



**PLANNING DEPARTMENT**

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**REPORT TO COUNCIL**

TO: Denise Rosenbaum CMC, Clerk of Council

FROM: Nicolette Sackman, Clerk of Commissions

DATE: 8/3/2021

RE: Planning Commission Meeting of 8/2/2021 Report to Council

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Present: Chairman Brad Lamb, Lauren Falcone, Nick Nunnari, Matt Jones (arrived at 7:34 pm)

Absent: Duane Van Dyke

Also Present: Planning Director Jim Bedell, Law Director Michael Maloney, Clerk of Commissions Nicolette Sackman

Westlake Planning Commission, at its meeting held on 8/2/2021 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. Nunnari to request a 90-day extension of time (exp. 11/12/21) for Ordinance 2020-146.

ROLL CALL ON APPROVAL:

Yeas: Nunnari, Falcone, Lamb

Nays: None, motion carried

Motion: Ms. Falcone moved, seconded by Mr. Nunnari to table Ordinance 2020-146 to the September 13, 2021 meeting.

ROLL CALL ON APPROVAL:

Yeas: Nunnari, Falcone, Lamb

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**

Findings of fact

1. The request meets code requirements, except for the wall and roof materials that are anodized aluminum and translucent twin-wall polycarbonate panels and the masonry units that require a modification.
2. The addition is in the rear corner of the building that is currently used for outside nursery stock with limited visibility from the road or any residential properties.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Nunnari to recommend approval of the Gales Garden Center Development Plan with the following:

1. A modification from Chapter 1237, Design Guidelines, for the roof and wall materials to be of anodized aluminum with translucent polycarbonate panels and for the masonry units to exceed 4" x 12".
2. Condition that the masonry knee wall design matches the existing greenhouse design.

3. Condition that approval is subject to comments in Part III of the 7/30/21 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: Nunnari, Falcone, Lamb

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. Nunnari to recommend approval of Ordinance 2021-30.

ROLL CALL ON APPROVAL:

Yeas: None

Nays: Nunnari, Falcone, Lamb, motion failed

**909 Canterbury LLC (multi-tenant building), Master Sign Criteria, 909 Canterbury, PP#21307040, rep. K. Kelly, Ward 1**

Mr. Jones arrived at 7:34 pm.

Findings of fact

1. The purpose of this request is to modernize the master sign criteria.
2. Many of the items in the master sign criteria comply with Chapter 1223.
3. The sign materials, styles and lighting are appropriate.
4. The City is unable to grant the request for the monument sign to be relocated within the ODOT right-of-way unless the applicant receives an easement from ODOT.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Nunnari to approve the 909 Canterbury LLC Master Sign Criteria with the following:

1. Condition that the building frontage facing I-90 also counts as the frontage width of the building.
2. Condition that the relocation of the freestanding sign within the ODOT right-of-way is not approved.
3. Condition that all proposed tenant signs shall be approved by the Landlord prior to application for a sign permit from the city and installation.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Lamb, Jones

Nays: Nunnari, motion carried

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

The 909 Canterbury LLC Master Sign Criteria was approved and the i.c. Scientific Solutions Sign Plan complies with the approved criteria and therefore does not require planning commission approval.

**The Sis Kiss Sign Plan, 681 Dover Center Rd., PP#21301018, rep. R. Brady, Ward 3**

Findings of fact

1. The proposal meets the requirements of Chapter 1223.
2. There will only be 50 s.f. of signage available for any other tenants in this building, unless they have a main entrance on the north or east side of the building.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Nunnari to approve the Sis Kiss sign plan with the condition that the unused exterior light fixtures are removed from the front (west) façade.

ROLL CALL ON APPROVAL:

Yeas: Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

**Bahia Bowl Storefront, 225 Main St., PP#21124302 rep. C. Dixon,  
Ward 5**

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Findings of fact

1. Overall, the design is in accordance with Style #6 of the Design Guidelines and blends with the modern design of the floors above.
2. The wood and porcelain materials are appropriate, but more information is needed to determine if the color and style may be approved.
3. The external emergency light fixture requires more information.
4. Any outdoor furniture requires City approval.
5. Signage has not been submitted for approval.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Nunnari to recommend approval of the Bahia bowl storefront with the following:

1. Condition that the applicant return on 9/13/21 with a rendering of the tile inlay.
2. Condition that the exterior emergency egress light match the storefront system.
3. Condition that signage is submitted for approval at a future meeting.
4. Condition approval is subject to comments in Part III of the 7/30/21 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: Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

**NEW BUSINESS**

**Community West Foundation Sign Plan, 800 Sharon Rd.,  
PP#21401016, rep. P. Lang, Ward 1**

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Findings of fact

1. The proposal does not require any zoning code modifications.
2. The sign is needed to direct visitors to the proper parking lot Community West Foundation.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Nunnari to approve the Community West Foundation sign plan.

ROLL CALL ON APPROVAL:

Yeas: Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

**American Eagle Outfitters Storefront & Sign Plan, 253 Crocker Park  
Blvd., PP#21124303, rep. B. Kennedy, Ward 5**

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Findings of fact

1. The proposal updates the storefront and signage.
2. There are no zoning modifications required and only a waiver is needed for the "A E" wall sign that has letters that exceed 36 inches in height.
3. The letters are only 6" over the requirement for Crocker Park, are under the 48" requirement elsewhere and are non-illuminated.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Nunnari to recommend approval of the American Eagle Outfitters storefront with the following:

1. Approval is subject to comments in Part III of the 7/30/21 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: Nunnari, Falcone, Lamb, Jones  
Nays: None, motion carried

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Nunnari to approve the American Eagle Outfitters sign plan with the following:

1. A waiver from the Crocker Park Sign Criteria for the "A E" wall sign to have 42" non-illuminated letters.
2. Condition that the interior illumination of the signs is dimmable and will be adjusted if needed to comply with 1223.07, ILLUMINATION OF SIGNS.

ROLL CALL ON APPROVAL:

Yeas: Nunnari, Falcone, Lamb, Jones  
Nays: None, motion carried

**Westlake Middle School Sign Plan & Site Improvements (pkg lot) 2240  
& 2260 Dover Center, PP#21229009, rep. D. Kocevar, Ward 4**

Motion: Ms. Falcone moved, seconded by Mr. Nunnari to table the Westlake Middle School Sign Plan & Site Improvements to the 9/13/21 meeting.

ROLL CALL ON APPROVAL:

Yeas: Nunnari, Falcone, Lamb, Jones  
Nays: None, motion carried

**Get Go Gas Station Site Improvements (car wash), 25476 Center Ridge  
Rd., PP#21326017, rep. S. Johnston, Ward 2**

Findings of fact

1. The purpose of this request is modernize the car wash with a new double-stacked entrance lane with gate, canopy, vacuum system and relocated pay kiosk and menu sign.
2. The proposal complies with code requirements, except that the proposed colors for the canopy counts towards the signage allotment that is already used up for the existing car wash signage and will need to be changed to a neutral color, unless the Planning Commission wishes to grant a modification.
3. The sign shown on top of the canopy reading "Pay Here" is not part of this request and is not approved.
4. The vacuum system and pay kiosk will also need to be in a neutral color to not count towards signage and any instructional signage will need to be submitted to staff for administrative approval.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Nunnari to recommend approval of the GetGo Gas Station site improvements with the following:

1. Condition that that the canopy light is changed to a maximum 4100K color temperature and fixture is dimmable and will be adjusted if needed to comply with 1230.03 and turned off when the car wash is not in use
2. Condition that any new instructional signage must be reviewed by the Planning Department and may be approved administratively if they do not exceed 2 sq. ft. per individual sign and 6 sq. ft. per vacuum or pay kiosk, including any primary or bright colors.
3. Condition that the canopy color is clear anodized aluminum.
4. Condition that the vacuum system and pay kiosk will be in a neutral color that is administratively approved.
5. Condition that approval is subject to 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: Nunnari, Falcone, Lamb, Jones  
Nays: None, motion carried

**Cricket Center Sign Plan, 30582-30590 Center Ridge, PP#21707027,  
rep. B. Smith, Ward 6**

Findings of fact

1. The size and colors have not changed.

2. There are no zoning modifications required.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Nunnari to approve the Cricket Center Sign Plan with the condition that the interior illumination of the sign is dimmable and will be adjusted if needed to comply with 1223.07, ILLUMINATION OF SIGNS.

ROLL CALL ON APPROVAL:

Yeas: Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

**MISCELLANEOUS**

None

**ADJOURNMENT**

Meeting adjourned at 10:23 pm. The next meeting is scheduled for Monday, 9/13/2021.