



City of Willowick
PLAN REVIEW BOARD
Thursday, October 13, 2022 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

Roll call

PRESENT

Chief Brennan

Chief Turner

Mr. Lynn

Mr. McLaughlin

Mr. Lazor

Approval of minutes

September 22nd, 2022

Motion made by Mr. McLaughlin, Seconded by Mr. Lazor to approve September 22nd, 2022 meeting minutes.

Voting Yea: Chief Brennan, Chief Turner, Mr. Lynn, Mr. McLaughlin, Mr. Lazor

New Business

JD's All in One Customs - Located at 1101 E. 305th Street

Chief Brennan indicated that per the letter of intent submitted this business will be used as a hobby space working on friend's cars and that his wife would be making t-shirts, that it would not be for running a business. As it is a commercial building, and they will be occupying the space they are required to have a Commercial Establishment license.

Motion made by Mr. Lazor, Seconded by Chief Brennan to approve JD's All in One Customs.

Voting Yea: Mr. Brennan, Mr. Turner, Mr. Lynn, Mr. McLaughlin, Mr. Lazor

Touched by Keyz Essentials, LLC - Located at: 1241 E. 305th Street

KiKi Hardy was present representing her business Touched by Keyz Essentials, she explained that she has been braiding hair since a young age, which is a service she will be providing at her establishment.

She also stated that the wellness portion she has been doing for the past 7 years having to do with crystals, herbal supplements and healing.

Mike Lazor asked if she is expanding her business or if this is her first business, she stated that this is her first location.

Motion made by Mr. Lazor, Seconded by Mr. McLaughlin to approve Touched by Keyz Essentials, LLC
Voting Yea: Chief Brennan, Chief Turner, Lynn, Mr. McLaughlin, Mr. Lazor

Break Time, LLC - Located at: 1269 E. 305th Street

Claudia Madden was present representing Break Time LLC.

Chief Brennan indicated that this is the old Karate establishment and stated that Break Time, LLC is a smash room. Chief Brennan stated that as we have not had this type of business in our city, can she please explain the nature of the business, what types of items customers would be breaking and what they would be breaking the items with. She stated that the establishment is compiled of 3 different rooms and the purpose of the business is to release stress. The participant will be wearing safety attire, such as helmet, gloves, boots and a one-piece safety suit. They then will go into a designated room and break items such as, glassware, TV's, microwaves or a file cabinet by using tools such as hammer, sledgehammer and a crowbar. They will also have team building for corporate offices. The establishment will also have a paint room where the participants would use a small paint pellet gun and design with paint on canvases.

Mike Lazor asked if this would be individuals breaking items or would groups be breaking items at the same time. Claudia stated that in 2 of the rooms can accommodate a maximum of 2 people at a time due to size of the room and safety, then there is another larger room that would accommodate 4 people. The participants will be taking turns breaking the items they will not be doing so at the same time.

Don Lynn asked if there will be a monitor on site at all times and Claudia advised that there will be 2 attendants on site at all times. She also stated that there will be cameras installed as well to monitor activity. Don Lynn asked what the decor of the walls, Claudia advised that it is press board plywood on all the walls.

Chief Brennan asked due to the nature of the business and the debris that will come from the business, will there be a dumpster for the establishment and Claudia stated they will have a dumpster in the back of the building.

Chief Brennan explained to Claudia that due the nature of the business under ordinance 1145.03 under uses, that establishment is zoned in a retail district and while looking at the main uses permitted in that district typically, they would be retail establishments such as office professionals uses for medical offices, dining facilities, grocery stores and was trying to determine where in the ordinance this business would fall under in that district. Claudia responded stating that they will have items for sale such as shirts, hats and games. Chief Brennan stated that as the primary type of the business based on the letter of intent is to smash items, so the business is like a service. Claudia responded saying that yes that is a correct statement. Chief Brennan advised that with that and trying to find this type of business under this ordinance under retail uses there is a section under service establishments that this business would fall under but there is a different approval process for this type of business, he explained that typically this type of business would need to go through the Planning Commission and then get approval from City Council. He advised that he spoke to the Law Director with regards to the definition of this business and it is going to fall under a service establishment, the Plan Review Board can approve the business

pending approval from Planning Commission and City Council. He stated that he will give her a call to explain the next steps of the process for approval and stated she will have to attend a Planning Commission meeting and then once approved go to the City Council meeting.

Chief Brennan advised that Break Time LLC has been approved by Plan Review Board pending approval from Planning Commission and City Council and he would contact her to provide the next steps.

Mike Lazor asked that if things were to get out of hand what is the businesses contingency plan. She stated naturally they would contact the police however Mike Lazor asked if they will anyone in house to assist with something if needed. Claudia stated that they are not looking to attract a rowdy crowd, you have to be 16+ to participate and from 16 years old to 18 years old the participants have to be present with a parent, so she does not expect a lot of rowdy occurrences. Mike Lazor asked if there are any other business like this and she stated that there is one Magoadore and one in Kent.

Chief Turner asked that since she mentioned team building, is there going to be alcohol allowed to be brought in and Claudia stated there is no alcohol allowed in the establishment. He also asked if there are going to liability waivers that need to be signed and Claudia stated that yes everyone will have to sign a waiver to participate and then the parent will have to sign a waiver for the 16–18year old participants.

Motion made by Chief Brennan, Seconded by Chief Turner to approve Break Time, LLC pending approval from Planning Commission and City Council.

Voting Yea: Chief Brennan, Chief Turner, Mr. Lynn, Mr. McLaughlin, Mr. Lazor

The Baller Zone, LLC - Located at 29900 Lakeshore Blvd.

Theresa was present representing The Baller Zone, LLC. Chief Brennan advised that this is the 777-entertainment device existing business that Theresa is purchasing, they have submitted all the required information per our ordinance, this includes the machines, where they are going to be located, the owner Information, hours of operation which are remaining the same, a floor plan showing again that everything will be remaining the same, a letter of intent from the current owners and then a letter of intent from the new owner, Theresa.

Natalie Antosh asked Theresa if she lives out of state because on the information submitted it states that she does. Theresa responded stating that she does live out of state however she has employees that live here that will be running the business and that she is able to get on a flight whenever needed.

Chief Brennan asked if they will be changing the signage of the business and Theresa stated they will not be changing anything.

Natalie Antosh asked what brought her attention to this business in the city. She stated that through networking it came across her desk, and she owns multiple businesses in North Carolina and Virginia to include other game rooms, a vape shop and a trucking business so she decided to take this on as well.

Motion made by Chief Turner, Seconded by Mr. McLaughlin to approve The Baller Zone, LLC

Voting Yea: Chief Brennan, Chief Turner, Mr. Lynn, Mr. McLaughlin, Mr. Lazor

Public portion

Public portion was opened and closed as no one was present.

Old business

Miscellaneous

Adjournment - Meeting adjourned at 3:23pm

Motion made by Mr. Lazor, Seconded by Chief Turner.

Voting Yea: Chief Brennan, Chief Turner, Mr. Lynn, Mr. McLaughlin, Mr. Lazor