



PLANNING DEPARTMENT

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REPORT TO COUNCIL

TO: Denise Rosenbaum CMC, Clerk of Council
FROM: Nicolette Sackman, Clerk of Commissions
DATE: February 4, 2020
RE: Planning Commission Regular Meeting of February 3, 2020 Report to Council

Present: Chairman Brad Lamb, Lauren Falcone, Duane Van Dyke, Lynda Appel, Phil DiCarlo
Also Present: Planning Director Jim Bedell, Law Director Michael Maloney, Assistant Planning Director William Krause, Clerk of Commissions Nicolette Sackman

Westlake Planning Commission, at its regular meeting held on February 3, 2020 took the following actions:

APPROVAL OF MINUTES

Motion: Mrs. Falcone, moved, seconded by Mr. DiCarlo moved to approve the minutes of the regular meeting of January 6, 2020.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel, DiCarlo
Nays: None, motion carried

OLD BUSINESS

Ordinance 2019-76 rezoning south side of Center Ridge Rd west of Crocker Rd., PP#217-26-012 & 007, from R-1F-80 District to R-MF-24 District, ref. 5/17/19, rep. P. Vincent, Ward 6 – tabled 6/3/19, 7/1/19, 8/5/19, 9/9/19, 10/7/19, 11/11/19, 12/2/19 tabled to the 2/3/2020 meeting – extension of time granted to 3/15/20

Motion: Mrs. Falcone moved, seconded by Mr. DiCarlo to table Ordinance 2019-76 to the March 2, 2020 meeting.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel, DiCarlo
Nays: None, motion carried

Market Square, Development Plan (building addition), 239

**Market St., PP# 211-24-003 & 004, rep. B. Garrett, Ward 5
–tabled 11/11/19**

Findings of Fact

1. The proposal is necessary to provide needed storage and a warming kitchen for catered events.
2. The architecture of the addition and new landscaping closely matches the existing in design and materials.
3. The only zoning modification required is for the driveways to be wider than 24' as required in 1221.11.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to recommend approval of the Market Square, Development Plan (building addition) with the following modification and condition:

1. A modification is granted for the driveways to be wider than 24'.
2. Approval is subject to comments in Part III of the 1/29/20 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: Lamb, Van Dyke, Falcone, Appel, DiCarlo

Nays: None, motion carried

**Ordinance 2019-127 code amendments to the sign code,
1223.14(a) and 1223.18(c) ref. by council 10/17/19, tabled
12/2/19**

Motion: Mrs. Falcone moved, seconded by Mr. DiCarlo to table Ordinance 2019-127 to the March 2, 2020 meeting.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel, DiCarlo

Nays: None, motion carried

NEW BUSINESS

**Westlake Community Services Center Site Improvements,
28975 Hilliard Blvd., PP#217-06-033, rep. B Kelly, Ward 6**

Findings of fact

1. The Engineering Department has proposed the traffic circle for wayfinding purposes to help people find the new Community Services Center.
2. No zoning modifications are required.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to recommend approval of the Westlake Community Services Center Site Improvements with the following conditions:

1. A landscaping plan will be submitted for administrative approval.

2. Approval is subject to comments in Part III of the 1/29/20 staff report and approval of the final plans by the Engineering Department 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: Lamb, Van Dyke, Falcone, Appel, DiCarlo

Nays: None, motion carried

**Keller Williams Realty Sign Plan, 2001 Crocker Rd.,
PP#211-27-001, rep. B. Kunzen, Ward 5**

Findings of Fact

1. The newly proposed wall sign is located on the west side of the building over the entrance as shown in the approved sign criteria.
2. The approved criteria limits the sign in this location to 25.5' wide and 2.33' tall area (60 sq. ft. maximum).
3. The newly proposed wall sign brings the total of requested amount of signage allocated to this building to 116.69 sq. ft.
4. This sign will require a waiver from the criteria to be 28.7' wide and 66.84 sq. ft. in area. This sign will require a modification from the code for the building to have more than 112 sq. ft. (112' X 1) of total signage allocated to it.
5. The proposed sign will require a 4.69 sq. ft. sign area modification for this building. However, the corner Gemini building at 1991 Crocker Road was granted a modification to count two sides of the building and it has 54.61 sq. ft. (224 sq. ft. – 169.39 sq. ft.) of excess sign area with the granting of that modification. Therefore the amount of signage on the site still complies with code.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to approve the proposed Keller Williams Realty sign at 2001 Crocker Road with a waiver from the criteria and a 4.69 sq. ft. modification from the code with a condition that the extra 4.69 sq. ft. of sign area is re-allocated from the 1991 Crocker Road building sign area.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel, DiCarlo

Nays: None, motion carried

**Westlake Shoe Repair Sign Plan, 24521 Center Ridge Rd.,
PP#215-27-009, rep. A. Wincek, Ward 2**

Findings of Fact

1. Westlake Shoe Repair is a new tenant at Walridge Square and is allowed up to 24 sq. ft. of sign area under the approved Walridge Square sign criteria.
2. The criteria limits signage to individual letters and accessory capsule signs as long as the total square footage falls within the area permitted for the individual tenant.
3. On 1/17/19 the 15 sq. ft. of the sign which consists of white individual letters was administratively approved.
4. The 7.13 sq. ft. shoe logo needs a waiver from the criteria because the logo looks more like

a mini box sign than a channel letter or the other capsule signs at the center.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to approve the proposed Westlake Shoe Repair sign with a waiver to allow the logo to be the equivalent of a capsule sign.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel, DiCarlo

Nays: None, motion carried

**Ordinance 2020-7 Conditional Use Permit for a fitness use
(Par 5), 909 Crocker Rd., 211-14-002, rep. M. Kovesdy,
Ward 3, ref. by council 1/16/2020**

Findings of Fact

1. The proposal is a permitted conditional use in the Exclusive Industrial District.
2. No zoning modifications are required
3. There is ample room on the site to develop more spaces if needed to meet parking needs.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to recommend approval of Ordinance 2020-7 with the following condition:

1. If there are not enough spaces to satisfy the parking needs of both tenants, additional parking will be developed in accordance with an approved site improvement plan.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel, DiCarlo

Nays: None, motion carried

**Trader Joes Sign Plan (awning), 175 Market St., PP#211-
24-307, rep. D. Detar, Ward 5**

Findings of Fact

1. Trader Joe's is replacing two red awnings with white lettering on the valances which match those that were originally approved in 2004 but have since faded.
2. Section 7.2 of the Crocker Park Mixed Use Area Sign Criteria and Master Sign Plan only counts the valance area with lettering toward sign area if the color of the awnings matches one of the storefront body or trim colors shown in the Color Palette found in Section 6.1 of the Crocker Park Mixed-Use Area Design Guidelines.
3. If the color of the awnings is a bright color not found on the Color Palette, Planning Commission can rule to count the whole awning as sign area or grant a waiver to consider the bright color as a storefront color.
4. When the awnings were originally approved Planning Commission did not specifically grant a waiver for the red color, it was described as burgundy but was shown as bright red on the drawings.
5. Planning Commission has granted waivers for awnings of a similar red color at Talbots and red on the façade of Express.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to approve the Trader Joe's replacement awnings as submitted with a waiver to consider the red color a body color.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel, DiCarlo

Nays: None, motion carried

MISCELLANEOUS

None

ADJOURNMENT

Meeting adjourned at 10:00 pm. The next regular meeting is scheduled for Monday, March 2, 2020 in the Westlake City Hall Council Chambers.