



PLANNING DEPARTMENT

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REPORT TO COUNCIL

TO: Denise Rosenbaum CMC, Clerk of Council
FROM: Nicolette Sackman MMC, Clerk of Commissions
DATE: 4/6/2021
RE: Planning Commission Meeting of 4/5/2021 Report to Council

Present: Lauren Falcone, Duane Van Dyke, Nick Nunnari, Brad Lamb
Absent: Matt Jones
Also Present: Planning Director Jim Bedell, Assistant Law Director Regis McGann, Clerk of Commissions
Nicolette Sackman

Westlake Planning Commission, at its meeting held on 4/5/2021 at 7:00 pm and took the following actions:

OLD BUSINESS

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, tabled 1/4/21, 2/1/21, 3/1/21

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table Ordinance 2020-146 to May 10th.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb

Nays: None, motion carried

NEW BUSINESS

Ordinance 2021-17 Rezoning 28083 Detroit from R-1F-80 to R-MF-40, PP#21219005, 012 & 054, Ward 5 ref. 3/4/21

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table Ordinance 2021-17 to May 10th.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb

Nays: None, motion carried

Aldi's Development Plan (addition), 30700 Detroit Rd., PP#21118019 & 027, rep. R. Pichola, Ward 5

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table Aldi's Development Plan to May 10th.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb

Nays: None, motion carried

Ordinance 2021-15 Conditional Use Permit for a yoga studio at 25092 Center Ridge, PP#21327033 & 014, Ward 2, ref. 3/4/21

Findings of fact

1. The proposal is a permitted conditional use in the General Business District.

2. The use is not likely to affect other tenants, except for parking, which at times is dominated by an existing restaurant and fitness use. The applicant should keep this in mind when scheduling classes. If this CUP is approved and future parking issues arise, it will be left to the tenants and landlord to resolve.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of Ordinance 2021-15.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb

Nays: None, motion carried

**Wild Mango Storefront and Sign Plan, 134 Crocker Park Blvd.,
PP#21125004, rep. W. Jia, Ward 5**

Findings of fact

1. The proposal makes limited changes to the storefront that mainly preserve and enhance its character.
2. No modifications or waivers are needed for storefront improvements.
3. It is understood that this approval does not allow the north fascia to be painted a different color and the applicant has no intent to paint it.
4. The acrylic face of the channel letters must have a matte finish pursuant to Section 3.1 of the sign criteria.
5. Any future exterior fixtures or change of existing fixtures to LED requires city approval in accordance with Section 1230.03.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Wild Mango storefront with the following conditions:

1. The wall sign facing Crocker Road is approved for this tenant only.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb

Nays: None, motion carried

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Wild Mango sign plan with the conditions:

1. The acrylic face of the letter forms must have a matte finish to avoid reflections in the letter face when not illuminated.
2. The wall sign facing Crocker Road is moved up onto the fascia so it is centered with the design administratively approved.
3. The wording "Restaurant and Bar" is removed from the wall sign facing Crocker Road.
4. The second side of the building is included in the calculation of the total sign area allotment for this tenant.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb

Nays: None, motion carried

**Urban Air Storefront, 183 American Blvd., PP#21129005, rep. J.
Drews, Ward 5**

Findings of fact

1. The proposal is consistent with the Crocker Park Mixed Use Area Design Guidelines, in accordance with Style #6 in Section 6.10, except for the colored Nichiha panels that require a waiver from Section 6.11, Color Palette in order to not be counted as signage.
2. Lighting complies except for color temperature that is slightly over 3500K and acceptable at 4000K.
3. A sign plan will need to be submitted for approval at a future meeting.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Urban Air Storefront with the following conditions:

1. A waiver from Section 6.11 of the Crocker Park Mixed Use Development Design Guidelines for the Nichiha panels in magenta, blue, yellow/green and canopy fascia in yellow/green.
2. The color temperature of the wall sconce luminaires shall match the existing exterior lighting color temperature at the American Greetings Building.

3. If interior lighting is causing a glare outside the building, the applicant will work with the city to address this issue.
4. Approval is subject to comments in Part III of the 3/29/21 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: Van Dyke, Nunnari, Falcone, Lamb

Nays: None, motion carried

**Crown Water Treatment Plant Development Plan, 955 Clague Rd.,
PP#21417001, 002, 21418001, 002, 007 & 008, rep. S. AbouAbdallah,
Ward 1**

Findings of fact

1. The proposal is permitted in the Exclusive Industrial District.
2. No zoning modifications are required.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Crown Water Treatment Development Plan with the following condition:

1. Approval is subject to comments in Part III of the 3/29/21 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: Van Dyke, Nunnari, Falcone, Lamb

Nays: None, motion carried

MISCELLANEOUS

None

ADJOURNMENT

Meeting adjourned at 10:10 pm. The next meeting is scheduled for Monday, 4/12/2021.