



**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.

MINUTES

Call meeting to order

Chairman Carden called the May 12th, 2025, Planning Commission meeting to order at 7:09pm.

Pledge of Allegiance to the Flag

Roll Call

PRESENT

Chairman Carden

Mr. Foisel

Mr. Fortney

Mr. Tomas

Ms. Monaco

ABSENT

Mr. Hren

Mr. Downing

Approval of Minutes

Planning Commission Minutes - April 14th, 2025

Motion made to approve the April 14th, 2025, Planning Commission meeting minutes by Mr. Foisel,
Seconded by Mr. Tomas.

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

Voting Abstaining: Chairman Carden

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 7:25pm with no public present.

Remarks – Old Business

Remarks – New Business

Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street

Mr. Tricarichi and Mr. French were present representing Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street. Mr. Tricarichi explained that Telecom is a real estate development company, which is primarily building houses and commercial buildings, rehabilitation of buildings and homes. He advised that they purchased the building located at 32702 Vine Street about 2 years ago. Chairman Carden asked what the building was previously and Mr. Tricarichi stated it was called Masterangelo's Heating and Cooling, and the other side was a Sheet Metal Shop. He stated that he purchased this building for an office and warehouse building, he also purchased a building in a different city to be used as a storage location for items such as drywall, siding and any other items that they need for the homes they are working on. He advised that the idea for his location in Willowick, the concept is called Classic Store. He explained that he is into "old stuff" such as guitar amps and electronics, he is an Electrical Engineer by trade. He stated that he will have things like vacuum tubes, pin ball machines, an old functioning traffic light, among other items. He would like to open this business as a retail establishment for these types of items. He mentioned signage and the submittal for them, the board advised that they are not able to review the signage, there was some discussion regarding the location of the signs. There was some further discussion regarding additional items he will be selling. Chairman Carden asked of Mr. Tricarichi, if his customer base would not be primarily builders. Mr. Tricarichi stated that they have 2 types of customers, the Classic Store customers which would be musicians and collectors whereas then they have real estate customers that buy the builder items. Chairman Carden asked if this establishment would be servicing both types of customers, Mr. Tricarichi stated that is correct. There was some discussion regarding his other locations currently operating. Chairman Carden asked how this location was chosen and Mr. Tricarichi stated that this location was cheap. Mr. Tricarichi asked about the fabrication piece that is laid out, Mr. Tricarichi advised that it is kitchen items such as cabinets, countertops as well as guitar amps and speaker cabinets and things along those lines, mostly wood and cleaning up metal. Chairman Carden stated that he believes the parking looks to be more than adequate, Mr. Tricarichi stated that he will have 4 or 5 parking spaces at most. It was asked if they will be servicing customer's items, he advised just servicing items for sale. Mr. Tricarichi stated that right now they do not have any customers but in the future if someone buys an item and it breaks then they will fix it for them. He doesn't want to be ruled out as a servicing company because he does have the culpability. There was some discussion regarding the options for trade in's as well. Chairman Carden asked if there will be a need to have equipment outside, Mr. Tricarichi stated,

other than a BBQ grill and a car hauler trailer parked in the parking lot on the side of the building because they also sell "old" car parts (not cars) but nothing will be stored outside. There was some discussion regarding signage approval process, it was advised that Mr. Brennan handles the signage. There were some examples Mr. Tricarichi provided of the projects he has completed in other cities.

Motion made to recommend to City Council the approval of Telecom Acquisition Corp / Classic Store - Located at 32702 Vine Street by Mr. Foisel, Seconded by Ms. Monaco.

Voting Yea: Chairman Carden, Mr. Foisel, Mr. Fortney, Mr. Tomas, Ms. Monaco

Adjournment

Motion made to adjourn the May 12th, 2025, Planning Commission meeting at 7:25pm by Mr. Foisel, Seconded by Mr. Tomas.

Voting Yea: Chairman Carden, Mr. Foisel, Mr. Fortney, Mr. Tomas, Mr. Monaco