



A special meeting of Wickliffe City Council was called to order by Council President Levon on Wednesday, May 14, 2025 at 7:00 PM at the Wickliffe Community/Senior Center for the purpose of a Public Hearing to discuss the re-zoning of the property listed below.

The following were present:

Council President  
Council Members  
Law Director  
Engineer  
Building Commissioner  
Mayor

Edward Levon  
Bala, Gerhardstein, Jaworski, Koski  
Jeremy Iosue  
Peter Formica  
Raymond Sack  
Joseph Sakacs

Excused: Councilpersons Salotto and Thielman

### **Presentation /Discussion**

Council President Levon opened the Public Hearing at 7:00 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 General Business to Multi-Family and a portion of R1-60 Residential to Multi-Family  
All a part of Parcel No. 29B-007-0-00-004-0  
located at 29240 Euclid Avenue 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 with regard to the request for rezoning from General Business to Multi-Family and a portion of R1-60 Residential to Multi-Family, all a part of Parcel No. 29B-007-0-00-004-0 located at 29240 Euclid Avenue in the City of Wickliffe, Ohio

Applicant Loreto Iafelice Jr. on behalf of Loreto Davis Lincoln, LLC requested to appear before the Planning Commission to informally discuss the proposed zoning amendment at the February 6<sup>th</sup>, 2025 Planning Commission meeting.

On December 2nd, 2024, Loreto Iafelice Jr. on behalf of Loreto Davis Lincoln, LLC filed an Application for Appearance before the Wickliffe Planning Commission.

Building Commissioner Sack added this item to the agenda for the February 6<sup>th</sup>, 2025 meeting of the Wickliffe Planning Commission.

A Public Hearing of the Planning Commission was called for on April 3rd, 2025 at the Wickliffe Community Center at 7:00 PM.

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

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

At the April 3rd, 2025 Planning Commission Hearing, the Commission approved, by a vote of five (5) to zero (0) the motion to recommend Item #3 on the agenda of April 3rd, 2025 at 7:00 p.m. for Loreto Iafelice Jr. on behalf of Loreto Davis Lincoln, LLC

A letter was sent from the Chair of the Planning Commission to the President of Wickliffe City Council dated April 3rd, 2025 denoting the recommendation; the letter was discussed at the April 14th, 2025 Council meeting.

A Public Hearing was called for by Wickliffe City Council and set for May 14th, 2025 at 7:00 PM at the Wickliffe Community Center. The notice was published in the News Herald on April 16th and April 23rd, 2025.

A letter was sent to the property owners, as required, on April 17th, 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.

Four people stood and were sworn in by Mr. Iosue.

Council President Levon opened the Audience Participation portion of the meeting at 7:03 PM. He invited anyone who wished to speak, to do so.

No one wished to address Council, and after three calls for participation, Mr. Levon closed the Audience Participation section of the Public Hearing at 7:04 PM.

Council President Levon invited comments from Councilmembers.

Councilperson Jaworski reinforced that, as a member of the Planning Commission, the Commission voted five to zero to recommend this rezoning request be granted.

Councilperson Koski noted Council has seen the images of the proposed townhomes. She noted they look very nice, and she has no problems with this rezoning request.

There being no further comments, Mr. Levon recommended the Law Director prepare legislation for the upcoming council meeting to rezone the portion of parcel number 29B-007-0-00-004-0 located at 29240 Euclid Avenue in the City of Wickliffe, Ohio as a Multi-Family lot.

## Adjournment

Motion by Jaworski, seconded by Gerhardstein, to adjourn the meeting at 7:06 PM.

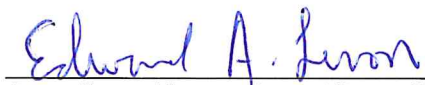
Discussion: None

Roll Call:

Yes: Bala, Gerhardstein, Jaworski, Koski, Levon

No: None

Motion carried. Meeting adjourned.

  
Clerk of Council  
Council President and Presiding Officer