

CITY OF WILLOWICK, LAKE COUNTY
MINUTES AND PROCEEDINGS OF THE
WILLOWICK PLAN REVIEW BOARD

Date: October 14, 2021

Place: Willowick Building and Service Center

Chairman: Chief Brennan called the meeting to order at 3:00 p.m.

PRESENT: Chief Brennan, Chief Tennyson, Chief Turner, Tim McLaughlin, Mike Lazor, Ken Pintar
Natalie Antosh

Also Present: Carmen Paponetti, Christina Osborn and Frank Manning representing Timber Kitchen
and Social. Roksolana Tkachyk representing Pasha Turkish Kitchen.

Approval of Minutes

Motion by Chief Tennyson, seconded by Tim McLaughlin to approve the September 9th 2021 Plan
Review Board minutes. Discussion: none Vote: All Ayes motion carried

Pasha Turkish Kitchen – 31640 Vine Street

Motion by Mike Lazor, Seconded by Chief Turner to approve Pasha Turkish Kitchen.

Chief Brennan advised that they submitted an application and a letter of intent.

Mike Lazor asked if the parking arrangements for that establishment were grandfathered in, Chief
Brennan advised that he did do the numbers on the parking and looked back on previous establishments
at that location, he did the parking 2 ways per the ordinance (square footage and seating) and what he
came out with was that they have 49 parking spaces on their plan and 98 seating so they are in
compliance with parking. It looks like they moved around the dumpster to also provide more parking
spaces. Natalie Antosh asked about the back patio per the plans provided and it was indicated that
there has always been a back patio, the previous establishment did not utilize it for customers. Chief
Brennan advised they are going to be making some changes to the kitchen and they will have to go to
the Lake County Building Department for any of the gas piping, electrical as well as fire suppression
system for the hood.

Vote: All Ayes motion carried

Timber Kitchen and Social – 28810 Lakeshore Blvd.

Motion by Mike Lazor, Seconded by Chief Turner to approve Timber Kitchen & Social.

They have submitted their application and letter of intent. They are not making any changes inside other
than cosmetics such as painting, carpet and new décor. Mike Lazor stated that he saw something where
they have an outdoor bar. Chief Tennyson stated that they already have a sign out front indicating they
were open, Natalie Antosh advised that she has already been to the establishment and they are open
and operating. Mike Lazor indicated that they have been doing "soft openings" for about a month now.
Chief Brennan stated that he was made aware that they were operating and went to the establishment
to provide them with the appropriate paperwork to establish a new business, as they do not currently
have a commercial establishment license to be open and operating, they are aware. Chief Brennan
advised that business owner Carmen Paponetti, property owner and attorney Frank Manning and

Christina Osborn are present for questions. Chief Tennyson indicated that he knows that Fire Prevention has been in contact with them to update the proper systems inside including emergency lighting, there was an appointment to meet with them on Tuesday however one of the parties did not show and Fire Prevention was unable to get ahold of them to continue. Carmen Paponetti, Christina Osborn and Frank Manning were asked to answer some questions. Chief Brennan advised that the Fire Chief was just making mention regarding the Fire inspection, there are some questions. Frank Manning indicated that they got to the building at 2pm and they were supposed to be there at 10am. When they did come they advised that the scope of the work is much bigger than what they had anticipated and has to have a new panel put in updated to "Starlink". They received a quote on that and it was about \$1000.00 to do it, Frank Manning indicated that no matter what it is it needs done, they are moving forward with that. They have had the exit signs put in and the emergency lights have also been put in, that is currently where they stand on everything for the fire inspection. Chief Tennyson stated that Fire Prevention needs to come in and do a full inspection prior to opening the establishment. Chief Brennan revisited asking about changes on the inside of the establishment and it was indicated that the only changes are cosmetic and "lightening up the inside" brighter and more color on the inside. Chief Tennyson asked if the concrete floor will be sealed and Frank Manning indicated that it is sealed. Frank Manning advised that he had a question for the board. He asked that since Carmen is the same tenant and business owner with just a different menu from the old business, is that what kicked all this off? He stated that he is an attorney that represents many business all the time so he is asking for informational purposes. He stated that he understands that he bought the property but Carmen has always been the one operating and he just changed the menu from The Cabin menu to a new menu. Chief Brennan asked whose name the Commercial Establishment License is under and Frank Manning indicated The Cabin LLC which is still the same owner. Chief Brennan advised that he will need to review the previous Commercial Establishment Licenses as that is what he would need to go by. If there is a business change in ownership or name they have to come to Plan Review Board to get approved to move forward for a Commercial Establishment License. Frank Manning said he is splitting hairs here and he needs to know for future reference as well because he (Carmen) is the same person doing the same thing in the same space he is just selling different food. Chief Brennan advised you have to come to the Plan Review Board if there is a name change or if it comes to the city for any new sign changes but as far as the Commercial Establishment License it goes to whomever it is issued to, it does not carry over. Frank Manning asked that if it is issued to The Log Cabin LLC and he (Carmen) is still The Log Cabin LLC he just doesn't sell steak anymore would he be able to continue with the same license. Chief Brennan indicated that was correct. Chief Brennan said that he does not recall who the Commercial Establishment License for that property was issued to previously, he would need to refer back to records. Chief Brennan indicated that if it was brought to his attention regarding the same owner he would have looked up that information first. Frank Manning said Carmen bought the establishment 7 years ago when it was under The Log Cabin Inc. however now it is under The Log Cabin LLC.

Vote: Chief Brennan, Chief Turner, Tim McLaughlin, Mike Lazor Ayes and Chief Tennyson obtained, motioned carried. Chief Brennan advised the party for Timber Kitchen and Social that they have been approved. Frank Manning asked what the board just voted on and approved, Chief Brennan advised the board voted to approve the business to move forward to obtain a Commercial Establishment License. Chief Brennan is going to first review the previous Commercial Establishment License and then he will call to schedule an appointment for a walk through inspection of the property. Once that has been completed a fire inspection with Fire Prevention will also need to take place and then that information along with the Commercial Establishment application will need to be submitted to the City of Willowick Building Department. Chief Brennan also provided Frank Manning with the ordinances regarding Plan Review Board Chapter 177 for reference as Frank Manning indicated that he is interested in the process. Carmen asked if they are approved to put the new signage up, Chief Brennan advised that he will be

giving him a call to schedule the walk through and review the sign application as that is a separate application. Chief Brennan advised that the approval of the business needs to take place prior to signage.

Public Portion: None


Old Business: None

Miscellaneous: None

Adjournment:

Motion by Chief Turner, Seconded by Mike Lazor to adjourn the meeting. Discussion: None. Vote: All ayes. Motion carried.

The meeting adjourned at 3:15 p.m.



Chief Sean Brennan, Chairman



Heather Boling, Secretary