



OFFICE OF THE CITY COUNCIL

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**PLANNING, ZONING, LEGISLATIVE COMMITTEE MEETING MINUTES
JANUARY 20, 2026**

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

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

The meeting convened at 6:37 p.m.

I. Discuss conditional use permit application from Westlake Indoor Sports, Liberty Development Company, to permit construction and operation of a new indoor sports facility primarily focusing on indoor volleyball and basketball on lot 2-R1 Viking Parkway, parcel 211-02-015.

Planning Director Bedell reviewed the proposal, a permitted conditional use in exclusive industrial zoning, for an approximately 51,620 sf building on 7.2 acres. It would have 8 indoor courts and be open 7 days a week with staffing fluctuating based on events. Retail sales of merchandise and food would mainly be during tournaments and camps. There is ample area for parking, and the applicants are aware of restrictive covenants for Viking Parkway. Councilmembers asked questions about traffic, adaptive reuse of the building, HVAC units and trees to be incorporated in the development plan.

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.

II. Discuss conditional use permit application from Angela Tempest, Joy Beauty Salon, for a salon to include medical micropigmentation (medical tattooing) as an accessory use at 25125 Detroit Road, Suite 125, parcel 213-24-311.

Planning Director Bedell explained that the zoning code was recently amended to allow a salon as a conditional use in the Office Laboratory zoning district and also allow micropigmentation, but not artistic tattooing, in an existing salon therein. He referred to the standards, safeguards and conditions that Planning Commission will consider should this request move forward, and he doesn't foresee any issues with it. Councilmembers had no questions.

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

III. Discuss zoning code amendment application from John and Lisa Anghilante to change the zoning of 1097 Bradley Road, parcel 211-15-010, from Office Building to Exclusive Industrial to establish a contractor's shop and office in accordance with §1218.03(h)(4).

Planning Director Bedell gave a brief history of the property and issues with its current spot zoning and past proposed uses. The rezoning would allow the applicant to consolidate their existing multi-location operations into one purpose-built facility and improve operational efficiency through a centralized design, showroom and office environment. There would be no retail, manufacturing or mass production. The proposed phase 1 is for a 5,000 sf showroom/office area and phase 2, an 8,000 sf warehouse with units for lease. Mr. Bedell reviewed the types of uses in both the current and proposed zoning. The applicants further explained their conceptual plans and business model, having outgrown their current location. Councilmembers were in favor of this proposal and asked questions about buffering, tree preservation and semi-trailer traffic.

Council President Greenspan left at 7:32 p.m.

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

IV. Discuss zoning code amendment application from Hope Pointe Place, LLC (Edward Pavicic), to change the zoning of 30395 Center Ridge Road, parcels 217-22-003 and 217-22-004, from R-1F-80 and RMF-40 to R-1F Cluster to develop a 6 lot cluster development.

Planning Director Bedell gave an overview of the property (currently Green's Garage) and what the proposed zoning would permit (maximum 6 cluster lots) which would not need to go to the ballot. The conceptual plan meets code except for the basin in the front setback. The applicant is requesting it be a gated community with a private road and a turn-around/escape lane, and he intends to maintain the existing trees/buffering. Councilmembers were generally supportive of the proposal except for the gate.

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.

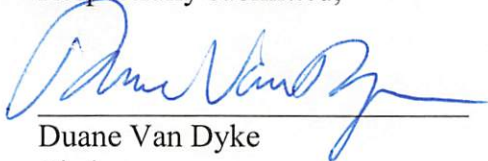
V. Discuss conditional use permit application from Westbrook Nursing LLC, to convert the existing structure at 27601 Westchester Parkway, parcels 212-04-002 and -048, from a vacant former skilled nursing facility to a modern assisted living facility containing 100 suites.

Planning Director Bedell explained the regulations for this conditional use under 1211.34 that, since the previous owner lost their license in November 2023, the current owners have until November 2026 to reopen. The proposal involves changing the use from skilled nursing to assisted living through the adaptive re-use of two existing, connected, 2-story buildings on approximately 4.2 acres abutting Huntington Woods. It would combine two existing rooms each into 100 assisted living units with a kitchenette and bath. A development plan may not be needed as this would largely be interior remodeling. Councilmembers asked questions about ownership, operatorship, parking, floor plans, exterior upgrades and landscaping. It was suggested that the two parcels be consolidated.

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

Meeting adjourned at 8:25 p.m.

Respectfully submitted,



Duane Van Dyke
Chair



Denise L. Rosenbaum, MMC
Clerk of Council