



**PLANNING DEPARTMENT**

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**REPORT TO COUNCIL**

TO: Denise Rosenbaum MMC, Clerk of Council

FROM: Nicolette Sackman MMC, Clerk of Commissions

DATE: 1/11/2022

RE: Planning Commission Meeting of 1/10/2022 Report to Council

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Present: Chairman Brad Lamb, Nick Nunnari, Matt Jones (arriving @ 7:18), Duane Van Dyke, Lauren Falcone

Also Present: Planning Director Jim Bedell, Law Director Michael Maloney, Clerk of Commissions Nicolette Sackman

Westlake Planning Commission, at its meeting held on 1/10/2022 at 7:00 pm and took the following actions:

**BUSINESS**

**Lands End South Major Subdivision Final Plat, Silveridge Trail, PP#21112004, 011, 21113001 & 002, rep. T. Valore, Ward 6**

Findings of fact

1. This final plat is needed for recording purposes in order to sell lots for new homes.
2. It mirrors the preliminary plan, with no new modifications needed.
3. Modifications are needed due to the size and shape of the parcel to be subdivided and its relation to adjacent properties that prevents the developer from being able to purchase additional property for compliance and because this is an extension of a subdivision that was developed prior to minimum depth requirements, with existing lots only 150' in depth.
4. Modifications are in accordance with Sections 1127.01 and 1131.04.
5. The extension of Silveridge Trail is in the Westlake Guide Plan and in accordance with 1127.01 should be incorporated into subdivision plans.
6. The retention basin is a "dry basin" not requiring fencing but a condition is included in case there is a control structure that is in excess of three feet in height.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Lands End South Major Subdivision Final Plat with the following:

1. Modification for lot depth to width ratios and lot depths as indicated in Part IV of the 1/6/22 staff report.
2. Modification for the property line adjacent to SL 9 and 10 to not be radial.
3. Condition to erect a four-foot high black, brown or dark green chain link or ornamental metal picket fence around any storm water control structure in excess of three feet in height.
4. Condition that a homeowners association be established.
5. Condition that approval is subject to the plat meeting the requirements of the County and State as indicated in the Ohio Revised Code with final Engineering Department approval subject to the review of the completed plat.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Lamb, Van Dyke

Nays: None, motion carried

**Bahia Bowl Sign Plan, 225 Main St., PP#21124302, rep. M. Hannah,  
Ward 5, tabled 12/6/21**

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Findings of fact

1. The proposed signage meets the requirements of the Crocker Park Master Sign Criteria.
2. No waivers or modifications are necessary.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Bahia Bowls sign plan.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Lamb, Van Dyke

Nays: None, motion carried

**McGreevy Funeral Home Development Plan, 26691 Detroit Road,  
PP#21311001, rep. J. Larsen, Ward 3**

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Findings of fact

1. The proposal is an enhancement for the business that will have no negative impact on neighboring uses.
2. Typically, we would not want to see a building clad in EFIS, but it will match the existing building and blend seamlessly and is acceptable.
3. Standing seam metal roofs in black have been approved for other businesses and is acceptable.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the McGreevy Funeral Home Development Plan with the following:

1. Modification for EFIS as the cladding material and the standing seam metal roof in black.
2. Condition that approval is subject to comments in Part III of the 1/6/22 staff report and approval of the final plans by the Building and Engineering Departments in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Jones, Lamb, Van Dyke

Nays: None, motion carried

Mr. Lamb rejoined the meeting.

**Dover Village Townhomes Development Plan, Hillsborough & Center  
Ridge, PP#21706033, rep. L. Sampat, Ward 6**

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Mr. Lamb excused himself from any discussion or participation and turned the meeting over to Vice-Chair Ms. Falcone to preside.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table the Dover Village Townhomes Development Plan to the 3/7/22 meeting.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Jones, Van Dyke

Nays: None, motion carried

**Starbucks Sign Plan, 30225 Detroit, PP#21125002, rep. K. Moffatt,  
Ward 5, tabled 11/8/21, 12/6/21**

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Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table the Starbucks Sign Plan to the 2/7/22 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**The Apartments at Vitalia Development Plan, 26695 Center Ridge,  
PP#21501042, rep. L. Apple, Ward 2**

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Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table the Vitalia Development Plan to the 3/7/22 meeting.

ROLL CALL ON APPROVAL:

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Yeas: Van Dyke, Jones, Lamb, Falcone  
Nays: None, motion carried

**Ordinance 2020-146 zoning code amendment to relocate 1216.03 footnote (i)(7) to new Section 753.04 - operating hours of drive-in/drive-thru facilities, ref. 12/17/20, 90-day extension of time (exp. 8/14/21), tabled 1/4/21, 2/1/21, 3/1/21, 4/5/21, 5/10/21, 6/7/21, 7/12/21, 8/2/21, 9/13/21, 10/4/21, 11/8/21, 12/6/21**

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to I move to recommend that Council adopt the second redlined draft Ordinance 2020-146 as presented with the additional language (in green) and to change the hours of operation to open to 5:30 a.m.:

**Section 1:** That Section 753.01 “CLOSING HOURS” of Chapter 753 “Business Operations” be and the same ~~are~~ **is** hereby amended and supplemented by new Subsection (c) 753.04 “OPERATING HOURS; DRIVE-IN/DRIVE-THRU FACILITIES” ~~and which~~ as supplemented and amended shall read as follows:

~~“753.041 CLOSING OPERATING HOURS; DRIVE-IN/DRIVE-THRU FACILITIES.~~  
(c) No drive-in/drive-thru restaurant or food service window, outside order, outside pickup or speaker, etc. located within 250’ of a residential dwelling, shall be allowed to operate between the hours of 12:00 a.m. midnight and ~~6:00~~ 5:30 a.m.”

ROLL CALL ON APPROVAL:

Yeas: Falcone, Jones, Lamb, Van Dyke  
Nays: None, motion carried

MISCELLANEOUS - None

ADJOURNMENT

Meeting adjourned at 10:03 pm. The next meeting is scheduled for Monday, 2/7/2022.