



PLANNING DEPARTMENT

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REPORT TO COUNCIL

TO: Denise Rosenbaum CMC, Clerk of Council

FROM: Nicolette Sackman, Clerk of Commissions

DATE: June 16, 2020

RE: Planning Commission Meeting of June 15, 2020 Report to Council

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

Absent: 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 meeting held on June 15, 2020 at 7:00 pm and took the following actions:

BUSINESS

The Villas at Westin Pointe Development Plan, 23059-23159 Center Ridge Rd., PP#214-29-006 to 008, rep. D. Siley, Ward 1 – tabled 3/2/20, 5/18/20

Motion: Based upon the findings of fact, Mrs. Falcone moved, seconded by Mr. Van Dyke to approve the Villas at Westin Pointe lot assembly involving permanent parcel numbers 214-29-006 to 008 subject to approval of the plat by the Engineering Department in compliance with the code and the ordinances of the City of Westlake.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel

Nays: None, motion carried

Motion: Based upon the findings of fact, Mrs. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Villas at Westin Pointe development plan with the following modifications and conditions:

1. Modification for the rear setback for units 12-14 to be 56.92'
2. Modification to allow "garage light" sconces that are not sharp cut-off with the condition that lamps are changed to a maximum 1100 lumens, 2700K.
3. Condition that any projection from the roof (e.g. plumbing vents) should be colored to match the shingle color and whenever possible located on the back of the units.
4. Condition that "Patio lights" are a maximum 1600 lumens, 2700K.
5. Condition that street lights are to be administratively approved.

6. Condition that eight Norway Spruce are added along the west property line with the location of the trees to be administratively approved.
7. Condition that all buffering is field verified during construction with additional buffering added if needed to meet the opacity requirements of Chapter 1130.
8. Condition that fencing is required for any storm water control structures in excess of three feet.
9. Condition that staff will administratively approve rear siding.
10. Condition that driveway and curb design is approved by the City Engineer.
11. Approval is subject to comments in Part III of the 6/12/2020 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

Nays: None, motion carried

Motion: Based upon the findings of fact, Mrs. Falcone moved, seconded by Mr. Van Dyke to approve the Villas at Westin Pointe sign plan with the following modifications and condition:

1. Modification for the pillars/signs to be located in the unobstructed sight zone.
2. Modification for the height of the face of the sign to be above 4’.
3. Modification for the pillar to be over 5’ in height and considered a decorative feature.
4. Modification for the sign to be 8’6” from the planned right of way.
5. Condition that a completed sign permit application is required for staff approval.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel

Nays: None, motion carried

Hallberg Townhouses Development Plan, 28258 Center Ridge Rd., PP#216-14-011, rep. L. Staib, Ward 4 – tabled 5/18/20

Motion: Mrs. Falcone moved, seconded by Mr. Van Dyke to table the Hallberg Townhouses Development Plan to July 6, 2020.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel

Nays: None, motion carried

MISCELLANEOUS

Westside Christian Academy Development Plan (addition), 23096 Center Ridge, PP#214-27-008, rep. M. Fant, Ward 1 (#5373), approved 11/12/18, extension of time approved to 7/15/20 – request an extension of time to 7/15/2021

Motion: Mrs. Falcone moved, seconded by Mr. Van Dyke to recommend that Council approve an extension of time for the Westside Christian Academy Development Plan (addition) to 7/15/21.

ROLL CALL ON APPROVAL:

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

Proposed revisions to the sign code, discussion only, not action taken.

ADJOURNMENT

Meeting adjourned at 9:00 pm. The next regular meeting is scheduled for Monday, July 6, 2020.