The City of Westlake Ohio

MINUTES

www.cityofwestlake.org

OFFICE OF THE CITY COUNCIL

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WESTLAKE CITY COUNCIL MEETING
PROCEEDINGS OF A REGULAR SESSION
JANUARY 15, 2026

The regular session of Council was called to order at 8:00 p.m. by President of Council David S. Greenspan.

Present: President of Council David S. Greenspan; Councilmembers Duane Van Dyke, Nick C. Nunnari, Dave Del Regno, Todd LeVeck, Amy G. Havelka.

Councilmember Del Regno moved, seconded by Councilmember Nunnari, that Councilmember Getsay be excused for cause.
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka.
Nays: None; motion carried.

Also present: Mayor Dennis Clough, Law Director Michael Maloney, Service Director Chris Stuhm, Director of Engineering Jim Smolik, Finance Director Prashant Shah, Recreation Director Paula Horner, Planning Director James Bedell, Director of Purchasing Larry Surber, IT Infrastructure Manager Mike Stybel, Director of Inspections Donald Grayem, Director of Community Services Lydia Gadd, Police Chief Kevin Bielozer, Fire Chief Matt Moran, Clerk of Council Denise L. Rosenbaum.

APPROVAL OF MINUTES:

Councilmember Nunnari moved, seconded by Councilmember Havelka, that the reading of the minutes of the organizational session of January 2, 2026, be waived and that they be approved as received.
ROLL CALL:
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka.
Nays: None; motion carried.

Councilmember Nunnari moved, seconded by Councilmember Havelka, that the reading of the minutes of the regular session of January 6, 2026, be waived and that they be approved as received.
ROLL CALL:
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka.
Nays: None; motion carried.

SELECTED CORRESPONDENCE:

Email from Dan Radish received January 15, 2026, regarding the Sheiban Park preliminary development plan and a restriction on the location of a restaurant within the development. (Included with these minutes)

Email from Joy and Kevin Evans received January 15, 2026, expressing concerns about the Sheiban Park preliminary development plan. (Included with these minutes)

PETITIONS FROM THE PUBLIC:

Ken Smith, 90 Ashbourne Drive, President of the Westhampton in Crocker Park condominium association, commented on an ongoing nearby construction site by Market Square and a timeline of requests to have the unsightliness addressed.

William Zimmerman, Avon Lake, commented on the Council President's representation in Lorain County, his duties there as Community Development Special Projects Director, potential conflicts of interest, businesses moved to Westlake and an apparent lack of transparency.

Gerald Phillips, 461 Windward Way, Avon Lake, congratulated Mayor Clough on his election to his eleventh term as mayor of Westlake.

REPORT OF THE MAYOR:

Mayor Clough read his second report of the year.

REPORTS OF STANDING COMMITTEES – COMMITTEE OF THE WHOLE:

President of Council Greenspan reported on the Committee of the Whole meeting held this date at 7:31 p.m. Present were Councilmembers Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka. Also present were Mayor Clough; Directors Maloney, Stuhm, Smolik, Shah, Horner, Bedell, Surber, Stybel, Grayem, Gadd, Bielozer, Moran; and Clerk Rosenbaum. Agenda items and selected correspondence were discussed, but not the planning commission report. The following committee meetings were re-announced: Public Grounds, Buildings, Recreation Committee, January 20 at 6:00 p.m.; Planning, Zoning, Legislative Committee, January 20 at 6:30 p.m.

Councilmember Van Dyke moved, seconded by Councilmember Nunnari, to adjourn to executive session to discuss pending litigation at 7:35 p.m.
ROLL CALL:
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka.
Nays: None; motion carried.

Also present were Mayor Clough, Law Director Maloney and Planning Director Bedell.

Executive session adjourned at 7:59 p.m.

Meeting immediately adjourned at 8:00 p.m.

REPORTS OF OTHER BOARDS AND COMMISSIONS – PLANNING COMMISSION:

Councilmember Van Dyke reported on the January 5, 2025, Planning Commission meeting advising that the commission took the following actions: **Dover Village Townhomes, Fee Simple Plat, Center Ridge & Hillsborough Pt., PP#21706033:** Findings of Fact 1. The plat for Dover Village Townhomes is required to create fee simple title lots under each unit, ensuring homeowners can obtain conventional financing that is not available or is costlier under condominium ownership. 2. Approval of the plat changes only the form of deed and does not alter the approved site plan, setbacks, lot coverage, parking, landscaping, or common areas, which remain subject to homeowners association ownership and maintenance under Section 1211.13 and Ordinance 2019-134. Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Dover Village Townhomes Fee Simple Title Plat for recording purposes; **Carhartt sign plan, 30045 Detroit Rd., PP# 21125002:** Findings of Fact 1. The proposed non-advertising railroad-scene mural is consistent with the industrial bridge mural previously approved in 2015 and represents a window treatment not expressly addressed in the Promenade Master Sign Criteria but similar to the prior approval for this frontage it also requires a waiver from the criteria. 2. The request parallels the 2015 approval, allowing window coverage over 30%; however, in this instance the proposed mural replaces existing signage and results in a 24.67 square foot reduction in total sign area. Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to approve the Carhartt sign plan with the following: 1. Waiver from the Promenade Sign Criteria to permit the window-vinyl depiction of the railroad scene. 2. Modification permitting more than 30% of the westerly window on the north elevation to be covered with block-out film, provided the film is not used for advertising. 3. Modification permitting the north frontage to be included in the tenant's total signage allotment, not to exceed 152 square feet. 4. Condition that these modifications and waiver shall apply solely to this tenant; **Abercrombie & Fitch sign plan and storefront, 175 Crocker Park Blvd., PP# 21124302:** Findings of Fact 1. The contemporary storefront design with a new entry feature, canopy, accent lighting, and updated wall and storefront materials complies with the Crocker Park Mixed Use Area Design Guidelines. 2. Signage meets the Crocker Park Master Sign Criteria without requiring waivers. Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Abercrombie and Fitch storefront with the condition that the Fire Department comments are addressed. Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to approve the Abercrombie and Fitch sign plan; **Hollister sign plan and storefront, 195 Crocker Park Blvd., PP# 21124302:** Findings of Fact 1. The contemporary storefront design with a new entry feature and updated wall and storefront materials complies with the Crocker Park Mixed Use Area Design Guidelines. 2. Signage meets the Crocker Park Master Sign Criteria without requiring waivers. Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Hollister storefront with the condition that the Fire Department comments are addressed. Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to approve the Hollister sign plan; **Sheiban Park revised preliminary development plan, Corporate Circle, PP#21126032 & 066:** Findings of Fact 1. The revised preliminary development plan introduces a sixth building, specifies individual building sizes, and adds parking, all while maintaining compliance with applicable zoning regulations, except for landbanked parking which is being addressed with condition of approval #5. 2. The future development plan will need to be designed in accordance with the comments in Part III of the 12/26/25 staff report. Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Sheiban Park revised Preliminary Development Plan with the following: 1. Condition that commercial exterior lighting

meets the requirements for lighting zone 2 pursuant to Section 1230.03. 2. Condition that the uses allowed in Section 1212.02(e) are permitted except for residential and hotel uses which are not permitted and limited to one restaurant use on the site in buildings 1-5. 3. Condition that the future development plans include the 10' high buffer mound and 6' high fence shown on the preliminary development plan and constructed concurrent with Phase 1 development.
4. Condition that retail and restaurant uses are closed by 11 p.m. 5. Condition landbanked spaces are moved to be outside of the 100' rear setback; **Sheiban Park design guidelines and master sign criteria, Corporate Circle, PP#21126032 & 066:** Findings of Fact 1. The Sheiban Park Design Guidelines promote a walkable, high-quality environment through coordinated site planning, durable materials, and pedestrian-focused architecture. 2. The guidelines reinforce a cohesive development identity while preserving flexibility through the development plan approval process. Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Sheiban Park design guidelines with the following: 1. Condition that Section 4.0, Signage, is relocated to the Master Sign Criteria (Master Signage Plan). Mr. Jones moved, seconded by Mr. Del Regno to table the Sheiban Park master sign criteria to the February 2, 2026, meeting. **Ordinance 2025-123 conditional use permit for a bank (Twin Towers, SPE, LLC), 1991 Crocker Road, PP#21127001:** Councilman Del Regno recused himself and did not participate in the discussion or vote. Findings of Fact 1. The proposed bank is a conditional use in the Executive Office Park district. 2. Parking and traffic studies confirm code compliance with no known adverse impacts on site circulation, while the site plan demonstrates feasibility but indicates that zoning modifications or site revisions will be needed to meet setback requirements as part of the development plan approval process. 3. The proposed use has been found to meet the applicable standards set forth in Section 1227.03 of the Zoning Code. Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to Mr. Jones moved, seconded by Mrs. Smith to recommend approval of Ordinance 2025-123; tabled the **ChanceLight site improvements (playground in parking lot), 24650 Center Ridge Rd., PP#21328010,** to the February 2, 2026, meeting. **La Centre development plan (pavilion), 25777 Detroit Rd., PP#21321065:** Withdrawn by applicant; tabled **La Centre development plan addition, 25689 Detroit Rd., PP#21321006 & 007,** to the February 2, 2026, meeting. Meeting adjourned at 8:51 p.m. The next regular meeting is scheduled for Monday, 2/2/2026 at 6:00 pm.

Councilmember Del Regno moved, seconded by Councilmember Nunnari, to approve the **Dover Village Townhomes Fee Simple Plat.**
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka.
Nays: None; motion carried.

Councilmember Del Regno moved, seconded by Councilmember Nunnari, to approve the **Abercrombie & Fitch storefront** with the condition listed in the report of the January 5, 2026, Planning Commission.
Yeas: Van Dyke, Nunnari, Del Regno, LeVeck, Havelka, Greenspan.
Nays: None; motion carried.

Councilmember Del Regno moved, seconded by Councilmember Nunnari, to approve the **Hollister storefront** with the condition listed in the report of the January 5, 2026, Planning Commission.
Yeas: Nunnari, Del Regno, LeVeck, Havelka, Greenspan, Van Dyke.
Nays: None; motion carried.

Councilmember Del Regno moved, seconded by Councilmember Nunnari, to approve the **Sheiban Park revised preliminary development plan** with the conditions listed in the report of the January 5, 2026, Planning Commission.

Councilmember Havelka is happy that the Sheibans want to build their flagship store in Westlake but she expressed concerns about the proximity and impact on the residences along the back of the property and the placement of a restaurant in buildings 5 and 6. She asked the developers to consider this as they move forward.

Councilmember Nunnari also requested the developers to not put a restaurant in buildings 5 or 6.

Councilmember Van Dyke was not in favor of a restaurant in building 5 either and asked if more landscaping can be included in the final development plan if a restaurant goes in building 5 and to treat the residents and businesses with respect.

Yeas: Del Regno, Greenspan, Van Dyke, Nunnari.
Nays: LeVeck, Havelka; motion carried.

Councilmember Del Regno moved, seconded by Councilmember Nunnari, to approve the **Sheiban Park design guidelines** with the condition listed in the report of the January 5, 2026, Planning Commission.
Yeas: LeVeck, Havelka, Greenspan, Van Dyke, Nunnari, Del Regno.
Nays: None; motion carried.

LEGISLATION:

ORDINANCE NO. 2025-123: (SECOND READING)	AN ORDINANCE CONSIDERING A CONDITIONAL USE PERMIT FOR A BANK. (First reading and referred to Planning Commission 11/20/25, Planning Commission recommended approval 1/5/26)

Council President Greenspan set a public hearing on Ordinance No. 2025-123 for February 5, 2026.

LEGISLATION FOR FIRST READING ADOPTION UNDER SUSPENSION OF RULES:

Councilmember Nunnari moved, seconded by Councilmember Del Regno, that the rule requiring ordinances/resolutions to be read in full on three separate dates be suspended, and that the following be placed on third reading.
ROLL CALL ON SUSPENSION:
Yeas: Havelka, Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck.
Nays: None; motion carried.

ORDINANCE NO. 2026-4:	AN ORDINANCE AMENDING APPROPRIATIONS FOR THE CITY OF WESTLAKE, OHIO, AND DECLARING AN EMERGENCY.

Councilmember Havelka moved, seconded by Councilmember Nunnari, that Ordinance No. 2026-4 be adopted.
ROLL CALL ON ADOPTION:
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka.
Nays: None; Ordinance No. 2026-4 adopted.

MISCELLANEOUS:

Councilmember Nunnari asked the Mayor to remind residents about the snow parking ban and driving safely around snow plows.

ADJOURNMENT:

Councilmember Nunnari moved, seconded by Councilmember Del Regno, that the meeting adjourn.
Yeas: All.
Nays: None; motion carried.

President of Council Greenspan declared the meeting adjourned at 8:46 p.m.

Denise L. Rosenbaum, MMC
Clerk of Council

David S. Greenspan
President of Council

RECEIVED
JAN 15 2026
CLERK OF COUNCIL
CITY OF WESTLAKE

Dear Denise and Council Members,

I am writing in regard to the Sheiban Park preliminary development plan which is before Council tonight. My name is Dan Radish and I live at 2008 Farmington Turn. My wife Kyle and I will celebrate our 30th year as residents in May of this year.

I have been very active in this plan's process since its inception, including very recently with the preliminary development plan that was referred by the Planning Commission January 5, 2026. Unfortunately, I had another commitment this evening and was unable to change those plans and it is why I am writing this as opposed to attending the meeting and speaking in person which I have done multiple times during the process.

It goes without saying the plan, including permitted use, is dramatically different than what the property was zoned for at the time most neighbors on Farmington Turn and Sunset Drive purchased their properties. As neighboring homeowners and taxpayers we have attempted to work with the City and developers of the properties adjoining our neighborhoods to allow for development that fits into the community, is fair to those directly impacted and has reasonable chances for sustained success.

That said, I have a request that Council amend the proposed preliminary development plan that restricts the one allowed restaurant to buildings one through four which are furthest from the residential neighborhoods (i.e., prohibits said restaurant from buildings five and six).

I strongly believe some of the justification for this request is

- It is consistent with restrictions built into Crocker Commons whereby restaurants had to be in buildings closest to Crocker Road
- The existing plan already allows for other retail in the back buildings (Crocker Commons had to have <u>all</u> retail in the buildings closest to Crocker Road)
- The approved 2025 plan already contains an additional building/structure and 23,470 more square footage than the 2024 plan (which is a 77% increase and likely to be mostly, if not all, retail)
- The approved 2025 plan has 35,060 square feet in the first four buildings which is already more than the 30,600 square feet in all five buildings of the 2024 plan (offsetting the Sheiban claim that there were no restaurant location restrictions in the 2024 plan ... even though neighboring residents have consistently asked for it). In other words, they would already have nearly 5,000 more square feet into which this restaurant could be located.

I have appreciated the positive communication with the Sheiban team and Planning Commission to this point on matters such as the berm/buffer, however concerning the matter of the location of any allowed restaurant, I urge council to respect the existing neighbors to the new development and expand the restriction to building five and six.

While speaking for myself, I have met with and communicated with a large number of my neighbors on Farmington and Sunset, and these views are consistent with a significant majority of them.

Respectfully,

Dan Radish
dradish@roadrunner.com
216-905-4291

	2026 Plan			2024 Plan						
	SQF	Stories	Height	SQF	Stories	Height	Parcel	Sheiban Description	SQF inc	% SQF inc
building 1	12,000	1 story + mezz	35	12,000	1 story + mezz	35	211-26-032	Sheiban Jewlers	0	0%
building 2	10,400	1+ Story	30	4,200	1 Story	30	211-26-032	luxury retail store, boutique apparel store, premium clothier store, a financial institution, luxury cosmetic/medical, boutique fitness, training school of a private, technical or professional nature, high-end restaurant, and/or office	6,200	148%
building 3	4,400	1+ Story	18	4,800	1 Story	30	211-26-066	medical, office, retail stores, service establishments, a restaurant/cafe, financial institutions, and/or training schools of a rivate, technical or professional nature	-400	-8%
building 4	8,260	1+ Story	30	4,800	1 Story	30	211-26-066	medical, office, retail stores, service establishments, a restaurant/cafe, financial institutions, and/or training schools of a rivate, technical or professional nature	3,460	72%
building 5	6,750	1+ Story	30	4,800	1 Story	30	211-26-066	medical, office, retail stores, service establishments, a restaurant/cafe, financial institutions, and/or training schools of a rivate, technical or professional nature	1,950	41%
building 6	12,260	1+ Story	30	n/a	n/a	n/a	211-26-066	medical, office, retail stores, service establishments, financial institutions, and/or training schools of a rivate, technical or professional nature		
	54,070			30,600					23,470	77%
increase		23,470	177%							
Restaurant restrictions										
Buildings 1-4	35,060									
none				30,600						

RECEIVED
JAN 15 2026
CLERK OF COUNCIL
CITY OF WESTLAKE

RECEIVED
JAN 15 2026
CLERK OF COUNCIL
CITY OF WESTLAKE

To: Honorable Members Westlake City Council
Re: Sheiban Park PDP

My husband and I are writing as the owners of a residence at 2119 Farmington Turn, Westlake. Unfortunately, we are not able to attend the City Council meeting on January 15, 2026.

We understand that the Council will be voting at this meeting on whether to approve the preliminary development plan for Sheiban Park. We are writing to express deep concerns about the Sheiban Park PDP as currently approved by the City Planning Commission. While we appreciate and support responsible development of Westlake, we believe strongly that it should not come at the expense of, and inappropriate burden to, taxpaying, residential homeowners.

The Planning Commission and City Council previously approved of the plans for Crocker Commons, a dramatic move which re-zoned the property to allow for retail and restaurant use, on a property directly abutting a residential neighborhood, and which now sits across the entire expanse of our backyard. The dental implant office space is so close to our home that you can almost see the patients inside. And, although the buildings directly behind us are office, which was intended to be a more "quiet" use, we repeatedly hear the loud droning of the office building generator (several times per week, for extended periods), the plows that plow the parking lot at 4:00 am, and the large garbage trucks that pick up the industrial-size garbage bins in the wee hours. Full size "party" buses and even tractor trailers also frequently park for extended periods in the parking lot immediately behind our backyard. And, although the restaurant use for Crocker Commons is isolated and regulated to the front of the Crocker Commons property, there is a strong smell from Mission BBQ, Shake Shack and others that permeates our backyard throughout much of the summer, when we hope most to enjoy this part of our property.

The owners of the property that is to become Sheiban Park have now come to the City's Planning Commission, and now this Council, to request re-zoning again, and allow them uses that were never intended for this property. When Crocker Commons was re-zoned, the City had to approve its use to change to PUD, and also to allow a PUD to be built on that small of a property. The Planning Commission has now gone even further with the Sheiban Park PDP, by permitting yet another change in use to a PUD, but on even smaller of a parcel of property that is not currently authorized. What is to prevent yet another developer to find another piece of property that is even smaller still, and in a residential area, to request rezoning to a PUD?

We strongly object to the Sheiban Park PDP as designed, particularly with the opportunity to have restaurants at the back of the property. Given what we have experienced at Crocker Commons, we are certain that this use will pose a substantial burden on our residential neighborhood, in terms of smells and noise. We also oppose the use of retail at the back of the property, as again, this will no doubt create disturbance and noise in our residential neighborhood. We strongly encourage this Council to require that any development of Sheiban Park at least be consistent with what was required of Crocker

Commons, and that any retail and restaurant use be regulated to the front of the property, facing Crocker Road.

Sincerely,

Joy Evans, Esq.
Kevin Evans