



**City of Willowick  
PLANNING COMMISSION**

Monday, March 09, 2026 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 March 9th, 2026, Planning Commission meeting to order at 7:00pm.

**Pledge of Allegiance to the Flag**

**Roll Call**

PRESENT

Chairman Carden

Mr. Hren

Mr. Fortney

Mr. Downing

Ms. Monaco

ABSENT

Mr. Foisel

Mr. Tomas

**Approval of Minutes**

Planning Commission Minutes - May 12th 2025

Motion made to approve the May 12th, 2025 Planning Commission meeting by Mr. Fortney, Seconded by Ms. Monaco.

Voting Yea: Chairman Carden, Mr. Hren, Mr. Fortney, Mr. Downing, Ms. Monaco

**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 7:06pm with no public present.

**Remarks – Old Business**

None.

**Remarks – New Business****Bombshell Beauty & Spa LLC - Located at 28902 Lakeshore Blvd**

Jennifer Worden was present representing Bombshell Beauty & Spa LLC - Located at 28902 Lakeshore Boulevard. She stated that she has been in business for 12 years, has had a brick and mortar store in Euclid for 10 years and she has been in the industry for over 20 years. She advised that her business is a spa, including hair/makeup for special events such as weddings, prom and homecomings. She advised that she does travel to her clients however; this location is going to be primarily an onsite location so clients and their wedding party can go to her for services. She advised that previously this space was an unoccupied office space. Chairman Carden asked how many people (clients) would be onsite standardly for a wedding party, she advised that Northeast Ohio wedding parties are pretty substantial as it is a huge industry, it could be as small as four or as large as ten or twelve, it just really depends. It was asked why she is now looking to move into Willowick, she stated that her 10-year lease is up in Euclid and she has a good reputation in this area. She advised that times are difficult in the area she is at now, in addition, the neighboring bar was burnt down and the renovations are substantial, it has affected her business a lot. She stated that most of her clients are from Lake County and that is where she would like to be, she has lost clients due to her location in Euclid. It was asked if she has employees now that will be making the move with her, Ms. Worden advised that when the fire happened 3 years ago she lost her staff, it was not a safe place to work in. She advised that unfortunately did not have the means to renovate and shut down, although it was only smoke damage at her location she still lost her staff, she made it work for a bit but its just not working out anymore. She stated that she does have one girl that works with her, she does hair and travels to onsite locations, then she also has a woman that rents a chair from her who has been in business 50 years. They will make the move with her. There was some discussion regarding parking, Chairman Carden stated that after looking it over, he does not believe parking would be an issue based on the site plan. There was some discussion regarding the crime and street parking at her location in Euclid. There was some reference to the Plan Review Board minutes regarding the sinks, Mr. Fortney asked about plumbing, Ms. Worden advised that there was a sink in the back area, an office type sink so there is plumbing back there, if they decide to do anything they would not have to run new plumbing as they would use the existing. Mr. Hren asked what skilled laborers she is looking bring in. She advised in the future she may bring in a hair stylist but this space is a space that she can do on her own and no need to hire. However once and if she decides to bring another girl on, she will look to get someone from Brown Aveda Institute. Mr. Hren referred back to the site plan, he asked about hiring hair stylists because there are four mirrors, so he was not sure if that was going to be four

individual work stations. She advised that she keeps the extra work stations because she really doesn't know how many clients she would be having onsite at one time. There was some discussion regarding the hours of operation and the days she is not open. She stated that every Friday she has "happy hour" which is discounted easy 15 minute services, come in and quickly get glammed up for the weekend, such as a blow dry, eye brow wax, a spray tan, quick services. Mr. Hren asked if she will be putting in a booth for the spray tan service, she advised that the spray tan is a tent with an exhaust fan with a filter on the back that gets changed weekly so there is no overspray. There was some discussion regarding the massage services and if there is a requirement of any type of walls or curtains, Ms. Worden stated that there is not a requirement, most nice salons use curtain walls. However, as she just had surgery on her arm she will not be doing massage services for a while. She said once she is able to resume, she has had her clients for over a decade.

Motion made to recommend the approval from City Council for Bombshell Beauty & Spa LLC - Located at 28902 Lakeshore Blvd by Mr. Hren, Seconded by Mr. Fortney.  
Voting Yea: Chairman Carden, Mr. Hren, Mr. Fortney, Mr. Downing, Ms. Monaco

### **College Tree Removal - Located at P#28A0230000450**

Mr. John Hollis was present representing College Tree Removal - Located at P#28A0230000450. He stated that him and his son own a tree business called College Tree Removal that has been operating for about 8 years, they are looking to purchase this land off of East 305th street. He advised the board that the business went in front of the Plan Review Board and was tabled because in addition to selling firewood, mulch and stone, the tree service will also be ran out of this location as some of the materials being sold are produced from the trees being cut down. He stated that he knows that it is zoned for retail which they check the box there because of selling materials however because of the tree business they are providing a service. He also advised that they are looking to build a couple buildings at this location for storage of equipment. Mr. Hollis stated that he believes this is a dual business both retail and service. Chairman Carden stated that he is not clear based on the diagram where the location of the business is going to be, there was some discussion regarding the location and the access. There was also some discussion regarding the businesses near this location and parking, if the restaurant is busy and fills up the parking lot. Chairman Carden asked if its going to be busy location with trucks coming and going, Mr. Hollis stated that yes trucks will be going out empty and coming back full. There was some further discussion regarding the location and a clarification regarding parking. Mr. Carden asked if there is a paved driveway/road back in the area, Mr. Hollis stated that there is not yet. There was further review of the site plan. There was some discussion as to how Mr. Hollis found this location. Chairman Carden then clarified that this location is zoned retail and there was some discussion regarding the previous zoning of this location. Chairman Carden asked about what the access looks like to get back there, is it a dirt road/gravel, Mr. Hollis stated that right now there is a paved lot that goes around the building. They then circled back to how many trucks will be going in and out throughout the day, Mr. Hollis advised on average about 4 to 5 trucks in the morning and the same for the afternoon around 5pm. It was asked if there is going to be any processing there, Mr. Hollis stated that there will not be any processing completed at this location, for instance if they cut down a tree at a customers house, the tree is ran through a wood chipper at that point and then brought back to this location to sell. He advised that if they have an order for wood chips sometimes they will take the woodchips directly from the location they cut the tree down to the location purchasing the woodchips. Mr. Hollis stated there is going to be one building to start and then add the second building in the future but ultimately drive to the back and around the two buildings (once built) for materials and then the front small area will be an office space.

There was some discussion regarding the potential for a lot of noise if there was going to be processing however since there will not be any processing then there will not be noise from processing. Mr. Hollis asked if the board was familiar with the guy next to this location, who does landscape material. Chairman Carden asked about the storage, if the storage will be inside or outside, Mr. Hollis stated that the storage will be outdoors as the bins are made out of concrete. Ms. Monaco asked about the determination of the gravel lot, Mr. Hollis stated that Chief Brennan advised that this is step one for the approval of the business, then go the route of the gravel lot. Mr. Hren stated that he is all for bringing in more businesses into the city and building new buildings is great for the city. There was some discussion regarding the need for tree businesses as well.

Motion made to recommend the approval from City Council for College Tree Removal - Located at P#28A0230000450 by Mr. Hren, Seconded by Ms. Monaco  
Voting Yea: Chairman Carden, Mr. Hren, Mr. Fortney, Mr. Downing, Ms. Monaco

### **Adjournment**

Motion made to adjourn the March 9th, 2026, Planning Commission meeting at 7:36pm by Mr. Fortney, Seconded by Mr. Downing.  
Voting Yea: Chairman Carden, Mr. Hren, Mr. Fortney, Mr. Downing, Ms. Monaco

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Chairman Carden

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Heather Boling – Secretary