



PLANNING DEPARTMENT

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REPORT TO COUNCIL

TO: Denise Rosenbaum CMC, Clerk of Council

FROM: Nicolette Sackman, Clerk of Commissions

DATE: 9/14/2021

RE: Planning Commission Meeting of 9/13/2021 Report to Council

Present: Chairman Brad Lamb, Duane Van Dyke, Nick Nunnari, Matt Jones

Absent: Lauren Falcone

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

Westlake Planning Commission, at its meeting held on 9/13/2021 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: Mr. VanDyke moved, seconded by Mr. Jones to table Ordinance 2020-146 to the October 4, 2021 meeting.

ROLL CALL ON APPROVAL:

Yeas: Nunnari, Jones, Lamb, Van Dkye

Nays: None, motion carried

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

Applicant withdrew request, no action necessary

NEW BUSINESS

Cahoon Nursery Lot Assembly, 27630 Detroit Rd., PP#21213006 & 064, rep. C. Watkins, Ward 3

Findings of Fact

1. This is needed for any future development and it is the City's practice that developments covering multiple parcels are assembled into a single parcel.
2. There are no additional or increases in legal non-conformities as a result of this action.

Motion: Mr. VanDyke moved, seconded by Mr. Nunnari to approve the Cahoon Nursery lot assembly involving permanent parcel numbers 212-13-006 & 064, 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: Nunnari, Jones, Lamb, Van Dkye

Nays: None, motion carried

**Dollar Bank Site Improvements (canopy), 26895 Center Ridge Rd.,
PP#21501040, rep. P. Shokalook, Ward 2**

Findings of Fact

1. This request adds a canopy over the drive-thru window to provide shelter from the elements.
2. The only modification is for the roof color that is not natural copper, or copper patina, dark green or dark brown.

Motion: Mr. VanDyke moved, seconded by Mr. Nunnari to recommend approval of the Dollar Bank Site Improvements (canopy) with the following:

1. Modification for the standing seam metal roof in light tan color.
2. Condition that safety signs indicating the clearance height and containing no commercial message of any sort are incorporated into the design of the canopy.
3. Condition that the Dollar Bank will contact the Planning Department prior to replacing any exterior light fixtures.

ROLL CALL ON APPROVAL:

Yeas: Nunnari, Jones, Lamb, Van Dkye

Nays: None, motion carried

**Stonehouse Grill Site Improvements (patio), 24850 Center Ridge Rd.,
PP#21328013, rep. S. Hornblower, Ward 1**

Mr. Jones abstained from discussion due to a conflict of interest.

Findings of Fact

1. The proposal improves the dining experience and is an attractive addition to the business district.
2. The proposal is not expected to impact nearby office or residential uses and requires no modifications.

Motion: Mr. VanDyke moved, seconded by Mr. Nunnari to recommend approval of the Stonehouse Grill Site Improvements (patio) with the following:

1. Boulders are incorporated into the landscaping bed south of the patio for vehicle impact protection.
2. Two additional trees are planted on the property to be in locations approved by the Planning Department.
3. Column lights utilize LED 2700K, 450 lumens maximum bulbs or LED flame effect light bulbs.
4. Approval is subject to comments in Part III of the 9/10/21 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, Lamb, Van Dkye

Nays: None, motion carried

**Lenscrafters Storefront, 247 Main Street, PP#21126302, rep. Jesensky
Ward 5**

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 aluminum storefront system and composite panels are appropriate.
3. Signage has not been submitted for approval.

Motion: Mr. VanDyke moved, seconded by Mr. Nunnari to recommend approval of the Lenscrafters storefront plan.

ROLL CALL ON APPROVAL:

Yeas: Nunnari, Jones, Lamb, Van Dkye

Nays: None, motion carried

**Ordinance 2021-92 Conditional Use Permit (Chipotle), 25288 Detroit
Rd., PP#21309014 to 017, 021, 022 & 037, Ward 1**

Motion: Mr. VanDyke moved, seconded by Mr. Jones to table Ordinance 2021-926 to the October 4, 2021 meeting.

ROLL CALL ON APPROVAL:

Yeas: Jones, Lamb, Van Dkye

Nays: Nunnari, motion carried

MISCELLANEOUS

None

ADJOURNMENT

Meeting adjourned at 9:00 pm. The next meeting is scheduled for Monday, 10/4/2021.