



**OFFICE OF THE CITY COUNCIL**

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**PLANNING, ZONING, LEGISLATIVE COMMITTEE MEETING MINUTES  
JUNE 6, 2023**

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

Also present: Council President Dave Greenspan; Councilmembers Mike O'Donnell and Amy Havelka; Assistant Municipal Prosecutor Jack Corrigan; Planning Director Jim Bedell.

The meeting convened at 7:00 p.m.

**I. Discuss zoning code amendment application from Chad Chillemi, Chillemi Development Co., requesting to change the zoning of permanent parcel numbers 214-27-013 and 214-27-054 from RMF-40 and R-1F-80 to small scale residential PUD for a cluster home development.**

Planning Director Bedell explained this request and the conceptual plan which shows seven cluster homes. He stated that it meets all code requirements and fits in with the Guide Plan. Mr. Bedell explained to Mr. Chillemi the effects of the recent zoning code changes and that the zoning change must go to the voters at the November election because of the increase in density. Councilmembers asked about the layout, the number of units possible, saving the trees, buffering and drainage/retention. It was noted that an error on the application lists the present zoning of the front portion of parcel 214-27-013 as RMF-40 when it is actually RMF-24.

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 zoning code amendment application from Asaf Fligelman, CWP Westlake I LLC, requesting to change the zoning of 30100 Clemens Road from hotel/motel to small scale residential PUD to develop existing extended-stay hotel into multi-family townhome units.**

Mr. Bedell explained the request to convert the Sonesta Suites, comprised of 78 studio units and 26 2-bedroom units, to townhome units. The Guide Plan designates the property as a special commercial use, the request exceeds the allowable density by 76 units, and parking is under by 91-78 spaces. This request would also have to go to the voters for approval at the November election.

Mr. Fligelman gave a detailed presentation of their proposal emphasizing the improvements it would make to the community as an adaptive use of aging buildings, filling a housing need for young professionals as well as seniors, attracting long-term tenants as opposed to transient guests, and potentially reducing the demand for police and fire calls to the property. Councilmembers expressed concerns about parking, the number of units, maximum density issues and setting a precedent.


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

Meeting adjourned at 8:19 p.m.

Respectfully submitted,

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Dennis J. Sullivan  
Chair

  
Denise L. Rosenbaum, MMC  
Clerk of Council