



PLANNING DEPARTMENT

27700 Hilliard Blvd.
Westlake, OH 44145

Phone 440.871.3300
Fax 440.617.4324

**WESTLAKE PLANNING COMMISSION
MINUTES OF THE WORK SESSION MEETING
APRIL 4, 2022**

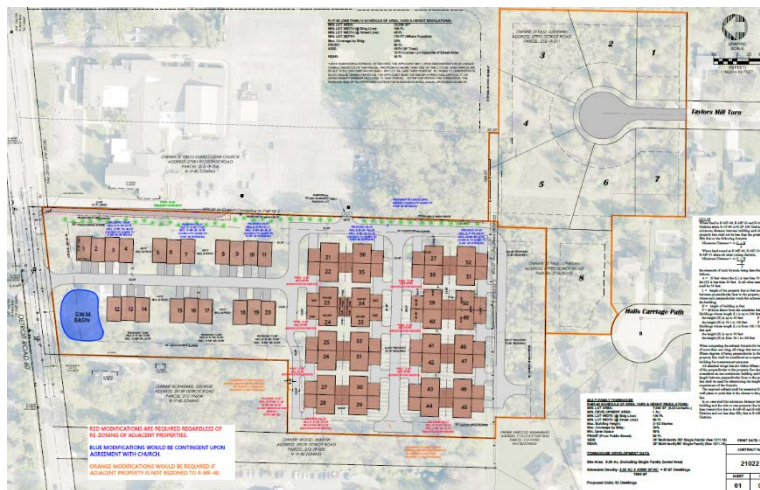
Present: Chairman Brad Lamb, Matt Jones, Duane Van Dyke, Lauren Falcone
Also Present: Planning Director Jim Bedell, Clerk of Commissions Nicolette Sackman

The regular meeting was called to order at 6:30 p.m. by Chairman Lamb.

BUSINESS

**Discussion of conceptual design for multi-family units at 28119 – 28083
Detroit Road, rep. E. Pavicic, Ward 5**

Mr. Pavicic and Mr. Hoffman were present to discuss a conceptual plan for townhouses. They wanted feedback from the commission before preparing full development plans. The front of the parcel will have multi-unit



townhomes and the buildings at the rear will be “quad” buildings of four units and patios, estimated to be 3,800 sf in area. The design will possibly be a modern style but that is yet to be determined. The quad units will have first floor master bedrooms because there is a large market for first floor master suites. The property to the east is proposed to be rezoned multi-family so the proposed setbacks from that property reflect being adjacent to that type of zoning. Mr. Pavicic has been working with the church for a show of support for closer setbacks on the west side of the property, as the church’s property is single-family zoning but does not have residential homes.

They are possibly seeking a rear yard setback modification as well.

Discussion ensued regarding setbacks to property lines, distance between units that are also deficient, style of the units, driveway length and turning radius, the proposal seems too dense and units should be spaced out more to allow for more greenspace between units.

ADJOURNMENT

Meeting adjourned at 6:30 p.m.

Chairman Brad Lamb

Nicolette Sackman, MMC
Clerk of Commissions

Approved: _____