



**PLANNING DEPARTMENT**

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**REPORT TO COUNCIL**

TO: Denise Rosenbaum CMC, Clerk of Council

FROM: Nicolette Sackman MMC, Clerk of Commissions

DATE: 4/13/2021

RE: Planning Commission Meeting of 4/12/2021 Report to Council

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

Absent: 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 4/12/2021 at 7:00 pm and took the following actions:

**NEW BUSINESS**

**Ordinance 2021-16 Conditional Use Permit for a drive-through fast food restaurant (Chick-fil-A), 30115 Detroit Rd., PP#21125002, Ward 5, ref. 3/4/21**

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

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Falcone, Lamb

Nays: None, motion carried

**Chick-fil-A Development & Sign Plan, 30115 Detroit Rd., PP#21125002, rep. E. Selle, Ward 5**

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table Chick-fil-A to May 17<sup>th</sup> with revised plans to be submitted by May 3<sup>rd</sup>.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Falcone, Lamb

Nays: None, motion carried

**Westlake Pet Suites Development Plan, 901 Sharon Dr., PP# 21401020, rep. M. Nolan, Ward 1**

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table Westlake Pet Suites to May 17<sup>th</sup>.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Falcone, Lamb

Nays: None, motion carried

**GPI Design Development Plan, 975 Bassett Rd., PP#21206003, rep. C. Blue, Ward 3**

Findings of fact

1. The proposal is for the second phase of a two phase project originally approved in 2001.
2. There are no modifications required for this approval.

3. A master sign criteria for both buildings will need to be submitted for a future approval.

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

1. The canopies on the existing building are administratively approved.
2. Approval is subject to comments in Part III of the 4/9/21 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, Jones, Falcone, Lamb

Nays: None, motion carried

**The Residences of Canterbury Manor Major Subdivision Final Plat,  
Newbury Court, PP#2132307 & 029, rep. K. Hoffman, Ward 2**

Findings of fact

1. The development of this area as a residential subdivision has been identified in the City's Guide Plan since 1985.
2. The extended Newbury Drive is unable to connect to Williams Drive at this time, because the required property is not for sale. The new cul-de-sac has been designed to make this connection in the future should this property be available.
3. Although a 15' modification is required for minimum depth, lot #5 has an average depth 180'.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Residences of Canterbury Manor Major Subdivision Final Plat with the following modifications and conditions:

1. Modification for depth to width ratio for Lot 5 of .33 and for lot 6 of .16 and for a 15' minimum lot depth reduction for lot 5.
2. Condition that Block 'A' will be owned by the developer or homeowner's association.
3. Condition that the emergency access road shown in the improvement plan will be constructed.
4. Condition that the homeowner's association is responsible for the seasonal maintenance of the emergency access road.
5. Condition that in the future when the street is connected to Williams Drive, the emergency access road is removed.
6. Approval is subject to comments in Part III of the 4/9/21 staff report and approval of the plat 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: Van Dyke, Jones, Falcone, Lamb

Nays: None, motion carried

**Lagrange Assembly Plat #1 to #8 - revised, lots A, B & C, rep. K. Hoffman, Ward 6**

**Lagrange Assembly Plat #2 - revised, lots E & D, rep. K. Hoffman, Ward 6**

**Lagrange Assembly Plat #3 - revised, lots H, G & F, rep. K. Hoffman, Ward 6**

**Lagrange Assembly Plat #4 - revised, lots K, J & I, rep. K. Hoffman, Ward 6**

**Lagrange Assembly Plat #5 - revised, lots N, M & L, rep. K. Hoffman, Ward 6**

**Lagrange Assembly Plat #6 - revised, lots Q, P & O, rep. K. Hoffman, Ward 6**

**Lagrange Assembly Plat #7 - revised, lots T, S & R, rep. K. Hoffman,**

**Ward 6**  
**Lagrange Assembly Plat #8 - revised, lots V & U, rep. K. Hoffman,**  
**Ward 6**

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Findings of fact

1. The purpose of this request is to create 24 lots for single-family homes in an existing undeveloped subdivision.
2. The Lagrange Subdivision was platted in 1915 with lots not meeting current standards for lot width (most are 40' wide), area (most are 9,990 s.f.) or depth to width ratio (most are 6.24:1).
3. The lot split and assembly plats eliminate existing legal non-conformities for one lot for minimum lot width, six lots for minimum lot area and all of the lots for depth to width ratio.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Lagrange Lot Split and Assembly Plats #1-8 with the following condition:

1. 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: Jones, Falcone, Lamb

Nays: Van Dyke, motion carried

**Lagrange Assembly Plat #9 - revised, lots X & W, rep. K. Hoffman,**  
**Ward 6**

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Findings of fact

1. The purpose of this request is to create 24 lots for single-family homes in an existing undeveloped subdivision.
2. The Lagrange Subdivision was platted in 1915 with lots not meeting current standards for lot width (most are 40' wide), area (most are 9,990 s.f.) or depth to width ratio (most are 6.24:1).
3. The lot split and assembly plats eliminate existing legal non-conformities for one lot for minimum lot width, six lots for minimum lot area and all of the lots for depth to width ratio.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Lagrange Lot Split and Assembly Plat #9 with the following conditions:

1. Condition that homes cannot be constructed on lots W and X until a permanent turn-around is established.
2. 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, Jones, Falcone, Lamb

Nays: None, motion carried

**Carlton Ave Roadway Dedication #1 - revised, rep. K. Hoffman, Ward**  
**6**

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Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Carlton Ave Roadway Dedication #1 Plat with the following conditions:

1. Subject to review and approval of final construction plans and specifications by the Engineering Department.
2. 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, Jones, Falcone, Lamb

Nays: None, motion carried

**Carlton Ave Roadway Dedication #2 - revised, rep. K. Hoffman, Ward**  
**6**

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Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Carlton Ave Roadway Dedication #2 Plat with the following conditions:

1. Subject to review and approval of final construction plans and specifications by the Engineering Department.
2. 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, Jones, Falcone, Lamb

Nays: None, motion carried

**MISCELLANEOUS**

None

**ADJOURNMENT**

Meeting adjourned at 10:30 pm. The next meeting is scheduled for Monday, 5/10/2021.