



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
JULY 7, 2014**

Present: Chairman Daniel Meehan, Scott Fatzinger, Phil DiCarlo, Mark Getsay, Brad Lamb

Also Present: Planning Director Jim Bedell, Assistant Planning Director William Krause, Law Director John Wheeler, Clerk of Commissions Nicolette Sackman

Discussion of agenda items and fact finding was conducted at 7:00 p.m. The regular meeting was called to order at 7:30 p.m. by Chairman Dan Meehan.

APPROVAL OF MINUTES

Mr. Fatzinger moved, seconded by Mr. Lamb to approve the minutes of the regular meeting of June 2, 2014.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

Abstain: Lamb

Nays: None, motion passed

COUNCIL REPORT

Councilman Getsay reported on council matters regarding planning commission items.

SELECTED CORRESPONDENCE

6/10/14 Email received from Diane Goodwin requesting that Livingston Villas be tabled until August 4th

6/17/14 Email received from Greg Wiechert requesting that Ordinance 2013-196 be tabled until September 8th

7/7/14 correspondence received from Dusan Citovic, 317 Halstead Ln. #27 in support of the American Greetings proposal

OLD BUSINESS

Ordinance 2013-169 code amendment 1203.18 & 1211.03 accessory uses in single family (ref. by council 11/7/13), tabled 1/6/14 & requested 90-day extension of time (expires 4/6/14), tabled 3/3/14 & requested an extension of time until July 7, 2014 – requests to be tabled until 9/8/14

Motion: Mr. Fatzinger moved and Mr. Lamb second to request an extension of time for Ordinance 2013-169 until September 8, 2014

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Motion: Mr. Fatzinger moved and Mr. Lamb second to table Ordinance 2013-169 until September 8, 2014

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Livingston Villas Development Plan (nursing home),
Crocker Rd. (north of 3550), PP#216-10-023, rep. D.
Goodwin, WARD 6, tabled 3/3/14, 4/7/14, 5/19/14 –
requests to be tabled until 8/4/14**

Motion: Mr. Fatzinger moved and Mr. Lamb second to table Livingston Villas Development Plan until August 4, 2014

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

NEW BUSINESS

**American Greetings Revised Development Plan, 1
American Blvd., PP#211-29-005, rep. B. Meng, WARD 5**

Mr. Elie Weiss, Mr. Ryan Parson and Ms. Peng Gu were present. Mr. Weiss explained the proposal is to approve minor revisions for the generator and rooftop appurtenances now that the known design details have been finalized, and the landscaping plan for the American Greetings Building. There will be a landscaped mound along Crocker Road to screen the generator and loading docks. On the roof screen walls have been added to screen the HVAC units and an elevator penthouse has been added. Mr. Weiss explained the height of the building has not changed but the rooftop appurtenances have added some height for those features. Renderings of the generator and rooftop appurtenances were shown.

Mr. Bedell reviewed his staff memo. The generator is adjacent to the Crocker Road screening mound which was approved in the 2012 Crocker Park Phase III Landscape and Hardscape Plan but it was not engineered at that time. Recently, the developer selected a generator for this location. It includes acoustic insulation material for sound deadening and is screened from Crocker Road by an adjacent berm and evergreen trees. The top 3' of the generator protrudes over the screen wall and mound but the landscaping ensures it will not be visible for northbound traffic. The rooftop appurtenances design was revised to reflect the selection of HVAC and elevator equipment which is taller than approved in 2012. However the taller equipment selected is quieter and the 2012 approval required that rooftop appurtenances be screened from view. The height of the screening increased due to taller equipment and perspective views were provided that indicate very limited visibility of the appurtenances from ground level. The topmost appurtenance (elevator penthouse) increased by 5'3", the top of visual/acoustical screen walls required as a condition in the 2012 approval increased by 2'7.5". The height of the building has not changed to exceed the height

approved in 2012 PDP and the rooftop appurtenances, based on the policy established with the approval of other buildings in Crocker Park are not factored into the height of the building. The increase in height for the rooftop appurtenances is permitted and no modifications are required.

The planning commission made the following findings of fact:

1. The development plan approved in 2012 included a design that was more conceptual in terms of appurtenances, while this proposal is reflective of the actual design for the generator, elevator penthouse, HVAC and associated visual/acoustical screen walls.
2. The view of the generator is screened by the retention wall, landscaping and a gate.
3. The taller HVAC equipment that was selected by the applicant is preferred because it is quieter.
4. The height of the building has not increased from the 2012 PDP.
5. Rooftop screening was a requirement of the 2012 approval.
6. Rooftop appurtenances and associated screening are not factored into the height of the building.
7. No modifications are required for this approval.

Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the American Greetings Revised Development Plan

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**American Greetings Landscape and Hardscape Plan, 1
American Blvd., PP#211-29-005, rep. B. Meng, WARD 5**

Ms. Peng Gu, landscape architect, reviewed the proposed hardscape and landscape materials to use throughout the site. There will be various gardens, including a rose garden, walking paths and focal areas. Ms. Gu reviewed the traffic patterns though the site (both vehicle and foot) and showed renderings of the various proposed gardens, service area screening, and pedestrian areas. The design includes a variety of plant materials, hardscaping, and lighting for the property. The lighting includes wall luminaires with direct light, bollard luminaires, in-grade luminaires, wall packs, and wall sconces.

Mr. Bedell reviewed his staff memo explaining the proposal is for the landscape and hardscape plans for the plaza and areas adjacent to the American Greetings World Headquarters Building on the east and south of the building. These areas were not included in the previously approved Crocker Park Phase III landscape and hardscape plans. Mr. Bedell and the commission thanked Ms. Gu for the beautifully designed proposal.

The planning commission made the following findings of fact:

1. The landscape/hardscape plan is an exemplary design.
2. No modifications are required

Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the American Greetings Landscape and Hardscape Plan

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Crocker Park Street Names Phase III, within Crocker Park, rep. R. Levitz, WARD 5

Mr. Richard Levitz explained the proposal is to name the new streets within Crocker Park and the extensions of existing streets. He reviewed the various streets and the proposed names. Mr. Bedell reviewed his staff memo noting the city departments reviewed the new names and did not have any issues with what is proposed. One suggestion that was made, which Mr. Levitz incorporated into the proposal is the extension of S.S. Comet Lane to be extended to the intersection of Promenade Lane.

Motion: Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the proposed street names with the condition that S.S. Comet Lane be extended to the intersection with Promenade Lane.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Hyatt Place Development Plan, Crocker Park, rep. A. Maifield, WARD 5

Mr. Steve Rubin, Mr. Mike Zimmerman and Ms. April Maifield were present. Mr. Maifield presented revisions to the elevations that were not yet submitted to the commission. She reviewed the site which is for a 110 room hotel with indoor pool, fitness center, conference and business center and lounge. The hotel will be located in the K Block of Crocker Park (north end) at Crocker and Union Roads. The design of the building is a transition piece of the various styles within Crocker Park and the brand design of Hyatt Place. The design is modern with fascia brick, stainless steel shingles, terra cotta panels, cast stone and glass features. There is a glass feature that is a trademark of the Hyatt Place hotels. Ms. Maifield reviewed the building renderings and site plan. The façade was designed to address concerns expressed by planning staff during the preapplication conference regarding the louvers used for the air conditioning units. Each room has a HVAC unit but they are not the typical style units that are located under each window. They are located in a closet in each room and still need to vent out externally from each room. Ms. Maifield showed renderings of other hotels and how the louvers were designed. The style is an attempt to hide the louvers and have them match the surrounding color of elevation so that they seem to blend into the elevation. At the northwest corner and west elevation of the building are frosted glass features that can be used to generate soft images of art behind the glass with the use of LED diodes. In addition a portion of the east façade has linear LED outlining the building and an “edge” element visible through the glass. These features will not be used for advertising, will not project any words, and will only be used for art features.

Mr. Bedell reviewed his staff memo expressing concerns with the louver elements on the façade. He questioned if there was a way to make them more of an architectural feature of the elevation. It was noted that the screen wall on the first floor of the east elevation is to screen the service area and the architect is working to reduce the size. However this is really the only location for the service area. He suggested adding indentations in the wall to provide room for trees and potentially some more

detailing for the flat wall to add interest. The location of the roll up door was a concern. Mr. Bedell advised that the architect is reworking the elevations based on comments and the report. Some of the details need additional time and reworking.

Discussion ensued on the HVAC louvers and how they could be reworked. Members of the commission, planning staff and Council President Killeen, who was in the audience, expressed concerns and would like to see how the glass art walls would appear. They requested to see a mockup of the feature or a video of this feature as it is used elsewhere in the country on a building. They would like more details since this is a new feature being suggested at Crocker Park. As discussed, the art feature is not an LED TV screen and will have a soft image with is controlled via computer program. The applicant will work on providing more details. Other concerns the commission has were the design elements of the east façade as they felt more details were needed on this elevation as there seems to be a large blank space.

Partial approval of the building is being sought by the applicant. This will provide them the ability to begin pulling construction permits and begin work on the foundation for the building in August. They would like to be able to start work on the foundation and structural elements and have the Planning Commission address the approval of the façade at a future meeting. Mr. Rubin stated he was aware that there are some risks associated with this request as there could be changes to the façade that impact the structure but is comfortable with the request.

The planning commission made the following findings of fact:

1. No modifications are required.
2. Further refinement is required for detailing appropriate for a signature building, and metal louvers.
3. The development plan may be approved with the condition that building elevations be reworked and presented for approval at a future meeting.
4. Terra cotta is not identified as one of the primary materials in the design guidelines but it is a fired clay material (like brick) that is at least equal to the other materials identified in the design guidelines.

Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the Hyatt Place Development Plan, site plan, and structural and foundation plans as presented with the following conditions:

1. The applicant will provide revised building elevations for Planning Commission approval.
2. The 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: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Hyatt Place Sign Plan, Crocker Park, rep. A. Maifield,
WARD 5**

Mr. Zimmerman reviewed the sign package which incorporates branding elements used at all the Hyatt Place hotels. Mr. Krause reviewed his staff memo on the sign package. The LED accent light used as trim around portions of the east elevation was discussed as there were concerns that it would blink or appear to move. As noted in the development plan review more details and a video or mockup of the LED glass art features is needed. On the rendering on the west elevation are some purple and orange areas and it was uncertain if these were additional lights, signs or if those colors are on the building. The commission wished to table the sign package until the building elevations were finalized and review both at the same time.

Motion: Mr. Fatzinger moved and Mr. Lamb second to table the Hyatt Place Sign Plan to the next meeting.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Nick Mayer Lincoln Quick Lane Development Plan, 24400
Center Ridge Rd., PP#214-08-014 & 008, rep. R. Smith,
WARD 1**

Mr. Randy Smith, Mr. Chad Mayer and Mr. Jason Effner were present. Mr. Smith explained currently the quick lane services are being held within the existing service department. They proposed to construct a standalone building for this purpose (oil changes, tire rotations, etc.). The proposed building complies with the code and no modifications are necessary. The building has corrugated metal siding and concrete face block like the existing building on the lot. Mr. Smith reviewed the site and elevations. He state that the orange color stripe shown on the original submittal will be removed and the color black will be used.

Mr. Bedell reviewed his staff memo noting a condition of approval be that the color of the building be integral to the split face block.

The planning commission made the following findings of fact:

1. The proposed use is consistent with the Guide Plan and meets applicable zoning requirements.
2. No modifications are required.

Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the Nick Mayer Lincoln Quick Lane Development Plan with the following conditions:

1. Condition that the color of the building be integral to the split face block;
2. The 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: Fatzinger, Meehan, Getsay, DiCarlo, Lamb
Nays: None, motion passed

Nick Mayer Lincoln Quick Lane Sign Plan, 24400 Center Ridge Rd., PP#214-08-014 & 008, rep. R. Smith, WARD 1

Mr. Smith reviewed the sign package and Mr. Krause reviewed his staff memo. Since the color orange is being removed there are no issues.

The planning commission made the following findings of fact:

1. The proposal is to add signage to the new building. No changes are shown for the existing freestanding signage and wall signage on the existing building.
2. In 1974 the property was granted a number of variances to retain the two pole signs and add additional ground signs so the excess freestanding sign area is a moot point.
3. The proposed signage exceeds the code because the orange stripe shown on three sides of the new building is counted as sign area per the Westlake sign code and Design Guidelines for commercial buildings.
4. If the orange stripe is changed to black as shown in the color rendering submitted for the new building then the amount of new signage complies with code for the new building.

Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to approve the Nick Mayer Sign Plans with the condition that the applicant remove the orange stripe from the proposal and make it black as shown on the color rendering and approve the rest of the proposed sign plan as submitted

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb
Nays: None, motion passed

Nick Mayer Lincoln Quick Lane Lot Consolidation, 24400 Center Ridge Rd., PP#214-08-014 & 008, rep. R. Smith, WARD 1

Mr. Bedell reviewed his staff memo noting the proposal is to assemble two parcels into one parcel.

Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to approve the Nick Mayer Lincoln Quick Lane Lot Consolidation for lots 214-08-014 & 214-08-008.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb
Nays: None, motion passed

Montessori Children's School Development Plan (greenhouse), 28370 Bassett Rd., PP#212-28-007, rep. Rockford Corporation, WARD 4

Ms. Barbara Kincade, Ms. BJ Thomas and Mr. Mike Leeland were present. Ms. Kincade explained the school would like to install a greenhouse to use as a classroom for science and botany. The

greenhouse will be a standalone structure behind the existing building. Ms. Thomas reviewed the greenhouse materials, specifications, size and location of the structure.

Mr. Bedell reviewed his staff memo noting the greenhouse will be used by the school for educational purposes and will not be a commercial use, nor can it be used for commercial use in this zoning district. In residential districts private greenhouses are limited to 260 sq. ft. but the applicant is seeking a larger size so that the children can all fit in the building for classes. The greenhouse will not be illuminated in the evening and will only be used for classes during the school hours.

Mr. Kevin Cantrill, 28471 Hilliard Blvd. was present and asked for clarification on where the structure is located and had no objections.

The planning commission made the following findings of fact:

1. Since this will not be used for producing plant material for commercial sales, this more closely meets the definition of a private greenhouse.
2. A modification is required to permit a private greenhouse that exceeds 260 s.f.
3. The larger size is necessary to accommodate the use of the greenhouse by students and teachers during class.
4. The greenhouse meets the applicable Performance Standards in 1220.06 relative to granting modifications

Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the Montessori Children's School Development Plan with the following conditions:

1. A modification of 225 s.f. is granted.
2. The 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: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Ordinance 2014-82 Conditional Use Permit for
Occupational Health Clinic Services, 2116 Dover Center,
PP# 212-26-004, WARD 4, ref. by council 5/15/14**

Mr. Nathan Hessler, attorney for the applicant, and Mr. Charles Rein CEO were sworn in by Mr. Wheeler. Mr. Hessler explained the Lutheran Home originally requested a code amendment (Ord. 2013-169) but upon research in the code discovered that a hospital is permitted as a conditional use in the R-MF-24 zoning district. What they are seeking is a conditional use permit for an occupational health clinic, which in their opinion is a subset of the uses permitted within a hospital. Currently the Lutheran Home offers skilled nursing, assisted living and long term care. They would like to offer the services of an occupational health clinic to their residents, employees and contracted third parties. Mr. Hessler reviewed the Westlake Zoning Codes section 1203.18 regarding the definition of a hospital. He explained the Lutheran Home facility is approximately

177,000 sq. ft. on a 23 acre site and the proposed use would occupy a space that is about 6,500 sq. ft. which would be less than 4% of their use. Mr. Hessler reviewed a conceptual rendering of the site. As part of their request they are suggesting conditions that would restrict the services they would offer under a hospital use. Mr. Hessler explained they would not be similar to an urgent care or drop in clinic and would be that of an occupational health clinic. A hospital is a permitted use in this zoning district and what they would be offering is a subset of hospital services.

Chairman Meehan and other members of the commission expressed concerns with the proposed use, a medical office, and questioned if it was against the intent of the code as is what is proposed different than a hospital and if precedent would be set. The commission would like a legal opinion from the city's law director. It was questioned what kind of third parties would be contracted. Mr. Hessler explained they don't have specific clients lined up but would like to be able to offer the services to other businesses in the community. Mr. Hessler and Mr. Rein explained the impacts of the Affordable Health Care Act on the Lutheran Home and future changes that are anticipated as a result of the Affordable Health Care Act. Mr. Wheeler advised he will research the topic and provide a legal opinion. He stated upon questioning that the definition of hospital in the Westlake code includes the words "in which people are temporarily harbored for medical, mental or surgical treatment" which would preclude establishing a standalone drug store or accounting office in a multi-family zoning district, even though these uses are typically part of a hospital they, on their own, do not "temporarily harbor" people. Mr. Hessler advised that they were suggesting conditions for the conditional use permit to restrict the uses under a hospital but can amend their request to change or remove the limitations suggested. He reiterated that a hospital is a permitted use in this zoning district with a conditional use permit.

Motion: Mr. Fatzinger moved and Mr. Lamb second to request an extension of time for Ordinance 2014-82 until the end of September (9/30/14)

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Motion: Mr. Fatzinger moved and Mr. Lamb second to table Ordinance 2014-82 to the next meeting

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Ordinance 2014-83 Conditional Use Permit for an Adult Day Care Center, 26115 and 26121 Center Ridge Road, PP#215-24-006, WARD 2, ref. by council 5/15/14

Mr. Dan Jennings, sworn in by Mr. Wheeler, explained he is seeking a conditional use permit for an adult day care which provides programs, services and training for adults with disabilities including educational reinforcement, job skills training and opportunities for leisure and community activities at this location.

Mr. Bedell reviewed his staff memo noting this location is a double unit building and a fence will be added to enclose the rear yard. There will not be a lot of traffic to the site as a shuttle van provides transportation for their clients.

The planning commission made the following findings of fact:

1. The proposed use is in accordance with the Guide Plan's Future Land Use Map and zoning requirements in 1216.03 and 1227.03.
2. The proposed use is in a general business district and will not generate traffic or have hours of operation that are out of character with nearby businesses.
3. The only exterior change is the addition of fencing to enclose the rear yard, window signs, and a temporary banner sign.
4. Building permits are required for the signs and fencing


Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of Ordinance 2014-83, LakeShore Adult Center

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Ordinance 2014-94 Supplementing §1203.03 and
1218.03(h) of the Zoning Code as to definitions and
permitted uses in Industrial Districts, ref. by council
5/15/14**

 Mr. Bedell reviewed his staff memo explaining the suggested code language is the same as what the planning commission previously recommended for recycling facilities.


Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of Ordinance 2014-94

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Erie Shores Community Federal Credit Union Sign Plan,
26931 Detroit Rd., PP#213-10-005, rep. J. Briola, WARD 3**

 Mr. Jim Briola explained the proposal is for a new monument sign that is double sided and internally illuminated. The existing sign will be removed. Mr. Krause reviewed his staff memo for the proposal.

The planning commission made the following findings of fact:

1. The change to the approved sign package is the replacement of the existing externally illuminated monument sign with a new internally illuminated monument sign in the same location.
2. The existing sign is located 9.5' from the existing ROW and 6' from the driveway

Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to approve Erie Shores Community Federal Credit Union Sign Plan with the following modifications and conditions:

1. Setback modification of 10.5' from the planned ROW and 4' from the driveway.

2. Condition that if the road is widened the sign owner will move the sign at their expense to locate it a minimum of 10' from the edge of the new ROW.
3. Condition that the background of the new sign faces be a minimum of 75% opaque

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Psyche Sign Plan, 25016 Center Ridge Rd. PP# 213-27-014,
rep. J. Briola, WARD 2**

Mr. Jim Briola explained the proposal is for a wall sign with individual channel letters and a capsule sign. The signs will be the same teal color that is approved for the shopping plaza. A new tenant panel will be installed on the monument sign. Mr. Krause reviewed his staff memo and explained the sign plan proposal complies with the city codes but needs a waiver from the approved master sign criteria for the plaza for the letter height and capsule sign.

The planning commission made the following findings of fact:

1. The proposed signage for this tenant conforms to the code but requires three waivers from the approved sign criteria for this shopping center.
2. Even with the waivers the proposed signage maintains a level of uniformity for signage on the building

Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to approve Psyche Sign Plan with the following waivers from the approved shopping center sign criteria for this tenant:

1. To allow letters with ascender and descenders exceeding the maximum 16" letter height permitted by the criteria.
2. To allow a portion of the sign to consist of white letters instead of turquoise.
3. To allow a portion of the sign to consist of a capsule sign with turquoise background color and white letters.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Stone Creek Village Entrance Sign Plan, 1860 Bassett Rd.,
PP#211-27-021, rep. S. Schill, WARD 5**

Mr. Steve Schill reviewed the proposal which is for an entrance sign for the subdivision. He advised that the sign will be moved back 2.5' per suggestion of Mr. Krause's staff memo. Mr. Krause reviewed his memo and with the amendment to the location no modifications are required.

The planning commission made the following findings of fact:

1. The proposed signage for this tenant conforms to the code except for one setback modification.
2. The latest Guide Plan calls for the Bassett Road ROW, which is currently 50' wide, to be widened to 60'

Motion: Based upon the above findings of fact Mr. Fatzinger moved and Mr. Lamb second to approve Stone Creek Village Sign Plan with the condition that the sign structure is

installed as required per the right-of-way setback (moved back 2.5' from what was originally shown on the plans).

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Ganley BMW Sign Plan, 24690 Sperry Rd., PP#214-01-026, rep. J. Copley, WARD 1

The applicant was not present.

Motion: Mr. Fatzinger moved and Mr. Lamb second to table the Ganley BMW Sign Plan (applicant was not present at this point in the meeting)

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

MISCELLANEOUS - None

ADJOURNMENT

Meeting adjourned at 10:04 p.m. The next regular meeting is scheduled for Monday, August 4, 2014 in the Westlake City Hall Council Chambers.

Chairman Dan Meehan

Nicolette Sackman, MMC

Nicolette Sackman, MMC
Clerk of Commissions

Approved: August 4, 2014