



**OFFICE OF THE CITY COUNCIL**

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**PLANNING/ZONING/LEGISLATIVE COMMITTEE MEETING MINUTES  
JUNE 2, 2015**

Present: Committee members Dennis Sullivan, chairman, Ken Brady and Mark Getsay.

Also present: Councilmembers Mike O'Donnell, Nick Nunnari and Lynda Appel, Law Director John Wheeler, Planning Director Jim Bedell, Police Chief Kevin Bielozer and Economic Development Manager Michelle Boczek.

The meeting convened at 7:00 p.m.

**I. Discuss rezoning application from Luke McConville, agent for Crocker Professionals, LLC, requesting to change the zoning of permanent parcel number 217-26-002 from office building and single family residential to entirely office building for the proposed construction of a medical arts office building.**

The applicant is proposing a 16,000-18,000 sq. ft. medical arts office building. The present single-family area is less than 1 acre. Walter Ehrnfelt spoke for the owner of the property. He believes the proposed use would be consistent with the city's master plan.

Motion by Mr. Getsay, second by Mr. Brady, to recommend to Council that legislation be drafted relative to this rezoning request. Motion passed 3-0.

**II. Discuss text amendment request from David Holtz to add commercial indoor shooting range to the schedule of permitted uses §1218.03.**

It was noted that the proposed use is the same as it was when the PZL committee reviewed the request on February 25, 2014, with the exception that the applicant wishes to construct a smaller building. The request in 2014 was withdrawn by the applicant, as they were developing another facility in Mentor. Retail sales is still a vital part of the applicant's business plan. The applicant owns a license to franchise in the Cleveland metropolitan area. Ms. Boczek stated the lack of vacant Exclusive Industrial zoned land for new industrial development. She asked that Council take this into consideration when considering text amendments for retail uses in industrial districts that will further reduce the amount of land available for new industrial development. Additionally, retail jobs are often part-time and are not high-wage positions.

Motion by Mr. Getsay, second by Mr. Brady, to recommend to Council that legislation be drafted relative to this text amendment request. Motion passed 3-0.

**III. Discuss Ordinance No. 2015-71, supplementing and amending §1221.11 as to driveways to parking areas.**

Primarily, the purpose of the regulations is to control residential appearances and values that may otherwise be impacted by excessive paving. The associated illustrations of driveway/parking layouts were helpful. Everyone was appreciative of the amount of time that was spent researching all situations and drafting the regulations.

Motion by Mr. Brady, second by Mr. Getsay, to recommend to Council that Ordinance No. 2015-71 be amended with a slight buffering area added in front of the residence of illustration H. Motion passed 3-0.

Meeting adjourned at 8:03 p.m.

Respectfully submitted,

Dennis J. Sullivan  
Chairman