



OFFICE OF THE CITY COUNCIL

27700 Hilliard Blvd.
Westlake, OH 44145

Phone 440.871.3300
Fax 440.617.4089

**PLANNING, ZONING, LEGISLATIVE COMMITTEE MEETING MINUTES
JANUARY 12, 2023**

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

Also present: Councilmembers Mike O'Donnell and Amy Havelka; Assistant Law Director Nathalie Supler; Planning Director Jim Bedell; Economic Development Manager Michelle Boczek.

The meeting convened at 7:03 p.m.

I. Discuss zoning code amendment application from Kristopher Payne, HBP Westlake LLC, to amend 1216.03 to allow pet shops for the sale of live animals in the Shopping Center district as a conditional use.

Planning Director Bedell explained this proposed text amendment and future vetting process. He listed other possible locations for such a use and mentioned Chapter 505.20 which prohibits certain animals in the city. Kristopher Payne, agent of Stark Enterprises, elaborated on the applicant's business (Petland) stating that there would be no boarding of animals except for those for sale; there would be no outdoor exercise area; they would contain or mitigate all sounds; and the puppies sold there would be from USDA licensed breeders. Questions were raised about the number of pets in the building, waste clean-up, monitoring the animals overnight and odors. Since the applicant was unable to attend this meeting, the committee decided to table the request to a future meeting when the applicant can be present to answer questions.

Councilmember Van Dyke moved, seconded by Councilmember Sullivan, to table this request. Motion carried, 2 yeas, 0 nays.

II. Discuss Ordinance No. 2022-126, amending conditions of Ordinance No. 2018-30 as to the final plat of Hilliard Court Extension major subdivision.

The developer was not present, therefore there was no discussion.

Councilmember Van Dyke moved, seconded by Councilmember Sullivan, to table Ordinance No. 2022-126. Motion carried, 2 yeas, 0 nays.

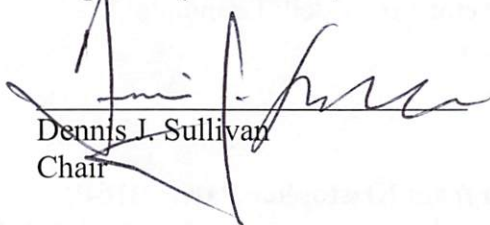
III. Discuss conditional use permit application from Robert Kimmel, On-Demand Childcare dba Sweet Kiddles, for a daycare to operate at 137 American Boulevard, parcel 211-29-387.


Planning Director Bedell reviewed the application for a location in undeveloped space in the American Greetings building and the applicable code regulations, some of which are governed by the State. Applicant Andrea Kimmel stated this is their 7th location, and they offer high-end daycare with flexibility. Discussion ensued regarding hours of operation, pick-up and drop-off times, parking, fencing, landscaping and the outdoor playground. Councilmembers present were in favor of this request at this location.

Councilmember Van Dyke moved, seconded by Councilmember Sullivan, to recommend to Council that legislation be drafted relative to this request. Motion carried, 2 yeas, 0 nays.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,


Dennis I. Sullivan
Chair


Denise L. Rosenbaum, MMC
Clerk of Council