



PLANNING DEPARTMENT

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REPORT TO COUNCIL

TO: Denise Rosenbaum CMC, Clerk of Council

FROM: Nicolette Sackman MMC, Clerk of Commissions

DATE: 6/8/2021

RE: Planning Commission Meeting of 6/7/2021 Report to Council

Present: Lauren Falcone, Duane Van Dyke, Matt Jones, Brad Lamb, Nick Nunnari

Also Present: Planning Director Jim Bedell, Assistant Law Director Regis McGann, Clerk of Commissions
Nicolette Sackman

Westlake Planning Commission, at its meeting held on 6/7/2021 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, 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

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table Ordinance 2020-146 to the July 12, 2021 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Gales Garden Center Development Plan (greenhouse addition), 24373 Center Ridge Rd., PP#21410001, rep. R. Rouser, Ward 1, tabled 5/10/21

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table Gales Garden Center Development Plan (greenhouse addition) to the July 12, 2021 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Ordinance 2021-30 Code amendment: 1211.04(B)(1) "Accessory Uses" of the Zoning Codes to fences, ref. 4/15/21, tabled 5/17/21

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to request a 90-day extension of time for Ordinance 2021-30 (9/12/21).

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table Ordinance 2021-30 to the July 12, 2021 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

NEW BUSINESS

Tookman Lot Assembly, 23833 Wonneta Pkwy., PP#21406020 & 050, rep. J. Tookman, Ward 1

Findings of Fact:

1. The proposal assembles two lots owned by the applicant.
2. There are no legal non-conformities created by this action.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Tookman lot assembly involving permanent parcel numbers 214-06-020 and 214-06-050 with the condition that approval is subject to the plat meeting the requirements of the County and State as indicated in the Ohio Revised Code and approval by the Engineering Department in compliance with the code and the ordinances of the City of Westlake.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Neverman Insurance Lot Assembly, 27594 Detroit Rd., PP#21213055 & 058, rep. R. Donnelly, Ward 3

Findings of Fact:

1. This is being done in accordance with the condition of approval for the approved site improvement plan.
2. There are no additional or increases in legal non-conformities as a result of this action.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Neverman Insurance lot assembly involving permanent parcel numbers 212-13-055 and 212-13-058 with the condition that approval is subject to the plat meeting the requirements of the County and State as indicated in the Ohio Revised Code and approval by the Engineering Department in compliance with the code and the ordinances of the City of Westlake.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Neverman Insurance Sign Plan, 27594 Detroit Rd., PP#21213055 & 058, rep. Grigoli, Ward 3

Findings of Fact:

1. The new sign will be located in the same location as the existing one.
2. The design conforms to Chapter 1223 except for the setback that requires a modification.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Neverman Insurance sign plan with the following:

1. Modification for the new sign to be in the same location as the existing sign.
2. Condition that the new sign will be moved at the owner's expense to be 10' from the right-of-way if Detroit Road is widened in the future.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Westwood Meadows Sign Plan, 27825 Detroit Rd., PP#21221001, rep. Fridrich, Ward 3

Findings of Fact:

1. Although a modification is required, signs consisting of push through internally illuminated acrylic letters are preferable because they produce less glare than externally illuminated signs.
2. Otherwise, the proposed sign complies with Chapter 1223.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Westwood Meadows sign plan with the following:

1. A modification to permit an internally illuminated sign in a residential district.

2. Condition that the base is extended past the grass element feature a minimum of 4” on each side.
3. Condition that approval is subject to comments in Part III of the 6/3/21 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, Jones

Nays: None, motion carried

Dover Congregational United Church of Christ Sign Plan, 2239 Dover Center, PP#21314010, rep. M. Hannah, Ward 2

Mrs. Falcon excused herself due to a conflict of interest and left the room.

Findings of Fact:

1. The proposal replaces the existing monument sign with one that incorporates a digital sign.
2. Modifications for the internal illumination are acceptable.

Motion: Based upon the findings of fact Mr. Lamb moved, seconded by Mr. Van Dyke to approve the Dover Congregational Church of Christ sign plan with the following:

1. Modification to permit an interior illuminated sign (push through letters and digital sign) in a residential district and for the total sign face to exceed 24 s.f. as presented.
2. Condition that the digital sign only display a single color with a black background and be operated so that the message is static, with no scrolling or flashing or any movement or animation of any kind except that the message can change once every 24 hours.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Lamb, Jones

Nays: None, motion carried

Findings of Fact:

i.c. Scientific Solutions Sign Plan, 909 Canterbury, PP#21307040, rep. T. Tilberg, Ward 1

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table the i.c. Scientific Solutions Sign Plan to the July 12, 2021 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Kennedy Viking Property Site Improvements, 30505 Clemens (parking lot), PP#21117018, rep. Hasel, Ward 3

Findings of Fact:

1. Approval will allow the paving of an existing gravel parking lot.
2. There are no zoning modifications required.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Kennedy Viking Property site improvements with the condition that approval is subject to comments in Part III of the 6/3/21 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, Jones

Nays: None, motion carried

Blue Sushi Sake Grill Storefront (patio), 2000 Crocker Rd.,

PP#21125005, rep. B. LaCount, Ward 5
Findings of Fact:

Findings of Fact:

1. The proposal improves the dining experience, while enlivening the northeast edge of Crocker Park.
2. There are no zoning modifications or design guideline waivers required.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Blue Sushi Sake Grill Storefront (patio) with the condition that approval is subject to comments in Part III of the 6/3/21 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, Jones

Nays: None, motion carried

**Corporate Circle Development Plan, Corporate Circle, PP#21126068,
067 & 21129009, rep. S. Rubin, Ward 5**

Findings of Fact:

1. The purpose of this request is to approve the final development plan.
2. There are several minor modifications required.

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

1. Modification for open space to be 41.4%, and the rear building setback to be 127'.
2. Condition that buffer landscaping will be field verified during construction for opacity.
3. Condition that rooftop units will be evaluated during construction with additional screening provided if parapet screening is inadequate and exterior lighting will be administratively approved or submitted to the Planning Commission if it does not comply with Section 1230.03.
4. Condition that approval is subject to comments in Part III of the 6/3/21 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, Jones

Nays: None, motion carried

**28045 Clemens Road LLC Development Plan, 28045 Clemens Rd.,
PP#21208071, rep. L. Sampat, Ward 3**

Findings of Fact:

1. This proposal completes the development of this property.
2. There are no modifications and conditions can be addressed with the administrative approval of construction drawings.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the 28045 Clemens Road development plan with the following:

1. Condition that the exterior lighting plan will be administratively approved or submitted to the Planning Commission if it does not comply with Section 1230.03; a landscaping plan will be submitted for administrative approval; and any system protrusions from the walls or roof will be colored to match adjacent materials.
2. Condition that approval is subject to comments in Part III of the 6/3/21 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, Jones

Nays: None, motion carried

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

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table Ordinance 2021-30 to the July 12, 2021 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

MISCELLANEOUS - None

ADJOURNMENT

Meeting adjourned at 10:45 pm. The next meeting is scheduled for Monday, 7/12/2021.