



**City Council Special Meeting Minutes
Public Hearing
April 9th, 2025**

A special meeting of Wickliffe City Council was called to order by Council President Levon on Wednesday, April 9th, 2025 at 7:16 PM in Council Chambers at Wickliffe City Hall for the purpose of a public hearing to discuss the re-zoning of the property listed below.

The following were present:

Council President	Edward Levon
Council Members	Bala, Gerhardstein, Jaworski, Thielman
Law Director	Jeremy Iosue
Engineer	Peter Formica
Building Commissioner	Raymond Sack

Excused: Councilpersons Koski and Salotto

Presentation /Discussion

Council President Levon opened the Public Hearing at 7:16 PM.

He gave the description of the property to be discussed this evening as follows (parcel number included for the record):

Request for Rezoning from Institutional/Recreational to Residential R1-75 lot
Part of Parcel No. 29-B-010-0-00-012-0 located at 2688 Bishop Road in the
City of Wickliffe, Ohio

He then asked Law Director Iosue to give the history/the reason for this hearing, and to swear in anyone who will be speaking tonight.

Law Director Iosue related the following:

On November 6th, 2024, an Application for Appearance before the Wickliffe Planning Commission was filed with the Building Department.

The Applicant appeared before the Planning Commission at the January 2nd and February 6th, 2025 Planning Commission meetings.

A Public Hearing of the Planning Commission was called for on March 6th, 2025.

Written notice of the hearing to be mailed to all property owners within 300 feet occurred on February 13th, 2025.

The notice of the public hearing to be published in a newspaper of general circulation was published twice in the News Herald: February 13th and February 20th, 2025.

At the March 6th, 2025 Planning Commission Hearing, the Commission approved, by a vote of four (4) to zero (0) the motion to recommend Item #3 on the agenda.

A letter was sent from the Chair of the Planning Commission to the President of Wickliffe City Council dated March 6th, 2025 denoting the recommendation, which was discussed at the March 10th, 2025 Council meeting.

A Public Hearing was called for by Wickliffe City Council and set for April 9th, 2025 at 7:00 PM at Wickliffe City Hall. Also required was the publication of the notice for this hearing be published in a newspaper of general circulation. The notice was published in the News Herald on March 19th and March 26th, 2025.

A letter was sent to the property owners as required on March 14th, 2025.

That brings us to the Public Hearing before City Council today.

For the purposes of tonight's hearing, Mr. Iosue noted this is an opportunity for members of the public to speak for or against the proposed zoning change.

Mr. Iosue noted the next step is to swear in anyone who wishes to speak for or against the rezoning; they will be asked to stand and be sworn in. He asked anyone who will be speaking to stand to be sworn in. He added that if one thinks they might speak, they should stand to be sworn in.

There were none that wished to speak, and none were sworn in.

Council President Levon noted he had no issues with the rezoning or the change in this portion of the property becoming R1-75. He invited any other members of Council to offer an opinion.

Councilperson Gerhardstein noted the rezoning was only on a small portion of the property. There was a lot split approved which designates the exact area of the rezoning, however as of this meeting, the lot split has not been recorded on the County's website. This is the reason the property parcel number is designated as "a portion of parcel number 29-B-010-0-00-012-0 located at 2688 Bishop Road". He noted he also has no issues with the rezoning, but wished to clarify the designation and the reason for the record.

Councilperson Bala asked if this would be a single-family home, as many of the homes in this area are not. Mr. Levon and Mr. Gerhardstein both noted it is designated as a single-family home.

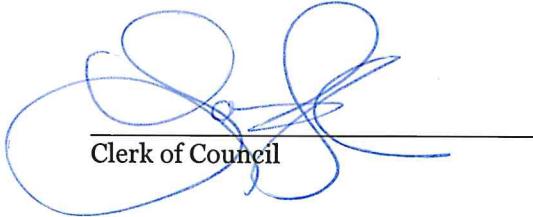
Councilperson Jaworski noted the suggestion to recommend the rezoning was passed by the Planning Commission unanimously.

Mr. Levon asked if anyone else would like to speak, and there being no further comments, he recommended the Law Director prepare legislation for the upcoming council meeting to rezone the portion of parcel number 29-B-010-0-00-012-0 located at 2688 Bishop Road as a Residential R1-75 lot.

After multiple calls inquiring if anyone else would like to address Wickliffe City Council at this Public Hearing and there being no reply, Council President Levon marked audience participation closed at 7:21 PM.

Adjournment

Council President Levon adjourned the meeting at 7:22 PM.



Clerk of Council



Edward A. Iosue
Council President and Presiding Officer