



**PLANNING DEPARTMENT**

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**WESTLAKE PLANNING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
JULY 5, 2023**

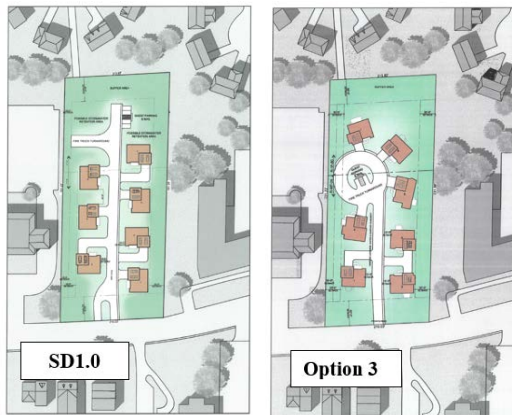
Present: Chairman Brad Lamb, Duane Van Dyke, Lauren Falcone, Bonnie Smith  
Absent: Matt Jones  
Also Present: Planning Director Jim Bedell, Assistant Law Director Nathalie Supler, Clerk of Commissions Nicolette Sackman

The regular meeting was called to order at 7:00 p.m. by Chairman Lamb.

**BUSINESS**

**Ordinance 2023-53 rezoning the north side of Center Ridge Road (21427013 & 054) at the east corporate limits from R-1F-80 District and R-MF-24 District to Small Scale Residential PUD District, ref. 6/15/23**

Mr. Bedell reviewed the proposal to rezone the property to Small Scale Residential PUD District, which will be



developed with a maximum of seven cluster homes. If rezoned there could be up to seven cluster homes. Under the current zoning there could be a mix of multi-family (front of the parcel) and single family (rear of the parcel). He presented several options for potential layout of the development if rezoned. The selected option would accompany the ordinance as the Preliminary Development Plan. Mr. Chillemi, owner of the property wants Option SD1.0 and if another option is selected he may not go through with the project. Mr. Bedell advised that Option SD1.0 complies with the zoning codes.

Mr. Compiseno, 2021 Hunters Point expressed the following: Option SD1.0 looks good; concerns with drainage; questioned who is the owner of the walkway adjacent to his property and if it will remain; and the neighbors maintain the walkway currently as

previously it was not being maintained. Mr. Bedell advised it is not owned by the city and would have to research ownership and easement.

Members of the commission discussed the following: they reviewed the various options for the preliminary development plan layout; Option 3 was preferred; retaining as many trees as possible; adequate buffering; and researching the walkway ownership. Mr. Chillimi was not in favor of Option 3 and did not want to be locked into that option.

**Findings of Fact**

1. The rezoning is for multi-family cluster is supported by the Guide Plan.
2. The property could be developed with the current zoning, but there would be one less unit.
3. The Planning Commission determined that the proposal meets regulations for a residential planned unit development preliminary development plan.
4. This preliminary development plan is a necessary component of Ordinance 2023-53, which is the planned unit development ordinance for this property's rezoning.
5. Refinements of the preliminary development plan design are typically seen in the final development plan,

but the overall design of both should be similar. These refinements result from the detailed site, drainage, grading, tree preservation, landscaping, engineering, survey and other plans included in the development plan.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Ms. Smith to recommend approval of preliminary development plan option SD1.2 Option 3.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone, Smith

Nays: none, motion carried

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Ms. Smith to recommend approval of Ordinance 2023-53.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone, Smith

Nays: none, motion carried

**Ordinance 2023-15 code amendments to Chapter 707 as to outdoor dining facilities, ref. 2/2/23, tabled 3/6/23, 4/3/23, 5/8/23 extension of time to 8/31/23**

Mr. Bedell reviewed the various section of the ordinance that have been amended. He discussed: hours of operation; exterior storage; liquor license requirements by the State of Ohio Liquor Control; entrance through a patio to access the business; different business may have different styles of outdoor dining, such as a restaurant comparted to a deli. The draft ordinance spells out various outdoor dining uses that will have to go to planning commission or those that can be permitted without a conditional use permit.

Mrs. Seeholzer, 2935 Northglen Dr., thanked the commission for working with the residents and considering suggests made; commented that outdoor dining patios should not have entrances through the patio; they should not turn into bars; and concerns with hours of operation due to noise.

Mr. Johnson, owner of Ironwood, 688 Dover Center expressed the following: concerns with possible changes in the hours of operation as that would have a negative impact on his restaurant; he has never received a complaint about his restaurant that is next to residential properties; his dining patio is typically used until 10:00 pm; there is minimal noise as he has small speakers around the patio at a low level so patrons can have conversations; he is rarely open past midnight.

Ms. Julie Novak, owner of Hail Mary's, 27828 Center Ridge expressed concerns with the following: changes to the hours of operation; and she advised there are state liquor license requirements that must be followed regarding the storage of alcohol.

Members of the commission discussed the following: to see a version of the proposed ordinance with all the proposed amendments in a copy that is not redlined so they can see how the ordinance will read; possible city outdoor dining licenses (had been removed from the current draft); noise regulations; review of gaming machines; signage on patios; how to regulate temporary weather protection panels; and access to patios.

Motion: Ms. Falcone moved, seconded by Ms. Smith to table Ordinance 2023-15 to the July 10, 2023 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone, Smith

Nays: none, motion carried

**ADJOURNMENT**

Meeting adjourned at 9:20 p.m. The next regular meeting is scheduled for Monday, July 10, 2023, in the Westlake City Hall Council Chambers.

Brad Lamb

Chairman Brad Lamb

Approved: August 14, 2023

*Planning Commission Minutes*

*July 5, 2023*

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Nicolette Sackman

Nicolette Sackman, MMC

Clerk of Commissions