

WESTLAKE PLANNING COMMISSION
STAFF REPORT
7/1/26

PART I GENERAL INFORMATION

Serpentini Chevrolet development plan, 25100 Detroit Rd., PP#21309026, Ward 1

PART II PROJECT SUMMARY

Serpentini Chevrolet requests approval for an accessory structure used for detailing and paintless dent repair/light paint work that was constructed on their lot without permits or prior City review or approval. According to the application and cover letter, the 1,200 SF prefabricated structure was originally purchased as a “carport,” and the applicant states they were unaware that it required permitting. It is not attached to the main building and functions as a separate repair area. Building and Fire Department inspections confirmed dent removal, body work, and limited painting occurring within the structure. It is located in an area that previously held about seven parking spaces, with a small lawn strip and one tree also removed.

PART III DEPARTMENTAL REVIEWS

Building	This structure was constructed without any review, permits, or approvals from the city, and no Certificate of Occupancy was issued. There are many inherent problems with this structure that cannot be vetted until a formal plan submittal takes place, but I will name a few. This is a separate building closely constructed to the main structure. The Ohio Building Code addresses multiple buildings on the same lot and their separation distance. The erected structure appears to be constructed on, and attached to, an existing parking area, therefore no footings or foundation are present to protect it from frost heave and movement. This presents a significant issue because the new building’s utilities come through the wall of the existing building and are subject to the movement of the structure. The current use of this unpermitted building is an S-1, and would require fire suppression, as the existing building currently has. Body work / painting was witnessed being performed. This work requires a proper exhaust system, a spray booth, and fire suppression.
Fire	1. Limited spraying spaces shall comply with Sections 2404.9.1 through 2404.9.4. 2025 OFC 2404.9 • Identify the type, amount and materials for spray finishing to be done to determine if a suppression system or spray booth is required. 2. Protection against sources of ignition shall be provided in accordance with Sections 2403.2.1 through 2403.2.8. 2025 OFC 2403.2 • Radiant tube heating observed in close proximity to spray finishing on site visit March 2026 3. Electrical wiring and equipment shall comply with this chapter and NFPA 70. 2025 2403.2.1 4. Positive mechanical ventilation providing not fewer than six complete air changes per hour shall be installed. Such system shall meet the requirements of this code for handling flammable vapor areas. Explosion venting is not required. 2025 OFC 2404.9.3 5. Fire extinguishers shall be located in accordance with the provisions of 2025 OFC 906 and NFPA 10 and shall be field verified by the Westlake Fire Department. 6. Fire alarm plans, fire detection plans, and fire suppression plans to be submitted by certified professional designers for each area. Plans are to contain specification sheets, calculations, etc...for proper review by AHJ. 2017 OFC Section 105.4 7. Egress illumination is required. The means of egress, including the exit discharge shall be illuminated at all times. 2025 OFC 1008 Show egress lighting on south side between buildings

PART IV GUIDE PLAN/ ZONING

Guide Plan – the Future Land Use Map designates this property for Special Commercial, which includes automobile dealerships.

Zoning Code Requirements

(a) Sale of new automobiles and new car rental agency means a building and land used by a franchised automobile dealer or an automobile rental agency principally for the sale or rental of new automobiles and sale of new trucks not exceeding one ton rated capacity. A new automobile rental agency shall be permitted to rent automobiles as a conditional accessory use to a hotel/motel in an Interchange Services District, but parking for new automobile rental at main hotel/motel use shall not exceed 5% of the parking spaces on the parcel and is limited to hotels that are combined with assembly rooms or restaurants on 4.5 acres or more. Service garage, **body shop**, leasing department and other activities customarily incidental to a full service franchised automobile dealer are permitted accessory uses to such a full service franchised automobile dealer only, provided these uses are in the same building as the new car salesroom. All body work shall be performed in a soundproof portion of the building. *A modification is required because the body shop is not located within the same building as the new-car salesroom.*

1220.05 PLANNING COMMISSION REVIEW AND MODIFICATION

(a) After submittal of complete plans and review by the Planning Department for compliance to the Zoning Code pursuant to Section 1220.04, the Chairman of the Planning Commission shall place the development plan application on the Planning Commission agenda as soon as practicable after the plans have been determined to be complete according to the requirements of Section 1220.03. The Planning Commission shall review the plans taking into account the spirit and intent of the Zoning Code, the standards and requirements of the Zoning Code, the location of the proposal, the effect on the surrounding properties and the relationship of the proposal to the Guide Plan.

(b) The Commission, in reviewing the proposed development plans for conformity to the provisions of the Zoning Code, may modify the strict application of the requirements therein including, but not limited to, adjustments to certain yards, area and other dimensioned requirements, parking standards, or design review requirements based on the performance standards of Section 1220.06. Modifications as to uses permitted within a particular district shall not be allowed. If the applicant requests modifications or reductions to one standard, the Planning Commission may recommend and request modifications to increase other standards to offset the applicant's request. If modifications requested by either the Planning Commission or applicant are subsequently approved by the Commission, the modifications shall be made a part of the development plans and indicated on revised plans submitted by the applicant or such modifications shall be affixed to the development plans approved and signed by the applicant and chairman of the Commission. The applicant and/or his/her assigns shall be bound by such modifications and conditions affixed and/or made a part of the approved development plan.

1220.06 PERFORMANCE STANDARDS

Modifications to development plans in dimensioned and quantitative requirements for new development shall incorporate the following performance standards:

(a)	Modifications to setbacks, height, parking spaces or lot coverage shall not increase the overall amount of building square footage or intensity of use that could otherwise be developed on a parcel.
(c)	Modifications for dimensional standards in the Zoning Code should be designed to provide better utilization of the land and offset by greater standards in other areas of the Zoning Code.
(d)	Modifications may be considered due to unique conditions of the parcel, building, design, parcel size, parcel location, topography, adjacent uses of proposed use of the parcel.
(e)	Modifications shall be designed to protect the desirable characteristics of both existing and planned development as adjacent properties.
(f)	Modifications shall promote the desirable and beneficial use of the land and promote the economic development of the City.
(g)	Modification shall maintain convenient and safe access to properties and buildings.

*Box Score

STANDARD	CODE	PLAN	DIFFERENCE
ZONING DISTRICT	IS/Interchange Services	Body shop	Permitted accessory use but does not comply with requirement to be attached to building with showroom and in soundproof building and requires a modification.
MAX. BUILDING HEIGHT 1216.08	60'	Single story	OK
% LOT COVERAGE FOR MAIN BUILDING OR USE 1216.07	20%	15%	OK
% LANDSCAPING 1216.07 (b)	Not less than 25%	28%	OK
SETBACKS FOR MAIN/ACCESSORY USES 1216.06	Front	70'	S: ~470'
	Side	30'	W: ~100; E: ~160'
	Rear	30'	N: ~341'
DESIGN REVIEW REQUIREMENTS (MATERIALS) 1237	Siding and trim including horizontal lap siding, board and batten siding, shake single siding, and trim in wood, or products that simulate wood, such as fiber cement composite, tile, or metal with siding limited to 66% of total facade cladding.	The structure is fully clad in taupe metal siding with white doors and a black roof and trim. The color scheme is acceptable; however, the use of metal siding on the entire façade will require a modification to exceed the 66% cladding limit.	Modification for more than 66% of the building to be of horizontal metal siding.

PART V DRAFT FINDINGS/MOTION

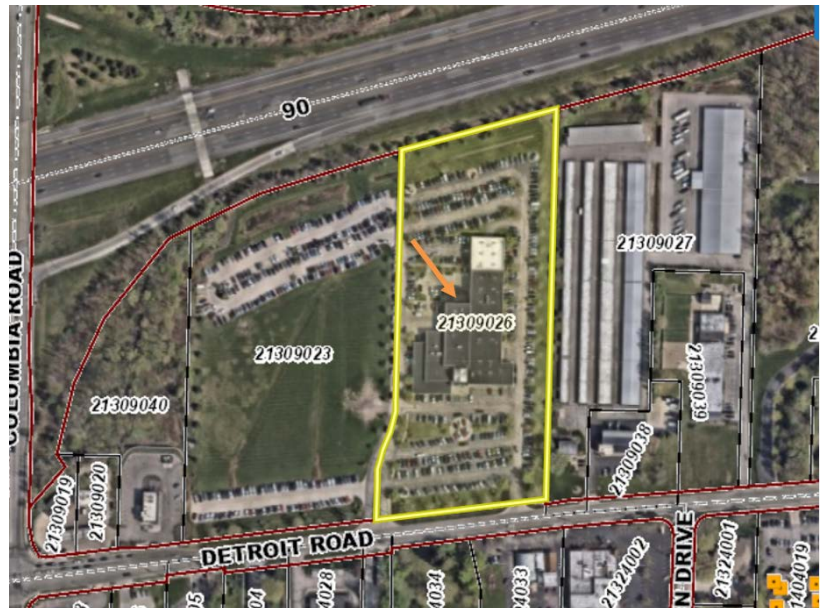
Draft Findings of Fact

1. The 1,200 sq. ft. repair structure was installed without permits in a former parking/lawn area and is operating as a separate body-shop use that requires zoning and building/fire code modifications and compliance.
2. If the Planning Commission recommends approval of the zoning modifications, it is because they are supported by Sections 1220.05 and 1220.06.

Draft Motion¹

If the Planning Commission can make a recommendation, the following motion is advised:

Based upon the findings of fact, I move to recommend approval of the Serpentini Chevrolet development plan with the following:



1. Modification to allow the structure to operate as a body-shop use without being attached to the showroom building or located in a soundproof building, and to permit more than 66% of the façade to consist of horizontal metal siding.
2. Approval is subject to comments in Part III of the 7/1/26 staff report and approval of the final plans by the Building and Engineering Departments in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission.



¹ This is suggested language only and not a recommendation for or against the approval of this request.