

From: [James Bedell](#)
To: [Greg Ernst](#); [Dusty Keeney \(DustyK@polaris-es.com\)](#); [Ryan Kramer](#)
Subject: RE: L7 - Westlake Flex Condos
Date: Monday, June 29, 2026 3:02:00 PM
Attachments: [2026-06-23 26.06 L7 RANNEY SITE PLAN PHASE 1.pdf](#)
[image001.png](#)
[2026-06-23 26.06 L7 RANNEY SITE PLAN.pdf](#)

Good afternoon,

The proposed changes (attached) are considered minor revisions that, under Westlake Zoning Code Section 1220.09, do not require further modification or variance, conform to zoning requirements, and are administratively approved.

Jim Bedell, AICP

Planning & Economic Development Director
City of Westlake
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440-617-4307



From: Greg Ernst <gernst@founddesign.com>
Sent: Wednesday, June 24, 2026 3:30 PM
To: James Bedell <jbedell@cityofwestlake.org>; Dusty Keeney (DustyK@polaris-es.com) <DustyK@polaris-es.com>; Ryan Kramer <ryank@polaris-es.com>
Cc: Nicolette Sackman <nsackman@cityofwestlake.org>
Subject: RE: L7 - Westlake Flex Condos

Jim –

Per the attached site plan drawings, we made a few minor adjustments from the PC approved site plan. The overall site plan now shows the landbanked parking spaces as permanent, the dumpsters have been relocated to the north corners of the site, and the parking spaces in the middle will be back-to-back down the center. The last change allows users to drive into their units, which the previously approved site plan didn't allow.

Do these changes warrant another review with the Planning Commission or are they minor enough to be approved administratively?

Thank you.

Greg Ernst RA LEED AP
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