



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE WORK SESSION
FEBRUARY 11, 2014**

Present: Chairman Daniel Meehan, Brad Lamb, Scott Fatzinger, Mark Getsay
Absent: Bonnie Smith,
Also Present: Planning Director Jim Bedell, Clerk of Commissions Nicolette Sackman

The work session was called to order at 7:00 p.m. by Chairman Dan Meehan.

BUSINESS

Crocker Park G Block

Mr. Moses, Mr. Testa, Mr. Bialosky and Mr. Rubin were present and reviewed the G Block development plans and materials to be used. A material sample board was reviewed. Materials to be used are brick veneer in three different colors, prefinished aluminum trim/panels in two colors (a dark trim color and a wood finish look), metal panels in grey and off-white, EFIS in three colors, CMU, and possibly stucco. The wood accents are actually prefinished aluminum trim/panels that are designed to look like wood and has a 20-30 year guarantee. Discussion ensued on locations of the various materials on the buildings and which colors are to be used.

The rear of the buildings are proposed to be metal panels, but due to cost may be EFIS instead. There were some concerns with the austerity of the rear façades as well as the possible use of EFIS as a durable material. The EFIS material was discussed and per the Crocker Park Mixed-Use Area Design Guidelines is a permitted material for this style building. Mr. Bedell will verify with the Building Department that this is an acceptable material for construction. The Planning Commission discussed the elimination of balconies from the GWS SW Corner Building in the most recent design. Mr. Moses and Mr. Testa replied that it was done to provide a more imposing façade and to offset cost increases associated with the redesign. Mr. Testa believed that the additional windows would be as attractive to tenants as the balconies would have been.

Discussion ensued that the plans require more detail. The applicant was asked to provide more information regarding trim details (e.g. sills, lintels, inset panels, etc.), clarify what colors and materials are to be used in each location, and provide renderings showing adjacent garages or buildings in comparison to the rear facades of the G Block buildings in order to determine what will be visible so material choices can be determined for those locations. Staff will review the plans to ensure compliance with the approved metrics for the Crocker Park PUD.

ADJOURNMENT

Meeting adjourned at 8:01 p.m. The next regular meeting is scheduled for Monday, March 3, 2014 in the Westlake City Hall Council Chambers.

Chairman Dan Meehan

Nicolette Sackman, MMC
Clerk of Commissions

Approved: March 3, 2014