



**PLANNING DEPARTMENT**

27700 Hilliard Blvd. Phone 440.871.3300  
Westlake, OH 44145 Fax 440.617.4324

**WESTLAKE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
AUGUST 8, 2022**

Present: Chairman Brad Lamb, Councilman Duane Van Dyke, Matt Jones (arrived at 7:21 pm), Lauren Falcone  
Absent: Bonnie Smith  
Also Present: Planning Director Jim Bedell, Law Director Mike Maloney, Clerk of Commissions Nicolette Sackman

The regular meeting was called to order at 7:04 p.m. by Chairman Lamb.

**APPROVAL OF MINUTES**

Mrs. Falcone moved, seconded by Mr. Van Dyke to approve the minutes of the regular meeting of July 11, 2022.

**ROLL CALL ON APPROVAL:**

Yeas: Falcone, Van Dyke, Lamb

Nays: None, motion carried

**COUNCIL REPORT**

No new report.

**BUSINESS**

**Milline LLC lot split, 31538 Center Ridge, PP#21714007, rep. C. Cavano, Ward 6**

Mr. Cavano was present. Mr. Bedell reviewed his staff memo split one parcel into two parcels.

**Findings of Fact**

1. The request will create two residential lots for single-family homes.
2. Modifications are need for Lot "A" for the depth to width ratio, shape and depth. These modifications are due to the location of Mills Road and are acceptable per WCO Section 1133.02.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Milline LLC lot split involving permanent parcel number #21714007 with the following:

1. Modification for Lot "A" for the minimum depth to width ratio, lot depth and for the shape to be irregular.
2. Condition that 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, Lamb, Falcone

Nays: none, motion carried

**Szaller lot assembly, 28470 & 28430 Hilliard Blvd., PP#21228002 & 29, rep. K. Hoffman, Ward 5**

Mr. Hoffman was present. Mr. Bedell reviewed his staff memo for the assembly of two parcels.

**Findings of Fact**

1. The applicant owns both properties.
2. There are no modifications required for this assembly.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Szaller lot assembly involving permanent parcel numbers PP#21228002 & 29 with the condition that 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, Lamb, Falcone

Nays: none, motion carried

**Brentwood Townhomes development plan, 29883 & 29765 Center Ridge Rd., PP#21126004, 006, 007 & 012, rep. K. Hoffman, Ward 6**

Ms. Bailey and Mr. Hoffman were present. Mr. Hoffman reviewed the proposal for 13 units in four buildings; the site layout; landscape; style of units; materials and elevations. Six of the units will be on the west side of Brentwood Court and seven units are on the east side of the street. The four types of units are interchangeable and customers will have the option to select the style of unit to be constructed. Mr. Bedell reviewed his staff memo.

The following were present: Mr. Didion, 29910 Sequoia Trail and Mr. McNamara, 29880 Sequoia Trail. Comments and concerns expressed: grade concerns adjacent to the Sequoia Trail and the height of the foundation of the future homes; retention of trees; and drainage. It was clarified that the proposal and discussion before the commission was the multi-family townhomes along Center Ridge as the single family subdivision was previously approved.

The planning commission discussed the following: confusion regarding where each style of the proposed units will be located; will each building have the same style unit or will there be a mix; the commission is being asked to approve a development plan without knowing exactly what will be constructed in which location and a final design should be provided; the location of the sidewalk along the cul-de-sac; the location of the adjacent neighbor's driveway; light pole design; landscape; guest parking spaces should be provided rather than parking on the street

Mr. Hoffman and Ms. Bailey explained that Drees Homes will be constructing the units and they want the flexibility to offer customers the style of unit they would like prior to the construction of a building. It was questioned how the remaining units in a building will be constructed if all the units in one building are not sold at one time. Ms. Baily explained the foot print of the units will remain the same and the elevation design could be different. She advised she can have a representative from Drees Home attend the next meeting to provide further explanation and examples. She noted that the temporary driveway easement on the adjacent single family home (on Center Ridge) has expired and they will not have access through the townhome property as she was unable to reach an agreement with the property owner at this time so their driveway will need to be on Center Ridge Rd.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to table the Brentwood Townhomes development plan to September 12, 2022.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone, Jones

Nays: none, motion carried

**Lego storefront and sign plan, 276 Crocker Park Blvd., PP#21125012, rep. M. Farr, Ward 5**

Mr. Farr presented the storefront and sign plan. Mr. Bedell reviewed his staff memo. Discussion ensued regarding the depth of the entrance feature; the possibility of adding more color to the upper façade and to look at adding some depth with blocks that protrude out from the façade to provide a 3D effect.

Findings of Fact

1. The storefront design is theme driven with items suggestive of Lego blocks.
2. Signage is limited and in compliance with the Master Sign Criteria, except that waivers are needed for cabinet signs with illuminated panels. These signs are also part of the design theme.
3. Illumination of signs is regulated in 1223.07(b): "Light sources to illuminate permanent signs located inside or outside of buildings shall not be of excessive brightness or cause glare hazardous to pedestrians or drivers of automobiles, or be objectionable to adjacent Residential Districts. "Excessive brightness" shall be defined as any sign that emits more than 10.00 Footcandles (equivalent to 10.00 Lumen per square foot) of light when

*Planning Commission Minutes*

*August 8, 2022*

*Page 2 of 6*

measured at night, three feet perpendicular from the center of any sign face.”

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

1. The upper façade color and depth will be administratively approved.
2. Approval is subject to comments in Part III of the 8/5/22 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, Lamb, Falcone, Jones

Nays: none, motion carried

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve of the Lego sign plan with the following:

1. Waiver from MSC 3.1 and 6.1 for cabinet signs with illuminated, translucent backgrounds.
2. Waiver from MSC 8.1 for a cabinet sign to be a window sign type.
3. Condition that signs are dimmable.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone, Jones

Nays: none, motion carried

**Tech West Building sign plan (3 tenant banners), 191 American Blvd.,  
PP#21129005, rep. M. Farr, Ward 5**

---

Mr. Farr explained the proposal is for three banners on the Tech West building and presented the renderings. Mr. Bedell reviewed his staff memo. Discussion ensued that too many banners may not be desirable throughout this area but what is proposed is not an issue. In the future the number of banners may need to be reviewed.

Findings of Fact

1. Banners are permitted in the Crocker Park Master Sign Criteria.
2. No waivers are needed.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve the Tech West Building sign plan (3 tenant banners).

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone, Jones

Nays: none, motion carried

**ADMA site improvements and sign plan, 24272 Detroit Road,  
PP#21402003, rep. J. Savelli, Ward 1**

---

Mr. Bedell reviewed his staff memo explaining a condition of approval for the conditional use permit was to submit a site improvement plan for the parking, circulation, lighting and signage. A parking analysis was included and was routed to the City Engineer who did not comment. The data is based upon their (ADMA) experience at the current location, the expected class schedule, class size and staggering of classes to allow 15 minutes for pick-up and drop-off between classes. It indicates a maximum number of 22 parking spaces needed for classes between 10:15 am and 11:45 am. These numbers drop off to between 16 and 9 spaces needed after 12:00 pm. These numbers also reflect students taking multiple classes, while only being dropped off and picked up a single time (approximately 95 percent of students are dropped off). The parking code requires 33 spaces, the parking layout presented indicates 26 spaces and the applicant is advising they only need 22 spaces based on their needs. The existing lighting was in place prior to this business purchasing the property. The exterior lighting is not to be changed without submitting a photometrics plan to the City for administrative review and approval for all existing and proposed fixtures and that the photometrics plan comply with 1230.03. At this time the sign package is not ready and will be submitted at a future meeting.

Ms. Savelli and members of the commission discussed the following: they reviewed the parking layout and how drop off and pick up will be routed through the site; the lighting when replaced needs to be brought up to code; they applicant is aware of their parking needs and if in the future they need additional parking they will need to submit plans to the planning commission for review and approval.

Findings of Fact

1. The stems from a condition of approve in Ordinance 2022-65 for a site improvement plan (addressing traffic circulation, parking, exterior lighting and signage).
2. A modification is needed for parking, but the applicant's parking analysis indicates fewer spaces are needed and more can be developed on-site if parking deficiencies become an issue.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the ADMA site improvements with the following:

1. Modification for 22 parking spaces with a condition that the applicant will develop more parking on the site if needed in the future.
2. Condition that no other exterior lights may be converted to LED without first receiving City approval.
3. Approval is subject to comments in Part III of the 8/5/22 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, Falcone, Jones

Nays: Van Dyke, motion carried

**Ordinance 2022-74 Conditional Use Permit for a Fitness Center  
(Inner Bliss Yoga Studio), 30311 Clemens Rd., PP#21120004, rep. T.  
Lyons, Ward 3, ref. 7/21/22**

---

Mr. Bedell reviewed his staff memo explaining the applicant is currently located in the Industrial District but their lease at their current location is not being renewed. The new location is also in the Industrial District. Ms. Lyons (applicant) and Mr. Nigro (building owner) were present. Members of the commission did not have an issue with this specific request as the use is already in the Industrial District.

Findings of Fact

1. The applicant is losing their lease, causing them to relocate to another property approximately ½ mile to the west.
2. No zoning modifications are needed.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to recommend approval of Ordinance 2022-74.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone, Jones

Nays: none, motion carried

**Chipotle Mexican Grill development plan, 25350 Detroit Rd.,  
PP#21309021 & 14, rep. R. Howell, Ward 1**

---

Mr. Howell, Mr. Cernack and Ms. Juers were present. They reviewed the site plan, elevations, materials, vehicle circulation on the site, and advised the woods at the rear of the property will remain. Mr. Bedell reviewed his staff memo.

Discussion ensued regarding the following: the turning lanes onto Detroit Road; the stacking lane for the drive-thru pick up window, as the drive-thru is only to pick up phone/online orders and not place orders; concerns with traffic on site and off site onto Detroit Road; and the building design.

Findings of Fact

1. The development plan meets code requirements and the requirements of CUP Ordinance 2021-92.

*Planning Commission Minutes*

*August 8, 2022*

*Page 4 of 6*

2. The only modification is for the driveway to be wider, but this with is a Westlake Engineering Department request and for signage – overall square footage is slightly over (less than one s.f.). Otherwise, the sign plan meets code requirements.
3. The assembly plat requires a separate motion.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Chipotle Mexican Grill development plan with the following:

1. Modification for the driveway to exceed 34' in width.
2. Condition that gator bags are used until trees are established and that lighting is administratively approved.
3. Restripe Detroit road to create a left hand turn lane as directed by City Engineer.
4. Approval is subject to comments in Part III of the 8/5/22 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, Falcone, Jones

Nays: Van Dyke, motion carried

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve the Chipotle Mexican Grill sign plan with the following:

1. Modification for an additional .96 s.f. of signage.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Falcone, Jones

Nays: Van Dyke, motion carried

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve the Chipotle Mexican Grill assembly plat.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Falcone, Jones, Van Dyke

Nays: none, motion carried

**Sandbox VR storefront and sign plan, 294 Crocker Park Blvd.,  
PP#21125004, rep. M. Farr, Ward 5**

---

Mr. Farr reviewed the storefront and sign plan. The design will be similar to the previous tenant that occupied the space with a few minor changes. Mr. Bedell reviewed his staff memo.

Findings of Fact

1. The proposed storefront and sign plan does not require any waivers from the Crocker Park Mixed Use Area Design Guidelines or Master Sign Criteria.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Sandbox VR storefront with the following:

1. Approval is subject to comments in Part III of the 8/5/22 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, Lamb, Falcone, Jones

Nays: none, motion carried

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve the Sandbox VR sign plan.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone, Jones

*Planning Commission Minutes*

*August 8, 2022*

*Page 5 of 6*

Nays: none, motion carried

**Ordinance 2022-71 repeal §1218.03(h)(8) and (13) of §1218.03 so that new conditional use permits for par 3 golf courses, tennis/racquet facilities, fitness centers or similar recreational uses will no longer be permitted in the Exclusive Industrial District of the Zoning Code, ref. 7/7/22**

---

Mr. Bedell reviewed his staff memo. The purpose of this request is to eliminate new fitness/recreation related conditional uses from the Exclusive Industrial District. He explained fitness related conditional uses are a type of business in industrial that are more appropriately located in other commercial zones of the city, where they are already allowed – General Business, Shopping Center, PUD Districts. In addition to freeing up industrial space, it is hoped that fitness uses will backfill some of Westlake’s vacant commercial space, such as at older, underperforming shopping centers.

Members of the commission discussed the proposal and some were uncertain if a change was needed as a conditional use permit can be denied or perhaps there could be a location in the Exclusive Industrial District where a proposed fitness use might be suitable. Others felt the amendment to the code make sense. It was questioned the number of vacant spaces and how many previous CUP locations would be available in the future. The commission felt further information was needed and possibly a moratorium for fitness/recreation related conditional uses in the Exclusive Industrial District should be considered.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to request a 60-day extension of time for Ordinance 2022-71.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone, Jones

Nays: none, motion carried

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to table Ordinance 2022-71 to September 12, 2022.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone, Jones

Nays: none, motion carried

**MISCELLANEOUS**

None

**ADJOURNMENT**

Meeting adjourned at 9:45 p.m. The next regular meeting is scheduled for Monday, September 12, 2022, in the Westlake City Hall Council Chambers.

\_\_\_\_\_  
Chairman Brad Lamb

\_\_\_\_\_  
Nicolette Sackman, MMC  
Clerk of Commissions

Approved: \_\_\_\_\_