



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
MARCH 10, 2008**

Present: Chairman Richard Schultz, John DesForges, Daniel Meehan, Nathaniel Cross, James Connole

Also Present: Planning Director Robert Parry, Assistant Law Director William Huffman, Assistant Planning Director William Krause, Acting Clerk of Commissions Denise Rosenbaum

The regular meeting was called to order at 7:38 p.m. by Chairman Richard Schultz.

APPROVAL OF MINUTES

Mr. DesForges moved, seconded by Mr. Meehan to approve the minutes of the regular meeting of February 4, 2008.

ROLL CALL ON APPROVAL:

Yeas: Cross, Connole, DesForges, Meehan

Abstain: Schultz

Nays: None, motion passed

COUNCIL REPORT

Councilman Connole reported on council matters regarding planning commission items.

SELECTED CORRESPONDENCE

Memo from Will Krause dated 3-6-08 re: **Key Bank Sign Plan**

Revised drawings received 3-10-08 re: **Lusardo-Monahan Lot Split**

Memo from Will Krause dated 3-7-08 re: **DSW Shoes Sign Plan**

Memo from Will Krause dated 3-7-08 re: **L'Occitane Sign Plan**

Memo from Will Krause dated 3-8-08 re: **Guess Sign Plan**

Email dated 3-10-08 from Richard Levitz re: **Guess Sign Plan**

Memo from Will Krause dated 3-7-08 re: **Nelson Stud Welding Sign Plan**

Memo from Will Krause dated 3-7-08 re: **Remax Prestige Realty Sign Plan**

Memo from Will Krause dated 3-6-08 re: **F&C Development (Residence at Westlake) Sign Plan**

Boxscores:

Key Bank

F&C Development (Residence at Westlake)

Department Comments:

Key Bank - Fire

OLD BUSINESS

DOCKET 08-03-18 – E & A Northeast Limited (Key Bank) Lot Assembly, Columbia Rd., PP# 213-24-027 and 213-25-039, J. Jardine, rep., WARD 1 (part of Key Bank Development Plans)

Mr. Dan Morganti of Riverstone Company presented the lot assembly requested as part of the Key Bank building development proposal.

Mr. Parry explained that the proposed building sits on two parcels and, by assembling them, the land can be used for a drive around the building as well as landscaping and tree preservation. It also facilitates setbacks and building coverage. The combined parcels create 5.9106 acres.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to approve the E & A Northeast Limited (Key Bank) Lot Assembly

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, DesForges, Meehan, Cross

Nays: None, motion passed

DOCKET 08-02-15 – Key Bank Development Plan, Columbia Rd., PP# 213-24-027 and 213-25-039, A. Khawam, rep., WARD 1, tabled 2-4-08

Mr. Andre Khawam and Mr. Matt Matisko spoke briefly about the most recent revisions to the development plan, mainly addressing the lights from cars in the drive-through shining into the houses across the street. They are adding green space by adding a 3' mound topped with 4' evergreen shrubs. This will provide sufficient blockage.

Mr. Parry reviewed his boxscore noting what meets the code and the modifications still needed. Due to the widening of Columbia Road, the right-of-way had been shifted 20' to the east, and therefore modifications will be needed for the front building setback as well as the vestibule setback. They will be taking out some parking opposite the drive-through as well as at the middle entrance drive to add landscaping which contributes to

the increased total of 59,940 sf landscaping. Additional parking has been added elsewhere to bring the total spaces to 289. The plan exceeds the tree ordinance; the lighting was amended; and a sidewalk out to Columbia Road was added.

Mr. Krause reviewed his sign memo explaining the adjustments made to the lighting and screening. He noted the modifications/conditions needed for the placement and number of directional signs and that some of the instructional signs could be exempt from inclusion in the total sign area. Another condition of approval would be that the awnings would be non-illuminated and the wattage of the wall sconces is limited to 35 watts each.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to recommend approval the Key Bank Development Plan with the following modifications:

- 1) modification of 20.3' for the front setback to the shifted right-of-way (to allow a building setback of 79.7')
- 2) modification of 28' for the front vestibule setback to the shifted right-of-way (to allow a vestibule setback of 72')
- 3) modification on lot coverage of 952 sf or 0.37%

ROLL CALL ON APPROVAL:

Yeas: Connole, DesForges, Meehan, Cross, Schultz

Nays: None, motion passed

Motion: Mr. DesForges moved, seconded by Mr. Meehan to approve the Key Bank Sign Plan with the following conditions and modification:

- 1) modification to allow two additional directional signs
- 2) condition that the directional signs not be installed within 18" of a curb so that they are not struck by any vehicles
- 3) condition that the awnings not be illuminated
- 4) condition that the wattage of the wall sconces is limited to 35 watts each
- 5) condition that no lettering be placed on the awnings

ROLL CALL ON APPROVAL:

Yeas: DesForges, Meehan, Cross, Schultz, Connole

Nays: None, motion passed

**DOCKET 07-12-106 – Lusardo Lot Split @ corner
of Hilliard & Bassett, PP# 216-31-038, D. Lusardo,
owner, WARD 5, tabled 12-10-07, withdrawn by
applicant 1-7-08**

Mr. Dave Lusardo presented the most recent revision of this lot split showing the retention basin relocation entirely onto parcel A to provide a 10' clearance from the sidewalk. A 15' fence setback is also being requested in case a future home builder should wish to erect a fence, it would keep the retention basin on the private side and eliminate an irregular fence line.

Mr. Parry commented on this latest revision which incorporates requests from the city engineer regarding the retention basin allowing each lot to be about 24,000+ sf. The plat requires a number of conditions including both houses to face Hilliard Boulevard, no driveway from parcel A onto Bassett Road, a fence setback of 15', and a modification for the irregular shape of the lots.

Mr. Schultz expressed concerns about the sewer running through lot B and that a condition of approval be that it be made a block and not a buildable lot until the issue is resolved. Discussion ensued about the timing of the relocation of the sewer, the impending road improvements on Hilliard, if and when the lot would be built upon, and how changes in the codes might affect building out this lot. Mr. Huffman commented on how code changes would affect this lot. The applicant was advised to contact the Law department to draw up an agreement regarding the sewer and that the lot split would be tabled until such an agreement has been reached and approved.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to table the Lusardo Lot Split until an agreement regarding the sewer is reached and approved by the Law department

ROLL CALL ON APPROVAL:

Yeas: Meehan, Cross, Schultz, Connole, DesForges

Nays: None, motion passed

NEW BUSINESS

DOCKET 08-03-19 – DSW Shoes Storefront and Sign Plan, 291 Crocker Park Blvd., PP# 211-24-001, R. Levitz, rep., WARD 5

Mr. Richard Levitz stated that the success and excitement of Crocker Park are a result of the individuality and character of each storefront and that these do not necessarily match the building architecture. He referred to section 10.1 of the Crocker Park Design Guidelines that addresses this matter. Then he read a prepared statement about DSW Shoes storefront and sign, describing the architectural design, what it is based on, the materials to be used and some of the prominent features.

The DSW Shoes representative described the new SOHO prototype, showing pictures of what the interior of the store will be, with rich, darker colors; specific, direct lighting; residential type seating while keeping the standard style of merchandising. Mr. Levitz continued by describing the exterior signage: an illuminated marquee sign at the front of the store, flanking wall signs, low-key signage along Vine Street.

Mr. Parry commented on the design of the storefront, the materials to be used, the spacing of the doors and arches on the west façade with the residential units above and the use of a basket weave and a Flemish bond brick style on recessed walls. He was concerned that the different kinds of brick orientation, if kept flush, aren't very noticeable. The arches should come out from the wall approximately 4" rather than being flush. He read section 10.5 of the Crocker Park Design Guidelines which addresses

windows on storefronts which establish a visual connection between the interior and exterior. On the ground level along Main Street and Crocker Park Boulevard, facades should contain a minimum of 80% windows. The proposed storefront has only 28% window area. A modification would be needed for this. The signs were reviewed by Will Krause, and no modifications are required.

Mr. Meehan commented on the style of the building and expressed concerns that there is not enough vibrancy and excitement in the design. Other members expressed similar concerns and asked that there be more window area.

Discussion ensued as to suggestions to open up the storefront and add vibrancy, getting closer to what the design guidelines call for. Mr. Parry stated that the show window requirement in the Design Guideline section he referred to earlier applies to the Crocker Park Boulevard facade and not the Vine Street façade. The applicant was advised to revise the plan in time to be reviewed before the next meeting.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to table the DSW Shoes Storefront and Sign Plan to the next meeting

ROLL CALL ON APPROVAL:

Yeas: Cross, Schultz, Connole, DesForges, Meehan

Nays: None, motion passed

**DOCKET 08-03-20 – L’Occitane Storefront and
Sign Plan, 271 Crocker Park Blvd., PP# 211-24-001,
R. Levitz, rep., WARD 5**

Mr. Levitz read a prepared statement describing the design of this storefront. He briefly reviewed the signage which he stated is in compliance with the Crocker Park sign criteria.

Mr. Parry commented on the sidewalk easel which, because the storefront occupies the expansion zone, is allowed in the amenity zone, but not in the middle of the sidewalk. Will Krause’s memo noted that the ochre color is similar to several of the accent colors shown in the color palette of the Crocker Park design guidelines, and the sign area complies with the code and does not require any modifications.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to recommend approval of the L’Occitane Storefront

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, DesForges, Meehan, Cross

Nays: None, motion passed

Motion: Mr. DesForges moved, seconded by Mr. Meehan to approve the L’Occitane Sign Plan

ROLL CALL ON APPROVAL:

Yeas: Connole, DesForges, Meehan, Cross, Schultz

Nays: None, motion passed

**DOCKET 08-03-21 – Guess Storefront and Sign
Plan, 275 Crocker Park Blvd., PP# 211-24-001, R.
Levitz, rep., WARD 5**

Mr. Levitz read a prepared statement describing this storefront, the materials and designs as well as the signage which he states is in compliance with the design guidelines.

Mr. Parry commented on the materials and how it matches what the whole building was to be. He questioned the color of the CT2 stone panels. A sample board showed the color of the stone as being a light gray. He commented on the building elevation, and that materials approved for the upper floors had changed a couple times and are currently not what they should be. Mr. Parry reviewed Will Krause's sign memo, pointing out that the signage falls within the maximum permitted for this tenant space. He commented on the vinyl decal above the door that is being replaced with a metal panel. A modification will be needed for the Guess sign where the letters are attached to a raceway. Will Krause's memo raised the issue of the proposed shiny faces on the white letters and Richard Levitz in an e-mail dated 3/10 and at the meeting stated that the faces will have a matte finish as required in the criteria. Furthermore, the easel sign was described as being very simplistic and would be preferred to be more decorative. Discussion ensued about the easel, and it was recommended that it be revised.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to recommend approval of the Guess Storefront
ROLL CALL ON APPROVAL:
Yeas: DesForges, Meehan, Cross, Schultz, Connole
Nays: None, motion passed

Motion: Mr. DesForges moved, seconded by Mr. Cross to approve the Guess Sign Plan with the following conditions and modification:
1) condition that the vinyl decal above the door be replaced by a metal sign
2) modification to allow the Primary Identification sign to be mounted on a raceway
3) condition that the easel is excluded from this approval
ROLL CALL ON APPROVAL:
Yeas: Meehan, Cross, Schultz, Connole, DesForges
Nays: None, motion passed

**DOCKET 08-03-22 – Henkel Consumer Adhesive
aka Concord Commerce One, Building Renovation,
801 Canterbury Rd., PP# 213-04-002, Arkinetics,
rep., WARD 1**

Mr. Joe Jarmusik presented the plans for a new façade on an existing building and the materials to be used.

Mr. Parry elaborated on the materials and the proposed changes to the building, including making a new entranceway facing First Street. Using heavy duty EIFS for part of the wall surface for such a renovation is acceptable. They will be adding some landscaping between the drive and the building. Members did not have further comments except that signage would not be included in this approval.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to recommend approval of the Henkel Consumer Adhesive aka Concord Commerce One, Building Renovation with the condition that no signage is included in the approval

ROLL CALL ON APPROVAL:

Yeas: Cross, Schultz, Connole, DesForges, Meehan

Nays: None, motion passed

**DOCKET 08-03-23 – Westlake Land Developers Lot
Split & Assembly, 24541, 24549 and 24557 Annie
Lane, PP# 215-28-092, 215-28-093 & 215-28-001, A.
Valore, rep., WARD 2**

Mr. Bob Porter presented the plans for this lot split explaining how they are adjusting the lines of three lots. The existing house on subplot 50B would like to relocate the sewer and easement and add some square footage to the lot. They would take a little from sublots 51 and 52 which would adjust those lot lines as well. He pointed out the surrounding areas which would not be impacted by these changes.

Mr. Parry stated that subplot 51 is currently 18,712 sf. These lots were adjusted in 2006, shifting the land to make subplot 53 bigger while taking away land from subplot 51. This plan takes away 3,149 sf from subplot 51 and 182 sf from subplot 52 resulting in adding 3,331 sf to subplot 50 and making it about double what subplot 51 is. Two modifications would be needed for the non-radial side lot lines.

Mr. Meehan expressed concerns about making two lots smaller to make one lot larger, limiting what can be built on each of the smaller lots. Other members expressed similar concerns about making the smaller lots even smaller when the trend according to the current code is for larger lot sizes.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to approve the Westlake Land Developers Lot Split & Assembly

ROLL CALL ON APPROVAL:

Yeas: None

Nays: Schultz, Connole, DesForges, Meehan, Cross; motion failed

**DOCKET 08-03-24 – Nelson Stud Welding Sign
Plan, 821 Sharon Dr., PP# 214-02-002, D. Beeman,
rep., WARD 1**

Mr. Dan Beeman presented the plans for a wall sign on the front of the building.

Mr. Krause reviewed his sign memo. The proposed signage is well within the allowed sign area, and no modifications are necessary. However, the only condition of approval should be that the raceway be painted to match the color of the building.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to approve the Nelson Stud Welding Sign Plan with the condition that the raceway be painted to match the color of the building

ROLL CALL ON APPROVAL:

Yeas: Connole, DesForges, Meehan, Cross, Schultz

Nays: None, motion passed

**DOCKET 08-03-25 – Remax Prestige Realty Sign
Plan, 26121 Center Ridge Rd., PP# 215-24-006, B.
Smith, rep., WARD 2**

Mr. Brett Smith presented the plans, describing the new sign as having internally lit, flush-mount channel letters with the corporate logo.

Mr. Krause reviewed the sign and his memo. Originally the building was approved with a sign criteria that allowed four individual signs for four small tenants or one larger sign in the gable. Two modifications for this proposed sign would be needed for the larger letters and the color red that are not included in the approved sign criteria. One condition of approval could be that the minor modifications to the criteria only apply to the proposed Remax sign.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to approve the Remax Prestige Realty Sign Plan with the following modifications and condition:

- 1) modification to allow red as a permitted sign color
- 2) modification to allow sizes for the logos and letters other than the 12” specified in the criteria
- 3) condition that the minor modifications to the criteria only apply to the Remax sign

ROLL CALL ON APPROVAL:

Yeas: DesForges, Meehan, Cross, Schultz, Connole

Nays: None, motion passed

**DOCKET 08-03-26 – F & C Development Inc. Lot
Assembly, Center Ridge Rd., PP# 215-09-001, 215-
09-012, 215-07-003 through 006, J. White, rep.,
WARD 4**

**DOCKET 08-03-27 – F & C Development Inc.
Development Plans (apartments – 240 units), Center
Ridge Rd. (west of library), PP# 215-09-001, 215-09-**

Mr. Jim Crossin with Flaherty & Collins gave a brief history of negotiations and preparations being made to proceed with this project. They have been working with K-Mart, the owner of the property, and have met with the Bob Parry multiple times to discuss the proposal. He gave some background about their company and some of the projects they have done across the country. What they propose for the Residence at Westlake are twelve buildings with twenty units equally divided between one- and two-bedroom units. There will be 144 attached garages as well as 99 detached garages. There will be a one-story, 4,000 sf clubhouse along with a swimming pool. He presented a site plan showing the green spaces and ponds throughout the complex and stating that they will preserve as many trees as possible. The buffering will block the view of the garages from the neighboring properties. The projected rents range from \$945-\$1400 per month, and the size of the units ranges from 802-1178 sf. Features and amenities were listed and briefly reviewed. The building elevations were presented showing a three-story, breezeway layout (no interior corridors) with six garages on each end. Exterior materials will be brick and Hardi plank panels. The roof will be lowered by about 7 feet from what was originally approved. The detached garages will have 6-8 garages depending on their location. He showed the landscape plan and signage.

Mr. Parry reviewed his boxscore and described this project as similar to other garden style apartments like the Remington, Hunter's Chase and Sturbridge but with a lower density. The 240 units will cover 22½ of the 30½ acres, leaving room for future development. The entrance off Center Ridge Road would serve that area in the future. The required 50 sf of storage per unit is being met with either storage in the attached garages, or storage areas off the balconies as well as walk-in closets within each of the units. Modifications to the building setbacks for the side lot line are required for buildings #6 and #8 where they abut single family zoning. However, an alternate plan was also submitted where they could put parking along those areas instead, pushing the buildings further away from the lot lines. The buildings are very wide therefore creating high roofs which is why they stated that they have lowered the roof, putting a flat portion in the center. A 25' modification would be needed for the two parking garages along Westown Boulevard. The garages abutting the library are at 5' and will have some landscaping behind them. All buildings must be 35' from the garages internally. A continuous line of pine trees will be planted to provide buffering along the single family residential lot line on the southeast corner, but it may need to be supplemented with a fence if not sufficient. They are requesting the trees along the perimeter be allowed to be used as their part of the tree preservation count. Mr. Parry mentioned how the row of parking in front of the buildings would affect the sidewalks, and he suggested the sidewalks be increased to 7' to accommodate the overhang of the parked cars. Staff had recommended landbanking some of the parking spaces. The buildings will be a number of different colors: three colors of brick and three colors of Hardi plank. Color renderings should be submitted. There will be a need for 10' of right-of-way on Center Ridge Road. A modification will be required for those parking spaces which are more than 500' from a dedicated public street. An extensive traffic study was done with

recommendations for a left turn lane westbound on Center Ridge, a left turn lane northbound on Dover Center at Westown, a right turn lane southbound on Dover Center, and a left turn lane eastbound on Westown onto Dover Center.

Mr. Krause briefly reviewed his memo on the signage describing the types of signs, the size and locations and the modifications that would be needed.

Mr. Mark Heyduk, 3016 Dover Center Road, is the owner of the property along the southeast side of the project. He spoke about water drainage problems and the perimeter trees that are actually on his property. He stated that they would like to develop the back 4 acre portion of their property in the future and those trees then will no longer be there. He also expressed concern about the traffic on Westown Boulevard and the loss of property for easements that would be needed.

Mr. George Lochner, 3060 Macintosh Drive, commented on the two garages with landscaping along Westown Boulevard. He was concerned about the view and that it would be unsightly. He also expressed appreciation that the drive through the new development would be such that doesn't encourage cutting through from Center Ridge to Westown.

Ms. Cara Cherrison, 3101 Macintosh Drive, asked about the entrances and the signage on Dover Center at Westown. It was explained that there will be no signage on Dover Center, only on Westown at the entrance.

Mr. Terry Mackin, 2843 Dover Center, asked if there would be an entrance drive along the library. Mr. Baldi explained that there is an emergency exit that will be gated and have a knock box for fire and emergency medical vehicles but no daily traffic. There would be a connecting sidewalk for pedestrian access only.

Ms. Mary Beth Jenkins, 2896 Dover Center, asked where the trash and dumpsters would be located. Mr. Crossin showed the one centrally located trash compactor that has a brick enclosure to which the residents would bring their trash.

Mr. Brian Umser, 27460 Center Ridge, asked about the area abutting the library property to the east and what would stop people from walking into the open area and hanging out behind the garages. He also questioned why the development was geared to young professionals. Mr. Baldi explained that the green space of the development was meant to transition into the library property and that there would be no need for a fence. The developer also feels there is a need for housing geared to young professionals as opposed to senior or assisted living in this area.

Motion: Mr. DesForges moved, seconded by Mr. Meehan to table the F & C Development Inc. Lot Assembly and the F & C Development Inc. Development Plans (apartments – 240 units) to the next meeting

ROLL CALL ON APPROVAL:

Yeas: Meehan, Cross, Schultz, Connole, DesForges

Nays: None, motion passed

MISCELLANEOUS

None

ADJOURNMENT

Meeting adjourned at 9:52 P.M. The next regular meeting is scheduled for Monday, April 7, 2008 at the Westlake City Hall Council Chambers.

Chairman Richard Schultz

Denise Rosenbaum
Acting Clerk of Commissions

Approved: _____