



**OFFICE OF THE CITY COUNCIL**

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**PLANNING, ZONING, LEGISLATIVE COMMITTEE MEETING MINUTES  
FEBRUARY 24, 2021**

Present: Committee members Mark Getsay, chairman, Dennis Sullivan and Nick Nunnari.

Also present: Council President Mike Killeen; Councilmembers Ken Brady and Lynda Appel; Mayor Dennis Clough; Law Director Mike Maloney; Assistant Law Director Robin Leasure; Planning Director Jim Bedell; Economic Development Manager Michelle Boczek.

The meeting convened at 6:46 p.m.

**I. Discuss conditional use permit application from Rita Abdallah, Turning Point Wellness & Yoga, LLC, for a small yoga studio and wellness center at 25092 Center Ridge Road.**

Director Bedell explained this request is for a small yoga studio (950 s.f.) in the King James Plaza shopping center. There will only be one employee with class size being fewer than ten individuals. Therefore, parking does not appear to be an issue, and no other issues were noted.

Applicant for the request, Rita Abdallah, answered questions about her business, including hours of operation, staffing, etc. She has 30 years' experience as a Wellness Coach, Intuitive and Yoga/Meditation Teacher.

The committee did not have any objections with this request.

Motion by Mr. Sullivan, seconded by Mr. Nunnari, to recommend to Council that legislation be drafted relative to this request. Motion carried, 3 yeas, 0 nays.

**II. Discuss zoning amendment application from Custom Homes & Development EFG Company to change the zoning of 28083 Detroit Road from R-1F-80 to RMF-40 for a proposed townhome development.**

Director Bedell explained the request, noting that this issue will need to be placed on the November 2021 ballot if recommended. Based on the total 8.53 acres in this request, 53 townhomes could be constructed at this location, but the applicant has shown fewer units. He

explained other multi-family uses that would be permitted if rezoned, such as single-family detached cluster homes.

Representative Ed Pavlik explained his conceptual plan for a 40-unit townhome development at this location. It indicates that a multi-family development is feasible at this location, but more detailed explanations of the project are difficult because the applicant is in negotiations related to additional property and the plan is very conceptual as a result.

Motion by Mr. Sullivan, seconded by Mr. Nunnari, to recommend to Council that legislation be drafted relative to this request. Motion carried, 3 yeas, 0 nays.

**III. Discuss conditional use permit application from Justin Lurk, Development Manager, Chick-Fil-A, for a drive-through use for fast food restaurant at 30115 Detroit Road.**

Director Bedell explained the conceptual plan for the project, indicating that the current T.G.I. Fridays building at this location would be razed for the construction of a new 4,995 s.f. building with 49 parking spaces. A self-standing ATM for Citizens Bank, which is a tenant at the Promenade, is proposed along the driveway. He noted that the other driveway between Starbucks and this location is eliminated in the conceptual plan but this may change if the fire department requires it for access.

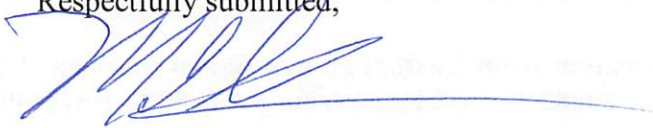
Project Architect Ellen Selle explained the site plan and traffic study, indicating that it is not a typical drive-through location. The project will include two drive-through lanes, a detached ordering station, and a two-lane delivery station. This provides the ability to stack 42 cars onsite. Additional stacking capacity is available onsite if needed, but would interfere with parked cars.

The committee discussed various potential traffic issues related to both the restaurant and ATM and neighboring tenants. Chapters 753 and 1216 regarding hours of operations were discussed.

Motion by Mr. Nunnari, seconded by Mr. Sullivan, to recommend to Council that legislation be drafted relative to this request. Motion carried, 3 yeas, 0 nays.

Meeting adjourned at 7:41 p.m.

Respectfully submitted,



Mark R. Getsay  
Chairman