



OFFICE OF THE CITY COUNCIL

27700 Hilliard Blvd. Phone 440.871.3300
Westlake, OH 44145 Fax 440.617.4089

**PLANNING/ZONING/LEGISLATIVE COMMITTEE MEETING MINUTES
OCTOBER 8, 2015**

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

Also present: Councilmembers Mike O'Donnell and Nick Nunnari, Planning Director Jim Bedell, Assistant City Prosecutor Sean Kelleher.

The meeting convened at 7:00 p.m.

I. Discuss rezoning application from Ron Russell of Russell Preferred Properties, Inc. requesting to change the zoning of permanent parcel number 215-10-003 from office building to general business.

The purpose of this request is to rezone approximately 3.7 acres from office building to general business. Ron Russell, owner of the property and operator of Russell Realty, stated that the building was used by Columbia Gas many years ago. In spite of efforts by the applicant and his staff to lease the building, it has remained vacant due to the lack of market demand for an office in this location. Its primary use was never office, as its main purpose when constructed was as a garage and warehouse for Columbia Gas. Discussion ensued regarding access to the site for vehicles given the lack of driveways onto public streets. Mr. Russell explained the easement that exists to provide access through the Rite Aid parking lot and that there is room enough for emergency vehicles. He also explained two other potential access points to the property. Further discussion was had as to whether the property should be rezoned or if a text amendment should be drafted to allow the use under the current zoning with a conditional use permit. Molly Lavelle, prospective tenant for the building, stated that deliveries were a substantial part of her business. They may have one or two walk-in customers per day; however their primary business is to stock and dispense prescription/pharmaceutical products for delivery to area nursing homes. They do not stock physical aides, etc. Planning Director Bedell noted that the legal description provided in the application is in error and will be updated by the applicant and included with the legislation.

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

II. Discuss planning commission's suggested code amendments to §1218.03.

Mr. Getsay recused himself with legal recommendation due to potential conflict of interest. Planning Director Bedell made a presentation of ongoing code amendments. He explained the recommendation of the Planning Commission to provide for office uses in the Exclusive Industrial District as a conditional use.

Motion by Mr. Brady, second by Mr. Sullivan, to recommend to Council that legislation be drafted relative to the code amendments to §1218.03. Motion passed 2-0.

Meeting adjourned at 8:19 p.m.

Respectfully submitted,

Dennis J. Sullivan
Chairman