

CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-516-3000

PERMIT FEE: \$60.00
DATE: _____

Location of Occupancy: 1269 E 305 Business Name: BREAK TIME LLC
(ADDRESS)
Business Owner's Name & Address: ANTHONY MADDEN 1155 SPARROW RUN
CITY/STATE/ZIP: Streetsboro, OH 44241
Telephone Number: 440-278-4073 Fax Number: N/A Federal ID Number: 882188804
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: ED BERKIC (440-833-0222)
30501 Euclid Ave

SUBMIT NEW DETAILED FLOOR PLAN: ☒ SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 2,766 ^{SF}
Building Size: Approx 10,000 ^{SF} Total Number Of Employees: 0

Intended Number of Occupants: _____ Total Number of Seating: 12
Site Plan With Number of Paved Parking Spaces: Google Earth Hours Of Operation: Tu-F 6p-10p
Letter of Intent: ☒ Previous Use: Kamte Dab Proposed Use: Page Room

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: ANTHONY MADDEN
Home Address/City/Zip: 1155 Sparrow Run
Streetsboro, OH 44241 Telephone Number: 216-269-2158

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)516-3000 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: 10/1/22

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.

Break Time LLC.
1269 E. 305th Street
Willowick, Ohio 44095

October 3, 2022

City of Willowick
Plan Review Board
31230 Vine Street
Willowick, Ohio 44095

City of Willowick Review Board:

Please allow this to serve as Break Time LLC's letter of intent (LOI) to open a rage room at 1269 E. 305th Street, Willowick, Ohio.

Our goal is to open an establishment for people to provide themselves a fun opportunity for self-therapy, by breaking up items provided.

We have joined the Chamber of Commerce and look forward to a long business relationship with the community.

Thank you in advance for your consideration.

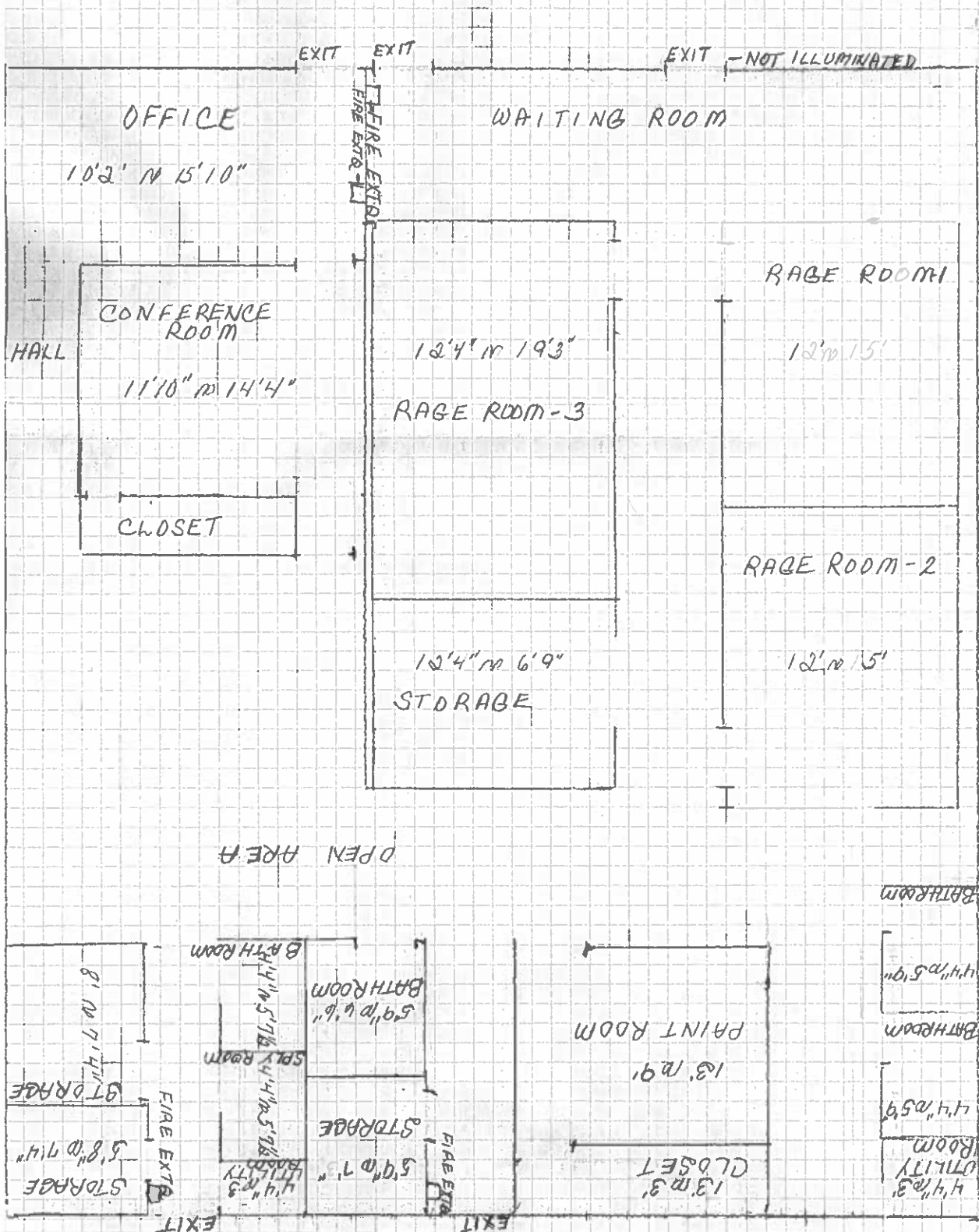
Respectfully,

A handwritten signature in cursive script that reads "Claudia Madden". The signature is written in dark ink and is positioned below the word "Respectfully,".

Claudia Madden

49'3" to 59'

1069 E 305TH ST
WILLOWICK OHIO 44095





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

October 28, 2022

RE: Break Time, LLC located at 1269 E. 305th Street

Dear Chairman Carden,

On Thursday, October 13th, 2022 Break Time LLC was approved by the Plan Review Board members pending approval from Planning Commission and City Council. 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 will be formally submitted to Planning Commission for the upcoming board meeting.

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

Please note we have included the Plan Review Board minutes for your review, they have not yet been approved by the Plan Review Board members.

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

Thank you,

Sean Brennan

Chief Housing and Zoning Inspector

Plan Review Board Chairman



**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 Magadore 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

Break Time LLC.
1269 East 305th Street
Willowick, Ohio 44095

October 27, 2022

City of Willowick
Planning Commission
30435 Lakeshore Boulevard
Willowick, Ohio 44095

City of Willowick Planning Commission

Please allow this letter and application to serve as our request for the commission's approval to operate a rage room at 1269 East 305th Street, Willowick, Ohio 44095.

Break Time, a rage room, is a business where customers will spend an allotted period of time in a closed off room venting their rage by smashing objects provided by our business. Customers are required to wear our protective gear including coveralls, helmet, gloves, and boots. We also provide bats, hammers, and crow bars to smash the objects purchased in a package. Break Time does not permit its customers from bringing in their own breakables, tools or protective gear.

Break Time consists of three rage rooms; two, 12' x 15' and one, 12.4' X 19.3' and a paint room 13' x 9'.

As an alternative to smashing objects, we have a paint room option, that allows customers to create their art with the use of a paint gun, versus a brush, on canvas to take home.

The construction of the break rooms consists of 5/8" drywall, OSB (plywood) walls over wooden 2" x 4" studs with a 36" passage door. As the rooms are not built to the ceiling grid or roof deck above, we will be installing galvanized poultry netting over the tops of these rooms so objects do not fly/project over to other areas.

From floor to roof deck the entire rentable area is 14'. The existing ceiling grid is at 9'.6" floor to ceiling and our rooms have a height of 8' from floor to the top of constructed wall.

In addition, our rooms do not have or use active electricity. Access to outlets have been sealed off with the use of an OSB panel (for our use only), as none of the three rooms created are tied into any existing construction.

Cont.

There are four restrooms within the floor plan, five areas to exit the business in case of emergency.

We have attached photos of existing rage rooms to help you visualize the business activities.

Thank you for your time.

Sincerely,

Claudia Madden,
Partner

49'5" N 50'





