



**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  
JANUARY 11, 2022**

Present: Committee members Dennis Sullivan, chair; Nick Nunnari and Duane Van Dyke.

Also present: Council President Dave Greenspan; Councilmembers Mike O'Donnell, Amy Havelka and Mark Getsay; Planning Director Jim Bedell; Engineering Director Bob Kelly.

The meeting convened at 6:32 p.m.

**I. Discuss zoning code amendment application from George Kopasakis and Marvin E. Wood requesting to rezone 28189 and 28239 Detroit Road, parcel numbers 212-19-004 and 212-19-008, from R-1F-80 to RMF-40 to integrate and possibly develop together with adjacent recently rezoned properties.**

Planning Director Bedell explained this rezoning request describing the properties' size and the types of dwellings or uses that could be permitted if rezoned to RMF-40, particularly in conjunction with the adjacent properties to the east that have just been rezoned to RMF-40 with voter approval at the November 2021 election. A conceptual plan for the latter had been presented but no actual development plans have been submitted at this time.

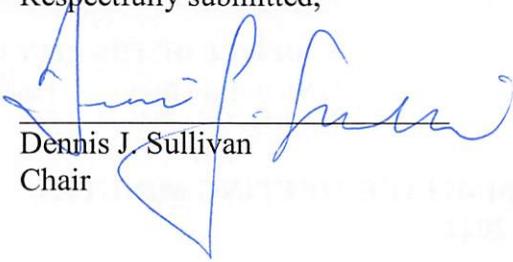
Chair Sullivan gave further background that these parcels had not been included in last year's rezoning but it seems logical and reasonable that they be so rezoned, emphasizing that it would require voter approval. Committee member Nunnari was also in favor, while Mr. Van Dyke supported moving it forward so the planning commission would have an opportunity to provide a recommendation.

Applicant George Kopasakis spoke on behalf of himself and Marvin Wood and explained that they are seeking the change in the zoning of their properties to possibly be included in any development of the adjacent properties recently rezoned. He is in communication with the representative of EFG Properties, owner of those adjacent properties. The applicants understand that any expenses and plans for development are contingent on approval from the voters at the November 2022 election.

Councilmember Nunnari moved, seconded by Councilmember Van Dyke, to recommend to Council that legislation be drafted relative to this request. Motion carried, 3 yeas, 0 nays.

Meeting adjourned at 6:44 p.m.

Respectfully submitted,

  
Dennis J. Sullivan  
Chair

  
Denise L. Rosenbaum, MMC  
Clerk of Council