

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

Date: February 10, 2022

Place: Willowick Building and Service Center

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

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

Also Present: Tim Conley from GPE Group representing Starbucks and Greg Dennison representing ServiceMaster by Disaster Recon

Approval of Minutes

Motion by Mike Lazor, seconded by Chief Turner to approve the January 13, 2022 Plan Review Board minutes. Discussion: none Vote: All Ayes motion carried

Starbucks Coffee – 30480 Lakeshore Blvd Suite E

Motion by Tim McLaughlin, Seconded by Mike Lazor to approve Starbucks Coffee. Discussion: Chief Brennan indicated that a letter of intent and a set of plans have been included as well as a stack up for cars. He stated that as far as the zoning goes the building was previously approved for all of the parking as well as the drive through, they are in compliance with their hours of operation and they are permitted to be in that district for the type of business they are conducting. Tim McLaughlin brought up a previously discussed point regarding the drive through concerns, he stated that the way it is currently constructed was designed based on what was thought to be adequate by Starbucks, based on what we have seen before with any Starbucks or coffee chain it's probably not going to be the case and the nature of where the drive through is coming out brings up some concerns regarding safety and level of service for the entire shopping area. Tim McLaughlin stated that the property is private so we (the City of Willowick) are not particularly focused on that, however we want to make sure that there is going to be proper signage and a contingency plan in case it becomes an issue. Chief Turner asked Tim Conley if there is an overflow or backup plan regarding the drive through. He advised that people may not know what to do or where to go to get to the drive through. Tim Conley stated that he spoke with Quinn Gadow (Senior Project Manager at Phillips Edison), because he indicated that this is an area of concern, they do plan to provide additional signage for the overflow and additional mobile order pick up spaces as well. This way customers are able to circulate back around if needed. They plan to focus on making sure there is plenty of signage directing customers where they need to go. Chief Turner asked for clarification that the drive through is a true drive through meaning customers pull up to a speaker/menu to order and then pull forward to the window to get their purchases and that it is not just a mobile order pick up window. Tim Conley responded that it is a true drive through and that there will be dedicated mobile order spots in the parking lot as well. Chief Turner asked if those spots would be on the side or the front of the building and Tim Conley stated those spots will be in the front of the building. Chief Turner asked if at any other Starbucks locations whether simple or complex if there has been any issues where customers do not know where to go. We (the City of Willowick) has seen it with other establishments that if people do not know where to go they will just stop on Vine Street if the drive

through traffic is not allowing them to get into the parking lot. Tim Conley stated that he is not affiliated with Starbucks however his company does a lot of work with / for them. He stated that he knows of a Cincinnati location that has a similar situation where the area is a tight area and it's right off a main road, at that location they provided additional parking spaces to try to accommodate, or the customer will come back another time. Tim McLaughlin asked if they have ever put "do not block drive" signs up, Tim Conley stated that they could put them up especially if there is a main road where it would be critical to have one up. Tim Conley advised that they would look to add something like that and it could be worked out with Quinn Gadow (Senior Project Manager at Phillips Edison), Tim McLaughlin said that we want to make sure that police and fire have clear access if needed. Chief Turner stated that it's not so much as roadway concerns as it is all private parking right there, it may turn into a bottleneck situation if it goes beyond the 7 car plan and people are stuck out on the road that runs east and west between this new building and the preexisting business being Pet Supplies Plus. It could get a little difficult if there is overflow of vehicles. Chief Turner stated that he does not want to manufacture issues that do not currently exist however wants to have a plan in place if the situation arises. There was some additional discussion amongst the board members regarding the parking arrangements, roadways, directions of where customers may come in and out as well as looking over the plans. Chief Brennan asked Tim Conley that "if there were ever any issues would we be contacting Starbucks and then they would we be contacting you because you pretty much do the plans"? Tim Conley responded stating that yes, he is sure initially it would go to Starbucks, then to Quinn Gadow (Senior Project Manager at Phillips Edison), with the actual landlord, however Tim Conley does plan to mention this to Quinn Gadow so he is aware as well.

Vote: All Ayes motion carried

#### ServiceMaster by Disaster Recon – 30510 Lakeland Blvd.

Motion by Chief Turner, Seconded by Chief Brennan to approve ServiceMaster by Disaster Recon.

Discussion: Chief Brennan stated that ServiceMaster is proposing an extension of the entire building for them to occupy the additional space, we have been presented with a letter of intent stating what the company does and what is going to be in the area they will be using, as well as a site plan. Greg Dennison stated that it is going to be the back half of the building, the first one that was approved was for the front offices and now since all of the tenants moved out on the 1<sup>st</sup> of the year, ServiceMaster is proposing to take over the rest of the warehouse space. Chief Brennan referred to the plan and asked if they are opening everything up over at the location. Greg stated that yes they will be and that it would be all sprinkled. Chief Turner asked if they are vacating the Curtis boulevard location, Greg responded saying that as of December 31<sup>st</sup> they will be however for some time they will be occupying both locations but ultimately the headquarters will all be moved to Willowick. Chief Brennan asked Greg Dennison if any of the areas will be used for storage units, following disaster services will items be moved into their location for storage until the project is complete. Greg Dennison stated that yes some areas will be used for storage, in the sprinkle areas. Greg Dennison also stated that the fire department came onsite to show them where the racking needs to be as did the sprinkler company, he stated that they have had extensive walk-throughs on what they want to see and what they do not want to see. He advised that they are not adding to the building just making internal cosmetic changes. Mike Lazor asked if there were any environmental issues regarding extracting water. Greg stated that they do not do any hazmat disposal so there will not be any environmental issues. Sean advised that this is just a service for when a house/company/large building floods, ServiceMaster goes in and evacuates and extracts water then dries everything out, Greg stated that is correct. Monica Drake asked Greg Dennison if with the new location will it create more jobs, Greg responded stating that he currently has multiple jobs open and when they are in the new building that yes there will be additional. He hopes that with the new

building it will help to attract and retain employees as they have made it very nice including all new glass walls, they have put over seven figures into the building and his intention is to hire 15+ people at the new office.

Vote: All Ayes motion carried

Collaborative Health Services LLC – 28801 Lakeshore Blvd.

Motion by Tim McLaughlin, Seconded by Mike Lazor to approve plans for Collaborative Health Services LLC.

Discussion: Chief Brennan advised that this is the old hemp shop and Collaborative Health Services LLC is looking to put a business office in that location. He stated that their hours of operation are acceptable, the type of office they would like to put there is approved through zoning and they have submitted a letter of intent. Per the floor plan submitted by the building owner it indicates they are not doing any floor changes.

Vote: All Ayes motion carried

Public Portion: Mike Lazor asked what is going on at Tuscan Restaurant. Chief Brennan advised that there are some things taking place, he had one of his inspectors go to the location and they will be submitting for Plan Review Board.

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.

  
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Chief Sean Brennan, Chairman

  
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Heather Boling, Secretary