



PLANNING DEPARTMENT

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REPORT TO COUNCIL

TO: Denise Rosenbaum CMC, Clerk of Council

FROM: Nicolette Sackman, Clerk of Commissions

DATE: June 30, 2020

RE: Planning Commission Meeting of June 30, 2020 Report to Council

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

Absent: Phil DiCarlo

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

Westlake Planning Commission, at its meeting held on June 29, 2020 at 7:00 pm and took the following actions:

BUSINESS

Ordinance 2020-64 rezoning 26695 Center Ridge Rd., PP# 215-01-042, from R-MF-24 to Health Campus District, ref. 5/21/20, Ward 2

Ordinance 2020-74 Conditional Use Permit for an Assisted Living Facility, 26695 Center Ridge, ref. 6/18/20, Ward 2

Findings of fact:

1. This request for rezoning is due to the change in the zoning code in 2018 that removed assisted living as a permitted conditional use from the RMF-24 district, making this a legally non-conforming use.
2. The applicant has expressed that this legal non-conforming status has made it challenging to refinance from their current construction loan due to provisions in Chapter 1225 regarding discontinuance of non-conforming uses if destroyed by more than its assessed value.
3. The map amendment does not create an isolated and unplanned spot zone, as Health Campus is a special purpose zoning district to provide single large sites for health related purposes.
4. Circumstances have changed substantially since the establishment of the current zoning map to warrant the proposed amendment.
5. The property was approved and under construction prior to the change in the zoning text that made it legally non-conforming.

6. The subject property is not suitable for uses permitted under its present zoning classification.
7. The proposed amendment will not adversely impact the public health, safety, or welfare of the citizens of the city.
8. If the property is rezoned, a new conditional use permit is needed to remove any legal non-conformities.

Motion: Based upon the findings of fact, Mrs. Falcone moved, seconded by Mr. Van Dyke to recommend approval of Ordinance 2020-64.

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 Ordinance 2020-74.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel

Nays: None, motion carried

Ordinance 2020-73 Conditional Use Permit for a Drive-Thru Restaurant, 25288/25350 Detroit Rd, ref. 6/18/20, Ward 1

Motion: Mrs. Falcone moved, seconded by Mr. Van Dyke to table Ordinance 2020-73 to July 6, 2020.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel

Nays: None, motion carried

Ordinance 2020-75 Conditional Use Permit for an Office Building, Crocker Road and Koyo Drive, ref. 6/18/20, Ward 3

Findings of fact:

1. The conceptual drawing indicates the feasibility of this property for the proposed office building.
2. It is for reference only, as a development plan will be required for approval.
3. As a new development, it will be required to meet the Office Building District requirements. "All other zoning requirements, including but not limited to setbacks, parking, landscaping, tree preservation, lighting, and design review guidelines, shall conform to the requirements of the Office Building District."

Motion: Based upon the findings of fact, Mrs. Falcone moved, seconded by Mr. Van Dyke to recommend approval of Ordinance 2020-75 with the following conditions:

1. The existing water main and street lighting shall be extended along the right a way/frontage on Koyo Drive per City Standards.
2. Retention and storm water quality will be required.
3. The Crocker Road drive entrance shall line up the existing traffic signal at Hospice Way.

4. The traffic signal shall be modified and coordinated to City Standards.
5. Final Engineering Department approval is subject to the review of the completed drawings and details.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Van Dyke, Falcone, Appel

Nays: None, motion carried

ADJOURNMENT

Meeting adjourned at 8:31 pm. The next regular meeting is scheduled for Monday, July 6, 2020.