



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE SPECIAL MEETING
OCTOBER 17, 2022**

Present: Chairman Brad Lamb, Matt Jones, Duane Van Dyke, Lauren Falcone, Bonnie Smith
Also Present: Planning Director Jim Bedell, Clerk of Commissions Nicolette Sackman

The special meeting was called to order at 7:15 p.m. by Chairman Lamb.

BUSINESS

**Corporate Circle storefront facades, 2207 and 2209 Crocker Rd.,
PP#21126075, Ward 5**

Mr. Craun and Ms. Williams from Bialosky and Partners were present and explained the proposed changes to storefronts. They explained the two retail buildings are in the process of being constructed and they need to address the design for vacant tenant space shells in the middle of the buildings that have not been leased yet and their masonry contractor is trying to beat the winter weather. They presented designs with additional masonry detailing addressing comments from the 9/29/22 staff report. The commission suggested additional design elements from the Corporate Circle Design Guidelines and Master Sign Criteria, such as awnings, canopies, variety of materials, lighting, recessed entries, and creative signage to provide articulation and character for the facades. These details should be incorporated into future tenant storefront plans that will be reviewed by the Planning Commission.

Mr. Craun also presented conceptual plans for Kitchen Social with the understanding that they will return to a future meeting for approval. The plans include a dining bump out of the building into the plaza between the two buildings extending to the edge of the planters and not interfering with pedestrian walkway in the center of the plaza. It will be mostly glass with roll up doors. The commission discussed the plan and would like to see if the space can be made less wide, have roll up doors also placed on the north and side walls to open it up more to the outdoors to be more like the original patio concept for the plaza, have lighting have outdoor seating that is not part of the covered area, have a slanted roof and asked that other options be explored for the design to lessen its dominance of the plaza. Furthermore, they need plans and elevation drawings to show how this addition will relate to the plaza and Mission BBQ with its storage building that also extends into the plaza. The applicant will submit plans for Social Kitchen for commission approval.

Findings of Fact

1. Some details, such as awnings and canopies, can be presented with the future storefront plans, but the items that are included with this approval are not likely to change.

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

1. Condition that future storefront applications include design elements suggested in the Corporate Circle Design Guidelines and Master Sign Criteria, such as awnings, canopies, variety of materials, lighting, recessed entries, and signage to provide articulation and character for the facades.
2. 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: Smith, Jones, Lamb, Van Dyke, Falcone

Nays: none, motion carried

ADJOURNMENT

Meeting adjourned at 8:45 p.m. The next regular meeting is scheduled for Monday, November 14, 2022, in the Westlake City Hall Council Chambers.

Chairman Brad Lamb

Nicolette Sackman, MMC
Clerk of Commissions

Approved: _____