



**CITY OF WESTLAKE, OHIO
ORDINANCE NO. 2026-44:**

**AN ORDINANCE AMENDING AND
SUPPLEMENTING VARIOUS SECTIONS OF
THE PLANNING AND ZONING CODES AS TO
FEE SCHEDULES, NOTICE AND APPLICATION
UPDATES.**

WHEREAS, The Planning Commission met and reviewed the City’s Planning and Zoning Codes as to fee schedules, notice requirements and commercial exterior lighting applications; and

WHEREAS, the Planning Commission, on April 6, 2026, recommended Council consider various amendments in accordance with the Subcommittee’s findings; and

WHEREAS, after careful consideration, the Planning Commission of the City of Westlake, on the ___ day of _____, 2026, recommended approval of the changes recommended by the Subcommittee to the Codes herein specified as requested by this Council; and

WHEREAS, pursuant to the Charter of the City of Westlake, Article III, Section 13, Council held a public hearing concerning the proposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1: That Section 1115.01 “APPLICATION FEE” of Chapter 1115 “General Fee Schedule” be and the same is hereby amended and as amended shall read as set forth in Exhibit A attached hereto.

Section 2: That Subsections 1115.02(a)(1)-(9) of Section 1115.02 “FEES FOR REVIEW OF DEVELOPMENT PLANS” of Chapter 1115 “General Fee Schedule” be and the same is hereby amended and as amended shall read as set forth in Exhibit A attached hereto.

Section 3: That Chapter 1115 “General Fee Schedule” be and the same is hereby supplemented with new Section 1115.03 “FEES FOR REVIEW OF PLANNED UNIT DEVELOPMENT DISTRICTS” which as enacted shall read as set forth in Exhibit A attached hereto.

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Section 4: That existing Subsection 1115.03(a) of Section 1115.03 “SCHEDULE OF FEES” of Chapter 1115 “General Fee Schedule” be and the same is hereby amended and renumbered to be 1115.04 and as amended shall read as set forth in Exhibit A attached hereto.

Section 5: That Section 1115.04 “SIGN PLAN FEES” of Chapter 1115 “General Fee Schedule” be and the same is hereby renumbered to be 1115.05 and shall read as set forth in Exhibit A attached hereto.

Section 6: That Section 1115.05 “SATELLITE DISH FEES” of Chapter 1115 “General Fee Schedule” be and the same is hereby repealed as set forth in Exhibit A attached hereto.

Section 7: That Section 1115.07 “TREE PLAN FEE” of Chapter 1115 “General Fee Schedule” be and the same is hereby repealed as set forth in Exhibit A attached hereto.

Section 8: That Section 1115.08 “DEVELOPER TO BEAR COST OF PROFESSIONAL SERVICES” of Chapter 1115 “General Fee Schedule” be and the same is hereby renumbered to be 1115.07 and shall read as set forth in Exhibit A attached hereto.

Section 9: That Section 1115.09 “CONDITIONAL USE PERMIT FEE” of Chapter 1115 “General Fee Schedule” be and the same is hereby amended and renumbered to be 1115.08 as amended shall read as set forth in Exhibit A attached hereto.

Section 10: That Section 1115.10 “ZONING FEE” of Chapter 1115 “General Fee Schedule” be and the same is hereby amended and renumbered to be 1115.09 and as amended shall read as set forth in Exhibit A attached hereto.

Section 11: That Section 1115.11 “COMMERCIAL LIGHTING FEE” of Chapter 1115 “General Fee Schedule” be and the same is hereby renumbered to be 1115.10 and shall read as set forth in Exhibit A attached hereto.

Section 12: That Subsection 1125.04(c) “Action by Commission” of Section 1125.04 “PRELIMINARY PLAN FOR MAJOR SUBDIVISION” of Chapter 1125 “Procedures” be and the same is hereby amended and as amended shall read as set forth in Exhibit A attached hereto.

Section 13: That Subsection 1220.03(l) of Section 1220.03 “DEVELOPMENT PLAN REQUIREMENTS” is hereby repealed and Subsection (m) is hereby re-lettered to be Subsection (l) which as repealed and re-lettered shall read as set forth in Exhibit A attached hereto.

Section 14: That Subsection 1220.05(a) of Section 1220.05 “PLANNING COMMISSION REVIEW AND MODIFICATION” of Chapter 1220 “Development Plans” be and the same is hereby supplemented and as supplemented shall read as set forth in Exhibit A attached hereto.

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Section 15: That Subsection 1233.03(c) of Section 1233.03 “APPEALS AND APPROVALS” of Chapter 1233 “Board of Building and Zoning Appeals” be and the same is hereby amended and as amended shall read as set forth in Exhibit A attached hereto.

Section 16: That Subsection 1230.03(j)(3) of Section 1230.03 “COMMERCIAL EXTERIOR LIGHTING” of Chapter 1230 “General Provisions” be and the same is hereby amended and as amended shall read as set forth in Exhibit A attached hereto.

Section 17: That any Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 18: That it is found and determined that all formal actions of this Council concerning and relating to this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 10, Article XI of the Charter of the City of Westlake and Section 121.22 of the Ohio Revised Code.

Section 19: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First Reading: _____

Referred to Planning Commission: _____

Report of Planning Commission on: _____

The Planning Commission recommended to Council that this Ordinance be:

Approved: _____

Disapproved: _____

Second Reading: _____

Public Hearing: _____

Passed: _____

David S. Greenspan
President of Council

Presented to Mayor: _____

Approved: _____

ATTEST:

Denise L. Rosenbaum, MMC
Clerk of Council

Dennis M. Clough, Mayor