



PLANNING DEPARTMENT

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REPORT TO COUNCIL

TO: Denise Rosenbaum MMC, Clerk of Council

FROM: Nicolette Sackman MMC, Clerk of Commissions

DATE: 3/3/2026

RE: Planning Commission Regular Meeting of 3/2/2026 Report to Council

Present: Chairman Lauren Falcone, Matt Jones, Dave Del Regno, Bonnie Smith, Lynda Appel
Also Present: Planning Director Jim Bedell, Assistant Law Director Dean Valore, Clerk of Commissions
Nicolette Sackman

Westlake Planning Commission, at its meeting held on 3/2/2026 at 6:00 pm and took the following actions:

BUSINESS

Guide Plan update

Mr. Jones moved, seconded by Mrs. Smith to amend the Westlake Guide Plan Future Land Use Map.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones, Appel

Nays: none, motion carried

**Achievement Centers for Children sign plan, 28501 Clemens Rd.,
PP#21212016, Ward 3**

Findings of Fact

1. The freestanding sign reface and all instructional wayfinding signs meet size, height, and color requirements, with no modifications needed.
2. Total proposed signage is 53.25 SF, well below the approximately 155 SF allowed for the site.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to approve the Achievement Centers for Children sign plan.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones, Appel

Nays: none, motion carried

**Ordinance 2026-15 conditional use permit for a recreational use,
Westlake Indoor Sports, (indoor sports facility primarily focusing on
indoor volleyball and basketball), 31170 Viking Parkway,
PP#21102015, Ward 3, ref. 2/19/26**

Findings of Fact

1. The proposed indoor sports facility is a conditionally permitted use within the Exclusive Industrial District under Section 1218.03(h)(13) of the Westlake Zoning Code, and the Guide Plan identifies this area for Industrial use, supporting the appropriateness of the request.
2. The location, extent, and intensity of the proposed use meet the applicable conditional use standards for Industrial Districts. All activities will occur entirely within a fully enclosed building, the site provides

significantly more parking than required, and the hours of operation and anticipated traffic levels are consistent with what is typical and acceptable within the district.

3. The proposed facility is compatible with the character and development pattern of the surrounding industrial area and aligns with precedents for similar large indoor recreational uses previously approved by the City, including Paramount Tennis Club, Sky Zone, and 18Lab Golf.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of Ordinance 2026-15.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones, Appel

Nays: none, motion carried

Ordinance 2026-16 conditional use permit for a salon use, Joy Beauty Salon (medical micropigmentation aka medical tattooing), 25125 Detroit Rd. Suite 125, PP#21324311, Ward 1, ref. 2/19/26

Findings of Fact

1. The proposed CUP, needed to allow the medical micropigmentation use, qualifies as a conditional use in the Office Laboratory District under Section 1218.03(h)(17), consistent with the 2025 amendment (Ord. 2025-124) and the Guide Plan designation of Office & Office Lab.
2. All procedures will occur entirely within an existing enclosed salon space, with no change to hours of operation and no anticipated increase traffic or parking demand, meeting the conditional use standards for intensity and compatibility.
3. The request completes the implementation of Ordinance 2025-124, adopted specifically to allow this service at this location, and the addition of one employee within an existing room maintains compatibility with surrounding uses and character of the district.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Ordinance 2026-16.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones, Appel

Nays: none, motion carried

Ordinance 2026-19 conditional use permit for a senior service use, Westbrook Nursing LLC, (assisted living facility), 27601 Westchester Pkwy., PP#21204002 & 048, Ward 3, ref. 2/19/26

Mr. Jones moved, seconded by Mrs. Smith to table Ordinance 2026-19 to April 6, 2026.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones, Appel

Nays: none, motion carried

Faraj Plaza development plan, 27210 Center Ridge Rd., PP#21330015, Ward 4

Mr. Jones moved, seconded by Mrs. Smith to table the Faraj Plaza development plan to April 6, 2026.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones, Appel

Nays: none, motion carried

Ordinance 2026-17 rezone 1097 Bradley Rd., PP#21115010 from Office Building to Exclusive Industrial District, Ward 3, ref. 2/19/26

Findings of Fact

1. The proposed rezoning to Exclusive Industrial aligns with the Guide Plan and surrounding industrial zoning, correcting the existing spot-zoned Office Building designation.
2. The proposed uses are appropriate for the Exclusive Industrial District, and the site can accommodate the development with minor design adjustments to meet code requirements.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith recommend approval of the Ordinance 2026-17.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones, Appel

Nays: none, motion carried

Ordinance 2026-18 rezone 30395 Center Ridge Rd., PP#21722003 & 004 from R-1F-80 (single family) & R-MF-40 (multifamily) to R-1F-Cluster (for 6 single family cluster homes), Ward 4, ref. 2/19/26

Findings of Fact

1. The Guide Plan designates the site for low-density single-family and medium-density multi-family residential use, which supports the proposed rezoning to R-1F-Cluster.
2. The R-1F-Cluster District permits single-family detached cluster dwellings, and the applicant's yield plan demonstrates that six units can be accommodated consistent with R-1F-80 subdivision standards; the Planning Commission raised no objection to two lots with depths slightly under 170 feet.
3. The 4.2-acre parcel exceeds minimum area requirements and the concept plan meets applicable dimensional, setback, and open-space standards for cluster development.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith recommend approval of Ordinance 2026-18.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones, Appel

Nays: none, motion carried

ADJOURNMENT

Meeting adjourned at 7:38 pm. The next regular meeting is scheduled for Monday, 4/6/2026 at 6:00 pm.