



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
JANUARY 6, 2020**

Present: Chairman Brad Lamb, Lynda Appel, Phil DiCarlo, Lauren Falcone, Duane Van Dyke

Also Present: Planning Director Jim Bedell, Assistant Planning Director Will Krause, Law Director Michael Maloney

Discussion of agenda items and fact finding was conducted at 7:00 p.m. The regular meeting was called to order at 7:35 p.m. by Chairman Brad Lamb. Mr. DiCarlo was sworn in.

ELECTION OF OFFICERS

Motion: Mr. Van Dyke moved and Mr. DiCarlo second to nominate Brad Lamb Chairman.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

Motion: Mr. Van Dyke moved and Mr. DiCarlo second to nominate Lauren Falcone, Vice Chairman.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Appel, DiCarlo

Nays: None, motion passed

Motion: Mr. Van Dyke moved and Mr. DiCarlo second to nominate Phil DiCarlo Secretary.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel

Nays: None, motion passed

APPROVAL OF MINUTES

Mrs. Falcone moved, seconded by Mr. DiCarlo to approve the minutes of the regular meeting of December 2, 2019.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

COUNCIL REPORT

None.

OLD BUSINESS

Market Square, Development Plan (building addition), 239 Market St., PP# 211-24-003 & 004, rep. B. Garrett, Ward 5 –tabled 11/11/19 – requests to be tabled to the 2/3/2020 meeting

Motion: Mrs. Falcone moved, seconded by Mr. DiCarlo to table the Market Square, Development Plan (building addition) to the February 3, 2020 meeting.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

West Bay Plaza, revision to approved Master Sign Criteria, 30010 Detroit Rd., PP#211-19-023, rep. C. Reville, Ward 5, tabled 12/2/19

Mr. Reville explained that adjustments were made to the sign criteria as requested at the previous meeting. Mr. Krause explained changes relative to the revised development plan and six minor errors that have also been corrected with these revisions.

Planning Commissioners discussed the need for additional screening for the back of the entry signs that should be accomplished either through the addition of more plantings, including evergreen plantings, or architecturally, such as with panels or fencing. This may be approved administratively.

Findings of Fact:

1. That a note on Sheet A10 of the development plan depicted the south elevation be changed to read: “Development Identification Signage Frontage: 77LF”; “Sign Allowed at 1.5SF/LF = 115.5 SF (Shown at 105.5 SF, Maximum permitted by Criteria 114 SF)”; “Max. Letter or Logo Element = 60”; “Sign Restricted to Development Identification”.
2. That the Building Signage calculation under the Analysis section of the Summary be corrected to read “(1.5 SF per 1,983.5LF frontage).”
3. That Item #8 under “Building Signs” is corrected to read “114SF in area ... on the south elevation.”
4. That under part III. Matrix, the Buildings Proposed Frontage (LF) and Total Proposed Frontage (LF) be corrected to “1983.5”.
5. That under part III. Matrix, the Proposed Frontage (LF) for Building 100 be corrected to “644.0”.
6. That under Part III. Matrix, the Buildings Proposed Frontage (LF) on the last page be corrected to “1983.5”.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to approve the revisions to the approved West Bay Plaza Master Sign Criteria dated 12/2/19, submitted 12/10/19, with landscaping screening or panels to be provided at the back of the entry signs administratively approved.

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 recommend a 90-day extension of time for Ordinance 2019-127.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

Motion: Mrs. Falcone moved, seconded by Mr. DiCarlo to table Ordinance 2019-127 to the February 3, 2020 meeting.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

NEW BUSINESS

Bur Oak Estates Phase III Major Subdivision Preliminary Plan, Bur Oak Dr., PP#211-05-034, rep. K. Kelly, Ward 5

Applicant Kevin Kelly and project engineer, Clarence Watkins, Bram Hall Engineering, explained the request for the final phase of this subdivision. Bur Oak Drive and Jager Boulevard will be connected, adding 28 residential lots. This completes the subdivision that was started approximately fourteen years ago. Work is expected to begin in the spring.

Mr. Bedell explained his staff memo. The proposal is similar to the conceptual plan included in the 2015 lot split and assembly plat for this area. He explained the necessary modifications and conditions.

Deb Dougherty, 1814 Bur Oak Drive, was present and expressed the following: homeowners of Phase 2 and 3 will also need to be responsible for the retention basin that they share with the first phase of the development. The Army Corp of Engineers has declared some of the area for development as wetlands.

Bob Brat, 1825 Bur Oak Drive, was present and expressed the following: how will the conservation easement work when that area has already been disturbed, in addition to the landscaping for the Phase 3 cul-de-sac, the other two cul-de-sacs need to have landscaping installed, whether construction traffic can be via Avon Road instead of Bur Oak Drive.

Mr. Kelly explained that the plans for the development of the wetlands has been approved by the Army Corp of Engineers and the Ohio EPA, contingent upon their acquisition of mitigation credits, a landscaping plan was included in this submittal for the cul-de-sac, the conservation easements are at the rear of the properties (eastern end of the lots on Jager Boulevard) and those areas have not been touched and will be deed restricted to the new owners to stay protected. He could not say how construction traffic will be handled, as it is up to the Engineering Department and he will follow their requirements. All three cul-de-sac islands are their responsibility and they will be landscaped accordingly. The homeowners association (HOA) will maintain them.

The retention basin was sized for all three phases of the development and drainage is approved by the City Engineer.

Brad Gingrich, 31431 Jager Drive, was present and expressed the following: would both Phase 2 and 3 residents be subject to the existing HOA requirements, particularly with home size, elevation, etc., are the lots allocated to a particular builder, how does the existing home interface with the HOA requirements and fees, will the lots abutting the golf course be clear cut for views to the golf course. Mr. Kelly answered there is not an exclusive builder at this time. He did not know if the existing home conforms to the HOA requirements but thought it should be in the HOA because it will benefit from being in the subdivision. There are no plans to clear cut the lots abutting the golf course, but there are no conservation easements on those lots either preventing a future homeowner from doing that.

Paul Piruzzola, 1697 Bur Oak Drive, was present and expressed the following: challenges construction traffic will add due to other vehicles, such as landscapers, and a large number of children in the subdivision, and asked that Avon Road be used for construction traffic. He asked if there is a requirement that a certain percentage of a phase be completed before commencing a new one and Mr. Bedell answered there are no code requirements for this.

Members of the commission reviewed the proposal. Mr. Lamb noted a letter that he received prior to the meeting from Leo J. Citro that Mr. Bedell will forward on to the City Engineer for review. It was clarified that the developer will landscape all three cul-de-sac islands, the temporary use of Avon Road requires an answer from the City Engineer, the number of vacant lots in the first two phases were discussed, the requirements for house size are the same as for Phase 2, the cul-de-sac landscape plans were unclear and inadequate and new ones should be submitted with individual landscape designs for each of the three cul-de-sac islands and homeowners could be involved in the design, when will the HOA assume responsibility for the islands, it was clarified that they will clear the lots from the right-of-way to the setback for the homes and any additional clearing is done during construction but the Planning Commission encouraged them to preserve mature trees whenever possible, drainage plans will accompany the improvement plans and drainage should come to the street instead of clearing out more trees for drainage in the back of the lots, the tree preservation code does not require that canopy trees be planted to meet the tree regulations but they are encouraged to do so, the existing house should be appropriately integrated into the subdivision, recognizing that it is not technically part of the subdivision, as it is on a separate parcel.

Findings of Fact:

1. This completes the Bur Oak Subdivision by developing 23.3543 acres as 28 residential lots.
2. An existing home on Avon Road will be reoriented to the subdivision and access to it from Avon Road will cease in accordance with the Bur Oak Phase III Lot Split & Assembly approved by the Planning Commission on 9/14/15.
3. Modifications are insignificant and in accordance with 1127.01 and 1133.02.
4. The cover letter states that the homeowners association (HOA) for Phase II will be merged the HOA of Phase III and, eventually, it will merge with the existing Bur Oak HOA to create a single HOA.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to recommend approval of the Bur Oak Estates Phase III Major Subdivision Preliminary Plan with the following modifications and conditions:

1. Modification for the turn-around of the cul-de-sac to have a diameter of 120'.
2. Modification for depth to width ratios for subplot 68 to be 1.24:1, subplot 69 to be 1.13:1 and PPN 211-05-035 to be 1.07:1.
3. Modification for the property line shared by PPN 211-05-035 and s/l 68 to not be radial to the cul-de-sac.
4. Condition that the driveway from Avon Road to PPN 211-05-035 will be eliminated when Jager Boulevard is open for public use.
5. Individual landscape designs for each of the three cul-de-sac islands are provided for administrative approval.
6. Approval is subject to comments in Part III of the 12/27/19 staff report and approval of the preliminary plan by the 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, DiCarlo, Van Dyke, Falcone, Appel

Nays: None, motion carried

**Mallard Cove No 4 lot split and assembly, Greenview
Pkwy., PP#217-12-030, 217-08-048 & 049, rep. K.
Hoffman, Ward 6**

Mr. Bedell explained his staff memo. This lot split and assembly plat is needed for the proposed Mallard Cove No 4 Major Subdivision Preliminary Plan. Its purpose is to split backlands from PP#217-08-048 and 049, and assemble them with PP#217-12-030 and vacated Leroy Road right-of-way to create a new 3.5962 acre parcel. This new parcel may then be subdivided into five lots and one block by extending Carlton Avenue and Greenview Parkway, connecting the Mallard Cove, Hedgewood Estates and LaGrange subdivisions and creating the proposed Mallard Cove No 4 subdivision. He explained the necessary modification and conditions.

Findings of Fact:

1. The purpose of this request is to create a new parcel for the proposed Mallard Cove No 4 Major Subdivision Preliminary Plan from the backlands of two Carlton Avenue parcels.
2. The proposed subdivision is currently before the Planning Commission.
3. The modification is acceptable, as it is for lots that are non-compliant and the applicant is expecting to combine them in the future to create a compliant larger lot.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to approve the Mallard Cove No 4 lot split and assembly with the following modification and conditions:

1. Modification for PP#217-08-048 and 049 to exceed the maximum lot depth to width ratio and to be less than 20,000 s.f.

2. Condition that PP#217-08-048 and 049 are assembled or re-subdivided with adjacent property into a single lot to meet the minimum 20,000 s.f. lot size.
3. Condition that the Westlake City Council approves legislation vacating Leroy Avenue south of Carlton Avenue.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

**Mallard Cove No 4 Major Subdivision Preliminary Plan,
Greenview Pkwy., PP#217-12-030, 217-08-048 & 049, rep.
K. Hoffman, Ward 6**

Kevin Hoffman, Polaris Engineering and Ed Pavicic, EFG Property, explained the proposal. The storm water basin previously designed for Phase 3 will be constructed to the north of sublots 2 and 3, adjacent to an existing city owned retention basin. This is where the City Engineer wants it to be located. Mr. Pavicic has the majority of the property to the west under option and will present its development at a future meeting. Leroy Avenue north of Carlton will remain in place to provide access to the retention basin and city property. The proposed subdivision will be under construction in the spring.

Mr. Bedell explained his staff memo. The proposal is similar to the conceptual plan included in the Mallard Cove No 3 Major Subdivision preliminary plan that was approved by Council on 4/4/19. He explained the necessary modifications and conditions resulting from this phase butting up to older subdivisions predating modern planning and platting and zoning code requirements. In addition to the ordinance for the major subdivision preliminary plan, a separate ordinance for the vacation of Leroy Avenue south of Carleton Avenue is needed.

Members of the commission reviewed the proposal and discussed safety benefits from connecting the existing subdivisions, the layout of the future cul-de-sacs shown in the conceptual plan to the west should have a better design to look like there were planned and they should not include dead-end streets, guard rails, and bollards with these details worked out before coming to the Planning Commission at a future meeting for consideration, tree preservation and drainage was discussed and Mr. Pavicic explained conservation easements are planned due to the excessive depth of the lots, Mr. Hoffman explained the proposed drainage system that will properly address drainage for phases 2 and 3 and the Hedgewood Estates subdivision, potential traffic controls at the intersection of Greenview Parkway and Hedgewood Estates, fencing around the retention basin should be a 48" tall ornamental wrought iron style aluminum fence in black, brown or dark green color, or an alternative fence material and design to be administratively approved, with a height of 48" that is the same height required for a swimming pool.

Findings of Fact:

1. This completes the fourth phase of the Mallard Cove Subdivision by subdividing 3.5962 acres into five lots and one block by extending Carlton Avenue and Greenview Parkway.
2. Three subdivisions, Mallard Cove, Hedgewood Estates and Lagrange, that have been stalled for decades will be connected satisfying the requirement for providing "... two permanent means of access, one from each direction" for streets exceeding 1,000 feet in

length or 25 homes required in Section 1127.04(a)(3).

3. It eliminates an undedicated and undeveloped right-of-way for Leroy Avenue to the west of S/L 4 and 5.
4. Modifications are in accordance with sections 1127.01 and 1133.02 of the Planning and Platting Code and are necessary largely due to the location of the proposed subdivision in relation to the existing roadways and adjacent properties that cannot be changed.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to recommend approval of the Mallard Cove No 4 Major Subdivision Preliminary Plan with the following modifications and conditions:

1. Modification for the minimum lot width for S/L 1 to be 106.9’.
2. Modification for the lot area of S/L 1 to be 18,339 s.f. with the condition that a home is not constructed on S/L 1 until ten lots, including five in Phase Four and five to the west fronting on Carleton Avenue are improved for development.
3. Modification lot depth to width ratio for S/L 4 to be 1.29:1.
4. Modification for the property line shared by S/L 2 and 3 to not be radial to the curve of the street line.
5. Modifications for minimum lot depth for S/L 4 and 5 to be less than 170’.
6. Condition that the Westlake City Council approves legislation vacating Leroy Avenue south of Carlton Avenue.
7. Condition that the retention basin is fenced with a 48” tall ornamental wrought iron style aluminum fence in black, brown or dark green color, or an alternative fence material and design to be administratively approved.
8. Approval is subject to comments in Part III of the 12/27/19 staff report and approval of the preliminary plan by the 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, DiCarlo, Van Dyke, Falcone, Appel

Nays: None, motion carried

Crocker Woods Cluster Sign Plan, Crocker Rd., PP#217-27-001, rep. K. Hoffman, Ward 6

Kevin Hoffman, Polaris Engineering, explained the request for signage shown in the approved landscaping plan, which was never approved. The landscaping plan has been redrawn to show signage located at ten feet from the right-of-way, in compliance with the code.

Mr. Krause explained his staff memo that a sign application was not submitted with the PUD development plan in 2018, therefore no action was taken at that time. Setback modifications are no longer needed due to the revised landscaping plan that was received on 1/6/20.

Members of the commission reviewed the proposal and discussed the color of the stone that will coordinate with homes in the development, the height of the split rail fence in relation to the stone columns that need to be adjusted because the columns look too high compared to the height

of the fence and they should be nearly the same height, the material and color of the split rail material and the sign panel lettering, color, and illumination requires clarification, and these details requiring further refinement or clarification may be approved administratively.

Findings of Fact:

1. The Crocker Woods Cluster PUD development plan was recommended for approval on 11/12/18.
2. The staff review for this project for the 11/12/18 Planning Commission meeting stated: “Section 1212.09 SIGNS – Monument signs mounted on the proposed entrance features are included on Sheet L3 and meet zoning requirements for signage and entrance features.”
3. Under the findings of fact of the staff review for the development plan it was noted that monument signs were shown on sheet L3 and that a sign permit application was required.
4. No sign application was submitted at that time and no action was taken by the Planning Commission to approve the signage.
5. Section 1212.09 in the PUD regulations refers to Section 1223.04(h) in the sign regulations which regulates commercial monument signs for mixed-use PUD developments.
6. Section 1223.08 in the sign code refers to regulations for monument signs for residential developments.
7. Two single sided signs, maximum 30 sq. ft. per side, maximum 4’ sign face above grade, mounted on maximum 120 sq. ft. sign structure, minimum of 10’ from the planned right-of-way are permitted.
8. Two single sided 29 sq. ft. masonry sign faces, 4’ sign face above grade, mounted on 50.5 sq. ft. sign structures, 1’ from the right-of-way are proposed and comply with code in all ways except for setback from the Crocker Road right-of-way.
9. The planned and the existing right-of-way is the same for Crocker Road and appears to be 8’ from the existing 15’ wide asphalt sidewalk on the cities and counties GIS.
10. The final improvement plans by Polaris Engineering approved by the Engineering Department and e-mailed to the Planning Department 1/2/20 show an existing 15’ wide asphalt sidewalk in the right-of-way, set back 6’ from the curb of Crocker Road and 8’ east of the west edge of the right-of-way line. They also show the north/south line of the entranceway fence 11’ west of the west edge of the right-of-way line and the angled sign face 10’ west of the west edge of the right-of-way line. They also show the north entranceway feature 14’ from the new northerly private “right-of-way” line of Crocker Woods Lane and the south entranceway feature 13’ south from the new southerly private “right-of-way” line of Crocker Woods Lane.
11. The approved L-1 landscape plans by Knight and Stolar dated 10/16/18 show the existing asphalt sidewalk 8’ east of the west edge of the right-of-way line, 10’ from the proposed entranceway fence and 9’ from the proposed sign faces. The approved L-2 landscape plans by Knight and Stolar dated 10/16/18 show the existing asphalt sidewalk up against the edge of the right-of-way with the entranceway fence 2’ from asphalt sidewalk and right-of-way line and 1’ from the asphalt sidewalk and right-of-way line and the stop bar 5’ into the 15’ wide sidewalk.
12. The L-2 landscape plan dated 10/16/18 submitted 12/10/19 with this request needs to be corrected to match the revised final improvement plan.
13. The revised location of the proposed entranceway fence and sign structure comply with code.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to approve the Crocker Woods Cluster sign plan for the proposed entranceway fence with an 11' setback from the right-of-way and the proposed entranceway signs with a 10' setback from the right-of-way, as shown on the final improvement plans approved by the Engineering Department and e-mailed to the planning department 1/2/20, and the corrected L-2 landscape plan matching the setbacks shown on the improvement plans that were emailed on 1/6/20 and with the final sign design to be administratively approved to reflect comments at the 1/6/20 meeting.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

Struers Inc. Development Plan (addition), 24766 Detroit Rd., PP#214-01-001, rep. R. Pichola, Ward 1

Richard Pichola, Carnegie Management Development Corporation, and Robert Miller, Davison Smith Architectural Group, explained the proposal. They built this building for Struers in 2002 and will retain the original warehouse and office during construction. After construction, the office will be torn down and turned into parking and an employee entrance. Three existing flagpoles are for the United States, Ohio and Denmark flags.

Mr. Bedell explained his staff memo. The new LED luminaires comply with section 1230.03. Additional information is needed for some of the existing fixtures, building mounted egress luminaires and site lighting controls that may be approved administratively. House side shields or flashing is required for four existing luminaires along the entry drive. Buffering next to the home at 24756 Detroit Road is required. It was clarified that the metal fascia is anodized aluminum and appropriate.

Daniel White, 24756 Detroit Road, was present and expressed the following: past challenges getting buffering installed, his request that the applicant install fencing to block headlights and that the fencing be by the sidewalk next to Struers' driveway and also near Detroit Road next to his home, where it would be more effective due to the change in grade. Mr. Bedell showed images of solid fencing installed behind American Greetings, where a similar issue with headlights had occurred.

Mr. Pichola said they would be willing to install more evergreens near Mr. White's home but would also need to not block visibility at the corners of the entry drive for driver safety.

Members of the commission reviewed the proposal. Mr. DiCarlo suggested adding evergreen plantings along the rear of Mr. White's property and suggested removing some of the taller trees to give them room to grow into a dense hedge. Mr. White explained the height is an issue, as his home is up on a hill. Instead, he would like a fence close to the sidewalk to block headlights and by the side of his house. Mr. DiCarlo suggested a staggered row of evergreens next to the sidewalk instead as a hedge. Mr. Miller and Mr. Pichola clarified that there will be five smaller rooftop HVAC units and not all will be operating at the same time, there is thick forest and more noise from I-90, so he did not think sound from them would be an issue.

Mr. Krause explained his staff memo regarding signage. He clarified that they are simply removing the current wall sign and there will be only one sign on the building. Mr. Pichola explained that it is internally illuminated. Mr. White was asked if the current one is an issue and he replied that it is visible from his home but it is on a timer so the new one is ok with him as long as it is also on a timer, which Mr. Pichola replied it would be. If buffer plants die off, the city can enforce replacing them. The treatment of the block wall that will be constructed after the existing office is demolished was discussed with a suggestion to clad it with the same Hardiplank siding used elsewhere with the existing split face above left as is. There is the potential for three more buildings on the site in areas that are currently forested and trees should be preserved whenever possible. Mr. Pichola agreed and they have preserved trees to shade the Struers addition. The fire access lane was explained as being limestone gravel to support emergency vehicles that is surfaced with three inches of topsoil for a lawn covering.

Findings of Fact – development plan:

1. The proposal is a permitted use in the Exclusive Industrial District that is supported by the Westlake Guide Plan's Future Land Use Plan.
2. No zoning code modifications are necessary.
3. The conditions of approval may be approved administratively during the construction plan review process.
4. The proposal is expected to comply with Section 1218.06, Performance Regulations.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to recommend approval of the Struers Inc. development plan with the following conditions:

1. Condition that buffering next to 24756 Detroit Road (PP#214-01-004) will be field verified during construction and, if needed, appropriate measures to meet opacity requirements are to be approved administratively.
2. Condition that an exception is granted for the existing site lighting, provided that building mounted egress lighting, flag lighting and automated site lighting controls are approved administratively and house side shields or flashing are added to each of the four existing luminaires along the entry drive with the shields or flashing painted matte black on side facing lens.
3. Condition that rooftop units will be screened with architectural screens or parapet walls if visible from Detroit Road with the design approved administratively.
4. Condition that the metal fascia is in grey or earth tone with the color to be approved administratively.
5. Approval is subject to comments in Part III of the 12/27/19 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, DiCarlo, Van Dyke, Falcone, Appel

Nays: None, motion carried

Findings of Fact – sign plan:

1. The existing building has 120 linear feet facing the main street, the new addition has 75 linear feet facing the main street for a total of 195 linear feet facing the main street X 1 = 195 sq. ft. of signage permitted.
2. The existing 30 sq. ft. Westlake Corporate Center Monument sign was approved in 2003 for four tenants, therefore 7.5 sq. ft. of it is allocated to Struer's.
3. A 43 sq. ft. non-illuminated wall sign was approved 4/10/03. It was subsequently externally illuminated.
4. The proposed new wall sign is internally illuminated and 60.56 sq. ft. (22.98 sq. ft. logo + 37.58 sq. ft. name).
5. The facility is permitted one 24 sq. ft. corporate flag (three existing flag poles are shown) under Schedule 1223.04.
6. The total existing and proposed signage is 135.06 sq. ft. (7.5 + 43 + 60.56 + 24), 92.06 if the existing 43 sq. ft. wall sign is removed.
7. The existing and proposed signage is uniform in color (red and white).

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to approve the Struers Inc. wall sign as submitted, including the display of up to one 24 sq. ft. corporate flag.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

The Art of Shaving Storefront and Sign Plan, 229 Main St., #211-24-302, rep. J. Wagner, Ward 5

Jason Wagner, Cushman Wakefield, explained the request for this new business that is occupying the former Scout and Mollies tenant space. Mr. Kraus explained the staff memo. No waivers or modifications from the code are needed.

Findings of Fact – sign plan:

1. The 16' wide storefront falls under Section 11.1 of the Crocker Park Mixed-Use Area Sign Criteria and is permitted 24 sq. ft. of primary signage and various amounts of secondary signage.
2. The 18.72 sq. ft. of proposed primary signage and 10.66 sq. ft. of secondary signage all comply with the criteria.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to approve the Art of Shaving sign plan as submitted.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

Findings of Fact - storefront:

1. This tenant is replacing Scout & Mollies and will be located next to Homage.
2. The proposed replacement materials comply with the Crocker Park Mixed-Use Area Design Guidelines.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to recommend approval of the Art of Shaving Storefront as submitted.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

Charles Schwab Sign Plan, 2341 Crocker Rd., PP#211-29-009, rep. R. Levitz, Ward 5

Mr. Levitz explained the request for a new wall sign in place of a clock that was approved for the same location. Mr. Krause explained the staff memo and rationale for the wall sign modification to count the second side of the building and allow the second sign, and for the height modification that is due to the location of the sign in relation to the approved architecture of the building.

Planning Commissioners discussed the request. The square footage allotment for the site relative to their freestanding sign and other monument signs for the rest of the development was clarified.

Findings of Fact:

1. The newly proposed wall sign is located on the north side of the building to replace a clock face which was approved in this same location.
2. The newly proposed wall sign brings the total of requested amount of signage to 129.37 sq. ft. This requires a modification to count a second side of the building toward 29.37 sq. ft. of the total proposed sign area.
3. Charles Schwab is located on the corner of Crocker Road and a private driveway.
4. Section 1223.03(c)(3) reads: "The Planning Commission after consideration of building orientation, corner tenancy, corner locations, combination of uses and number of frontages, may allow multiple sides of a multi-tenant or single tenant building to be included in the calculation of total sign area for a building and placement of signs on the building.
5. The height above grade to the top of the sign is 21.75' which requires a 1.75' height modification to Section 1223.05(b) which limits wall signs to 20' above grade. This section states that Planning Commission can take into consideration the location, placement, scale and architecture of the building when granting this modification. The proposed location is a logical place for the sign considering the architecture of the building.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to approve the Charles Schwab sign plan with the following modifications and condition:

1. Modification to count a second side of the building towards 29.37 sq. ft. of the total proposed signage.
2. Modification to allow the new sign to be placed 21.75' above grade due to the approved architecture of the building.
3. Condition that any additional sign area for this or future tenants in this building will require the approval of the Planning Commission.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

**Ordinance 2019-134 amending §1211.13 as to
condominium developments, ref. by council 12/5/19**

Mr. Bedell explained his staff memo. It only changes how units may be owned with fee simple deeds versus the current requirement for condominium deeds. It does not change other zoning requirements for multi-family developments, such as density, setbacks, building height, etc. Gillian Hall, General Counsel for Triban Investment, LLC, explained that the reason for the request is for financing townhome developments by developers and homeowners, due to changes lenders have made since 2008 that makes it difficult to finance condominium deeds. Other cities that have done this are Chardon, Willoughby, and University Heights. Mr. Bedell has spoken to other townhome developers that also are interested in having this approved for the same financing reasons cited by the applicant. Mr. Bedell went over staff suggestions for additional changes to the code and it was agreed that they could be brought forward at a future meeting without being needed for the current request.

Motion: Based upon the findings of fact Mrs. Falcone moved, seconded by Mr. DiCarlo to recommend approval of Ordinance 2019-134.

ROLL CALL ON APPROVAL:

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

Nays: None, motion carried

MISCELLANEOUS

Discussion of possible draft code amendments – no discussion ensued.

ADJOURNMENT

Meeting adjourned at 10:39 pm. The next regular meeting is scheduled for Monday, February 3, 2020 in the Westlake City Hall Council Chambers.

Brad Lamb

Chairman Brad Lamb

Jim Bedell

Jim Bedell, AICP

Director of Planning and Economic Development

Approved: February 3, 2020

Items on the agenda can be found at:

<https://docs.cityofwestlake.org/redirectpage.aspx?planningagendas=01/06/2020>