



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
FEBRUARY 11, 2026**

Present: Committee members Duane Van Dyke, chair, Dave Del Regno and Mark Getsay.

Also present: Council President Dave Greenspan, Councilmembers Nick Nunnari, Todd LeVeck and Amy Havelka; Law Director Mike Maloney; Planning Director Jim Bedell.

The meeting convened at 6:30 p.m.

I. Discuss conditional use permit from Rise School for a pre-school for Rise School at 1299 Columbia Road, parcel 213-24-030.

Planning Director Bedell explained the request of the West Cleveland Muslim Association to convert a former bank to a pre-school with a proposed addition for a total of 6,929 sf. This is a permitted conditional use in the Shopping Center zoning district. He reviewed the conceptual plan and the requirements in Chapter 1226.02 plus additional regulations and standards that would be considered at the planning commission level. It was recommended that the parcel be consolidated with the main parcel. The applicant and his architect explained that the school would start as a pre-school but expand in time to possibly up to the 8th grade. Mr. Bedell clarified that grades 1-8 are a permitted main use in this zone, not requiring a conditional use permit. Councilmembers asked questions about parking, student drop-off, stacking issues on Columbia Road, school zone regulations, defining where the conditional use permit would apply on a combined parcel, uses of adjacent properties including shared driveways, and unifying the architecture of both buildings.

Councilmember Getsay moved, seconded by Councilmember Del Regno, to recommend to Council that legislation be drafted relative to this request. Motion carried, 3 yeas, 0 nays.

Meeting adjourned at 7:08 p.m.

Respectfully submitted,

Duane Van Dyke
Chair

Denise L. Rosenbaum, MMC
Clerk of Council