



OFFICE OF THE CITY COUNCIL

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**PLANNING, ZONING, LEGISLATIVE COMMITTEE MEETING MINUTES
MAY 24, 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; Law Director Mike Maloney; Planning Director Jim Bedell; Economic Development Manager Michelle Boczek.

The meeting convened at 6:31 p.m.

I. Discuss conditional use permit application from ADMA LLC, Josephine Savelli, requesting to operate a dance, martial arts, gymnastics, fitness studio at 24272 Detroit Road, parcel 214-02-003.

Planning Director Bedell gave an overview of the proposed business stating that they offer classes for all ages and abilities and that the clientele is already established in the area. ADMA has outgrown their current location in Avon, and they will own the entire building at the proposed location, with sufficient parking, its own driveway and room to expand. The current occupant of the building, Timberdoodle – a cabinetry business, does not have many employees or use a lot of parking spaces during the day. The proposed use does not need any modifications or pose any issues since there are no nearby residences.

Owner Josephine Savelli stated she has been in business for 14 years and had reached maximum capacity at her current location. Committee members asked about the hours of operation, number of employees, future expansion and the status of current tenants in the building. Concerns about lighting, parking and this type of use being in industrial zoning were discussed. The Chair explained the process timeline for legislation to be drafted and appear on a future Council meeting agenda and its subsequent referral to planning commission.

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

II. Discuss Ordinance No. 2022-36, amending various sections of the zoning code as to requests to change the zoning code and proof of interest in real property.

Planning Director Bedell explained that the ordinance changes the in-take point for zoning code amendments from the Clerk of Council to the planning department, similar to the change made to the in-take point for conditional use permits a few years ago from the building department to the planning department. It is a logical change since the planning department

would want to review them first for feasibility purposes. The ordinance also cleans up the code as to who can apply for zoning amendments – either a property owner or someone with sufficient proof of ownership or legal interest therein – and adding a similar requirement for development plans in §1220.01.

Committee members questioned the language of the first Whereas clause as to the source of the recommendation, concurring that it should be from Council as a whole. They asked if there are any other processes that would need similar adjustments. Planning Director Bedell stated that only sign permits may need planning commission review when they require more than just administrative approval. Also discussed was the notification requirement, especially when there is a change of use, and the possibility for future consideration of increasing the current notification area for development plans.

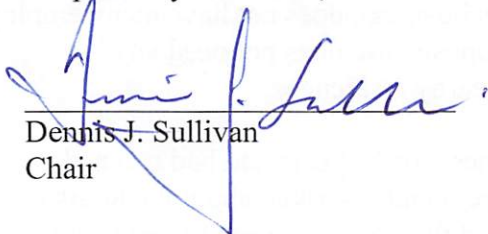
Councilmember Van Dyke moved, seconded by Councilmember Nunnari, to recommend to Council that Ordinance No. 2022-36 be amended in the first Whereas clause by changing “Council President Greenspan” to “Council” as the recommending body. Motion carried, 3 yeas, 0 nays.

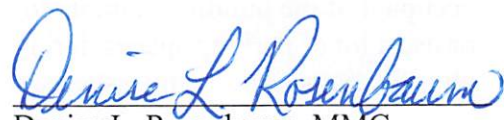
Councilmember Van Dyke moved, seconded by Councilmember Nunnari, to recommend to Council that Ordinance No. 2022-36 be adopted as amended. Motion carried, 3 yeas, 0 nays.

Councilmember Van Dyke moved, seconded by Councilmember Nunnari, that the meeting adjourn. Motion carried, 3 yeas, 0 nays.

Meeting adjourned at 7:02 p.m.

Respectfully submitted,


Dennis J. Sullivan
Chair


Denise L. Rosenbaum, MMC
Clerk of Council