monitor at all times remotely. He advised that he is about 30 minutes from this location and will be in and out on a daily business. It was asked if customers will need the app to enter the establishment during regular business hours, Mr. Fraschetti stated that while they thought about doing so, he doesn't want to limit customers so they will not be doing that. There was some discussion regarding different laundromats in the area. Mr. Foisel stated that his only concern would be people congregating at the laundromat, since there will not be employees onsite. Mr. Fraschetti responded stating that is one of the reasons he wanted to go cashless, there will not be anything at the establishment that will encourage people to hang around if they are not doing their laundry and again there are cameras always running and being monitored so if something suspicious is taking place, Mr. Fraschetti can call the authorities and make the commute there. Mr. Houry asked what the hours of operation would be and Mr. Fraschetti stated 5am to 10pm, not 24 hours. It was asked how a situation would be handled if it is after closing time and there is someone still present in the establishment, Mr. Fraschetti stated that if it is after 10pm, he will drive to the location to handle the situation. Mr. Fraschetti stated that in the future he does plan to have an employee or two onsite for a wash dry fold service, he stated that the reason that they have not decided to do that service to start is because they want to get the business established. There was discussion regarding what sets Modern Suds aside from standard laundromats and the maintenance service of the machines. It was asked if they plan to have a monitoring system if water lines break or leaks of any kind, Mr. Fraschetti responded stating that they will have pressure sensors and they are monitored with an alarm system. Councilwoman Antosh asked Chief Brennan if there is enough parking spaces between the tattoo place and Giuseppe's, Chief Brennan stated that when the addition was approved for Giuseppe's all of the parking was figured in at that time, under 1145 restaurants are more stringent with regards to parking so as far as the parking goes and what the establishment is now being used for, there is enough parking.

Motion made to recommend to City Council Modern Suds Laundromat - Located at 30437 Euclid Ave by Mr. Hren, Seconded by Mr. Carden.

Voting Yea: Mr. Carden, Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin, Mr. Fortney

**Adjournment**

Motion to adjourn the April 10th, 2023, Planning Commission meeting at 8:12pm made by Mr. Hren, Seconded by Mr. Urwin.

Voting Yea: Mr. Carden, Mr. Houry, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Urwin, Mr. Fortney