



**PLANNING DEPARTMENT**

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**WESTLAKE PLANNING COMMISSION  
MINUTES OF THE WORK SESSION MEETING  
JULY 26, 2022**

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

The meeting was called to order at 6:05 p.m. by Chairman Lamb.

**BUSINESS**

Discussion with Stark Enterprises re: *Crocker Park Revised Preliminary Development Plan, Crocker Park FS Building, and Erie Bank*

The following representatives for Stark Enterprises were present: Mr. Levitz, Mr. Stark, Mr. Payne, Ms. Ryzner and Ms. Ferenz. Mr. Stark expressed that they wanted to present the commission information relative to the Crocker Park Revised Preliminary Development Plan, Crocker Park FS Building, and Erie Bank.

Motion: Ms. Falcone moved, seconded by Mr. Jones to adjourn into executive session for the purpose of pending litigation at 6:12 pm.

**ROLL CALL ON APPROVAL:**

Yeas: Van Dyke, Jones, Lamb, Smith, Falcone  
Nays: none, motion carried

Motion: Ms. Falcone moved, seconded by Mr. Jones to adjourn into open session at 6:18 pm.

**ROLL CALL ON APPROVAL:**

Yeas: Van Dyke, Jones, Lamb, Smith, Falcone  
Nays: none, motion carried

An overview was given by the applicant of the proposed development for the Erie Bank building and presented color renderings. Stark representatives (Stark) explained their view that the proposed building is permitted within Crocker Park. Stark commented that and the Preliminary Development Plan (PDP) notes the maximum height for the building is six stories but a shorter building is allowed. Stark noted designs and market trends are always evolving and are not stagnant. Stark further explained the current market does not support the construction of a larger multi-story building due to increased construction costs.

On the advice of the law director, there is pending litigation and the planning commission would not be making any further comments. Planning commission's review is part of the record in the planning commission minutes.

**ADJOURNMENT**

Meeting adjourned at 6:42 p.m.

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Chairman Brad Lamb

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Nicolette Sackman, MMC  
Clerk of Commissions

Approved: \_\_\_\_\_