



City of Willowick
PLAN REVIEW BOARD

Thursday, September 11, 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 September 11th, 2025, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Chairman Brennan
Chief Malovrh Jr.
Mr. McLaughlin
Mr. Lazor

ALSO PRESENT

Mr. Pintar
Councilwoman Antosh

ABSENT

Chief Daubenmire

Approval of minutes

Plan Review Board minutes - August 28th 2025

Motion made to approve the August 28th, 2025, Plan Review Board meeting minutes by Mr. McLaughlin, Seconded by Mr. Lazor.

Voting Yea: Chairman Brennan, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

New business

Vince's Main Event Center - Located at 28898 Lakeshore Blvd.

Vince Malone of Euclid was present representing Vince's Main Event Center - Located at 28898 Lakeshore Boulevard, he is also the owner of the building. Chairman Brennan stated that per Mr. Malone's letter of intent this establishment will be used as an event center for baby showers, wedding showers, birthday parties, work meetings and other small events, Mr. Malone advised that he will be providing the space and tables/chairs. There was a review and discussion of the ordinance pertaining to event centers, such as security requirements and fees. The parking spaces were also reviewed, Mr.

Malone stated that he does have the ability to utilize Timber's parking lot if needed for overflow as well. Chairman Brennan stated that the parking affiliated with this unit is in compliance with the ordinance.

Motion made to approve Vince's Main Event Center - Located at 28898 Lakeshore Boulevard making sure to comply with Ordinance 789 Event Centers by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

Big Win - Located at 31124 Vine Street (Relocation)

Chairman Brennan advised that this submission is for a relocation of Big Win, currently located at 259 Shoregate Mall, looking to relocate to 31224 Vine Street. There was a representative present for Big Win, who discussed the floor plan. Chairman Brennan stated that Big Win has submitted to have 45 machines however per the ordinance based on the square footage they would only be permitted to have 30 machines. Chairman Brennan did advise Big Win that they have a right to appeal, the representative stated that he wanted to speak with the owner of the business to see if he would like to comply with the reduction of machines, appeal the ordinance or remain at the current bigger location to keep the machines count that they would like.

Motion made to approve Big Win - Located at 31124 Vine Street (Relocation) with 30 machines by Mr. McLaughlin, Seconded by Mr. Lazor.

Voting Yea: Chairman Brennan, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

Journey Ways Mobile Spa - Located at 28904 Lakeshore

Ms. Payne was present representing Journey Ways Mobile Spa - Located at 28904 Lakeshore Boulevard. She stated that the location was previously a salon and she would like to use it as a salon as well. There will be no alterations as everything will remain the same. Ms. Payne stated that she has a mobile spa and she is also a nurse. She caters to the elderly, she would be mobile and go to them however now she will have clients going to her location as well. She does community work, likes to give back and does donations as well.

Motion made to approve Journey Ways Mobile Spa - Located at 28904 Lakeshore by Mr. Lazor, Seconded by Mr. McLaughlin.

Voting Yea: Chairman Brennan, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

Priced to Sale - Located at 31804 Vine Street

Mr. Blount of Euclid was present representing Priced to Sale - Located at 31804 Vine Street. Chairman Brennan advised that Mr. Blount currently owns the business next door to this location, Yes It's Fresh. Mr. Blount stated that he currently purchases appliances from auctions, online platforms and social media, fixes them up and then sells them. He would like to continue doing so with a storefront where customers can come in to shop. Chairman Brennan asked if anything will be stored outside, Mr. Blount advised that nothing will be on the exterior of the property, only inside the business. Chairman Brennan asked if he only refurbished appliances, Mr. Blount stated that he also refurbishes furniture which will be done in the back of the store however those items will not be for sale as he is partnered with churches and donates those items.

Motion made to approve Priced to Sale - Located at 31804 Vine Street by Mr. McLaughlin, Seconded by Mr. Lazor

Voting Yea: Chairman Brennan, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

Public portion

Public portion was open and closed at 3:28pm with no public present.

Old business

None.

Miscellaneous

None.

Adjournment

Motion made to adjourn the September 11th, 2025, Plan Review Board meeting at 3:30pm by Mr. McLaughlin, Seconded by Mr. Lazor.

Voting Yea: Chairman Brennan, Chief Malovrh Jr., Mr. McLaughlin, Mr. Lazor

Chairman Brennan

Heather Boling – Secretary