



**OFFICE OF THE CITY COUNCIL**

27700 Hilliard Blvd. Phone 440.871.3300  
Westlake, OH 44145 Fax 440.617.4089

**PLANNING, ZONING, LEGISLATIVE COMMITTEE MEETING MINUTES  
JULY 14, 2021**

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

Also present: Councilmember Lynda Appel, Planning Director Jim Bedell, Economic Development Manager Michelle Boczek.

The meeting convened at 6:30 p.m.

**I. Discuss conditional use permit application from NHN Properties LLC for a drive through window/restaurant at 25288 Detroit Road, parcel numbers 213-09-014 through 017, 213-09-021, -022, -037.**

Mr. Bedell explained the request for a fast-food facility with a pick-up window that requires a conditional use permit (CUP). He reviewed prior CUP requests for similar facilities at this location.

Mr. Imad Nounch, representing the owners, explained the difference between this and prior requests. They were unable to lease the property for office uses not needing a CUP.

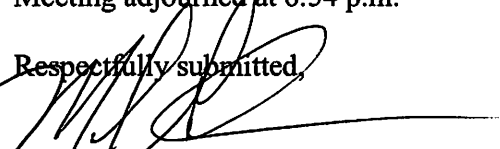
Ms. Julie Koratich, representing Chipotle, explained that it will have indoor dining and an unconventional ordering system for carryout dining. There will be no outdoor menu board for ordering as seen in a typical fast food restaurant drive-thru. Instead, orders are made and paid for through their mobile app prior to arrival. The customer is notified when their order is ready, reducing the number of cars in line. Similar operations have been done, mainly on the east side of Cleveland, with the closest west side location in Sheffield Village.

Discussion occurred regarding prior traffic safety concerns for this location and that the CUP should specify that this use be limited to a pick-up window only verses a typical drive-thru configuration with a menu board.

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 6:54 p.m.

Respectfully submitted,

  
Mark R. Getsay  
Chairman