

**VILLAGE OF LAKEWOOD  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
NOVEMBER 15, 2021**

The meeting was called to order at 7:00 p . m . Members present were Chairman John O'Hara; Commissioners Galizi, Knapp, Mattick, and Wayne. Absent were Commissioners Shamoun and Smith. Also present were Village Manager Jean Heckman, Village Clerk Jeanette LoBosco, Village Attorney Megan Mack, and a few members of the public, including Village President Stavropoulos and Trustees Augustine, Fischer and Runge.

**APPROVAL OF MINUTES:** Commissioner Wayne, seconded by Mattick moved to approve the September 20, 2021, minutes as amended. Voice Vote: All Ayes. Nay: None. Motion declared carried.

**PRESENTATION REGARDING WILKE SUBDIVISION – 10960 FOSTER ROAD RECLAMATION:** This Agenda Item was continued to a future date in order to allow time for comments from the Village's engineers to be addressed.

**INTERACTIVE PRESENTATION REGARDING DEVELOPMENT OF REDTAIL GOLF CLUB:** Chairman O'Hara provided the Commissioners with renderings of various clubhouse ideas. The discussion began with a brief history of the RedTail Golf Club clubhouse; it was to be a temporary structure with a use expectancy of 5-10 years; a life service time of 15 years, and currently has been in place for 30 years.

Previous attempts to develop a new clubhouse were unsuccessful.

Recent discussions with RedTail Golf Club Manager Kenny Goodwin, visits to area golf club facilities, and Commissioner feedback have led to formulate the following concept ideas:

- Clubhouse with a hybrid design; a traditional residential look while adding a modern appearance using glass towards the rear overlooking the golf course
- Clubhouse size of approximately 7400 square feet; incorporating areas for a year-round restaurant/pub with kitchen functionality, event center, pro shop, and patio area
- Golf cart storage located beneath building
- Space to convert to a golf simulator during off season months
- Expandable outdoor space

Proposed funding options for the project include:

- Lease back
- Increase golf fees per round
- Post construction buyout
- No taxpayer funds

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Design-build is the proposed method of project delivery. During the construction phase, a location near the southwest corner of the existing parking lot would provide for the daily operation of the golf club utilizing:

- Temporary trailer for check-in
- Beer/food cart
- Tent for outings
- A rendering on site of the new facility

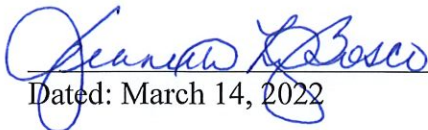
Golf Manager Kenny Goodwin will have his department presentation on Tuesday, December 14, 2021 prior to the regular Board Meeting. Additional comments, ideas and discussion are hoped to be gained at that time so that a target completion date of May 2023 can be achieved.

*Public Comment:* President Stavropoulos addressed the question if video gaming machines will be factored into space needed in the new facility. As soon as information of the total amount of proceeds gained is evaluated and presented to the Board of Trustees, a determination will be made if having the gaming machines are the best use of space.

Commissioner Wayne questioned the status of the September 20, 2021 Public Hearing regarding fence amendments that were tabled to the meeting to be held on October 18, 2021. The October 18<sup>th</sup> meeting was cancelled, and currently, the Public Noticed remains tabled date uncertain.

With nothing further to discuss, Commissioner Knapp, seconded by Commissioner Wayne moved to adjourn the meeting. Voice Vote: All Ayes. Nay: None. Motion declared carried. The meeting adjourned at 7:57 p.m.

Respectfully Submitted,  
Jeanette LoBosco  
Village Clerk

  
Dated: March 14, 2022