



OFFICE OF THE CITY COUNCIL

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**PLANNING, ZONING, LEGISLATIVE COMMITTEE MEETING MINUTES
FEBRUARY 25, 2026**

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

Also present: Council President Dave Greenspan, Councilmember Amy Havelka, Assistant Law Director Robin Leasure, Planning Director Jim Bedell.

The meeting convened at 6:04 p.m.

I. Discuss conditional use permit application from LifeBridge Care LLC for a training school for adults with developmental disabilities at 26945 Westwood Road, parcel 215-10-022.

Planning Director Bedell explained that the applicant is currently located at 159 Crocker Park Boulevard, Suite 436, and is relocating to lease an 1,800 sf office space at 26945 Westwood Road. The business is a training school offering structured day programming and skill building services which will all take place inside with no outdoor activities. There will be 4-6 staff on-site, in compliance with state requirements, with 15-20 maximum participants. Hours are 7 a.m.-5 p.m., Monday-Sunday. He reviewed pick-up and drop-off arrangements, parking and the floor plan. Councilmembers questioned why the building is on two parcels.

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

II. Discuss conditional use permit application from Kevin Johnson, Forward Fitness, for a fitness center providing one on one training and small group training at 27100 Detroit Road, parcel 213-03-032.

Planning Director Bedell reviewed this request to lease a 1,600 sf vacant storefront for this fitness center. All activities will be within the building, and there is ample parking. The hours of operation are within the code requirement timeframes and shouldn't interfere with other tenants. Councilmembers asked about entry to the building from the rear and structural issues involving weights.

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

III. Discuss zoning map amendment application from George Davis, GD3 Ventures, to change the zoning of 29707 Center Ridge Road, parcel 217-26-003, from Office Building to R-1F-80 single family zoning to construct an 11 lot single family subdivision.

Planning Director Bedell explained that the parcel is currently split-zoned: the front 3.02 acres are Office Building and the rear 4.61 acres are R-1F-80. Rezoning the front portion to R-1F-80 would not require it to go on the ballot. The proposed lots would be 20,135-39,438 sf. with high-end homes, examples of which were shown. Discussion regarding the proposed subdivision included tree preservation requirements, landscaping and buffering, the detention basin location, and possible easements and donation to the city of a triangle piece of the parcel on the east side of Crocker Road.

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

IV. Discuss zoning map amendment application from Edward Pavicic, Hope Pointe Place, Ltd., to change the zoning of 26814 Center Ridge Road, parcels 213-16-034, -035, -036, -037, from General Business and Office Building to R-1F-80 to construct a 19 lot single family subdivision.

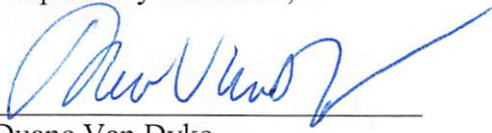
Planning Director Bedell explained that this parcel is currently split-zoned: .79 acres in General Business, .25 acres in Office Building and the remaining 11.57 acres is already R-1F-80. He reviewed the conceptual plan showing 19 lots ranging from 18,010 to 39,939 sf. The applicant and his engineer answered questions about slope issues, sanitary sewer lines, buffering, retention, the angle of the proposed subdivision entrance and length of the street. Councilmembers had concerns about the proximity of a couple of the lots to restaurants in the abutting plaza.

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

General discussion followed regarding procedures when legislation is requested to be drafted. In recent years (since 2022), the committee would make such a recommendation to Council and then Council would make a formal motion at the following Council meeting, after the committee meeting was reported on, to request the legislation be drafted. Assistant Law Director Leasure explained that per the code, that formal motion is only necessary for text amendment requests but had been applied to all requests and including legislation coming out of Planning Commission in recent years. It was agreed to eliminate this step (except for text amendment requests) and revert to how it was done prior to 2022 so that the legislation would appear on the Council agenda immediately after the committee or Planning Commission meeting. Councilmember Van Dyke stated that he along with Planning Director Bedell and his subcommittee are working on multiple code changes to fine tune processes which will be forthcoming throughout the year.

Meeting adjourned at 7:33 p.m.

Respectfully submitted,



Duane Van Dyke
Chair



Denise L. Rosenbaum, MMC
Clerk of Council