



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
AUGUST 4, 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 7:07 p.m. The regular meeting was called to order at 7:38 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 July 7, 2014.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

COUNCIL REPORT

Councilman Getsay reported council is on recess until September.

SELECTED CORRESPONDENCE

6/24/14 request from Attorney Don Powers to table Ordinance 2012-115 and Crocker Woods Cluster until the October 6th planning commission meeting

OLD BUSINESS

Ordinance 2012-115 Rezone land near Center Ridge and on Crocker, PP#217 27 001 & 217 25 002 from R-1F-80

(Single Family) to Planned Unit Development, WARD 6, ref. by council 9/20/12, tabled 11/12/12, 12/3/12, 1/7/13; 1/7/13 requested extension of time until 7/1/13; 2/13/13 requested to be tabled until June; tabled 6/3/13 to September meeting, 6/3/13 requested 90-day extension of time (to expire 9/29/13); 9/9/13 request a 30 day extension of time (expires 10/29/13) & tabled to 10/7/13 PC mtg.; tabled 10/7/13 to 12/2/13 & 10/7/13 requested 6 month extension of time (to expire 4/29/14), tabled 12/2/13, tabled 4/7/14 until 8/4/14 and requested an extension of time until to expire 8/4/14 - requests to be tabled until 10/6/14

6/24/14 request from Attorney Don Powers to table Ordinance 2012-115 and Crocker Woods Cluster until the October 6th planning commission meeting.

Motion: Mr. Fatzinger moved and Mr. Lamb second to request an extension of time for Ordinance 2012-115 until October 6, 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 2012-115 to October 6, 2014.

ROLL CALL ON APPROVAL:

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

Crocker Woods Preliminary Development Plan for cluster single family, PP#217 27 001 & 217 25 002, for two single family lots and 60 single family cluster homes in PUD zoning, south of Center Ridge Road and west & east of Crocker Road (the area previously known as Bretton Woods Park Subdivision Phase 4), WARD 6, tabled 12/3/12 & 1/7/13; 2/13/13 requested to be tabled until June; tabled 6/3/13 to September meeting; 9/9/13 tabled to 10/7/13; tabled 10/7/13 to 12/2/13 & 10/7/13 requested 6 month extension of time (to expire 4/7/14), tabled 12/2/13, tabled 4/7/14 until 8/4/14 - requests to be tabled until 10/6/14

6/24/14 request from Attorney Don Powers to table Ordinance 2012-115 and Crocker Woods Cluster until the October 6th planning commission meeting.

Motion: Mr. Fatzinger moved and Mr. Lamb second to table Crocker Woods Preliminary Development Plan to October, 6, 2014.

ROLL CALL ON APPROVAL:

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

Livingston Villas Development Plan and Sign 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, 7/7/14

Ms. Diane Goodwin (applicant), Mr. Buck Withers (architect) and Mr. Justin Hazelton (engineer) were present. Mr. Withers explained the proposal is for a one story 100 bed skilled nursing home facility. He reviewed the layout of the building which has four pods with 25 beds in each pod. Each resident room is a private room. The exterior layout has one entrance drive with parking in front and behind the facility with a driveway to the rear of the building. They did complete a traffic study. The existing buffer mound and fence will remain. He reviewed the location of the retention pond, the landscape plan, and the elevations, all of which conform to the code. The roof line was changed to incorporate more dormers and arches, while shutters were added to the elevation.

Mr. Krause reviewed his staff memo reviewing the proposal noting that per code the facility could be a 2 ½ story building. He reviewed the parking easement that will be use between the applicant and the neighboring Church on the Rise. There is a requirement to have a 10' buffer and the applicant will retain the existing 30' buffer mound and fence which exceeds code requirements for opacity. The proposal has more landscape than required by code. The proposed sign is a post and panel sign which will need a modification for that style as the sign does not come down to the ground like a monument sign and will require screening at the bottom of the sign.

The following residents were present and made comments: Ed Sailor of 29641 Washington Way; Cheryl Wilson of 29677 Washington Way; Diane Morris of 29547 Schwartz; and Mike Wagner of 29469 Schwartz. Comments and concerns expressed were: with the size of the facility on the lot; the lack of green space; concerns with parking; dissatisfaction with the existing 30' buffer mound, dying trees and lack of maintenance; the driveway is too close to the buffer mound; concerns with water run off; the encroachment on the 60' of open space; this is too dense an area; there will be more traffic 24/7; not complying with the buffer agreement put in place when the Church on the Rise developed the property; noise due to ambulances; concerns with the fire truck turn around driveway; concerns with light glare shining into homes; is there a Certificate of Need; and the facility should be made smaller.

Discussion ensued by the commission and the applicant. The applicant explained the staff shifts are staggered and when staff hours are and reviewed traffic patterns. The traffic study anticipated a low frequency of trips to the facility with numbers being 17 to 22 at peak times which is considered low frequency. The one story design of the building was preferred so it would fit with the character of the neighborhood better than a 2 ½ story facility as the existing buffer mound, evergreen buffer trees and fence would provide screening for most of the view of the facility. The applicant explained ambulances will not use the driveway to the rear of the facility and will use the front entrance to access patients. They anticipate maybe two to three ambulances a month. The rear turn around drive is a requirement of the city's fire department and will only be used by emergency vehicles (fire trucks) if there were to be a fire and not for ambulance trips. The applicant will replace any of the existing evergreen buffer trees that have died and they will be adding more trees and landscape to the property, in excess to what the code requires. It was reiterated that the code [Section 1211.29(k)] requires a 10' buffer and they will retain the existing 30' buffer mound, fence and evergreen trees. A condition of approval will be that any light poles be a maximum height of 20' including the base with downcast and shielded lights. The applicant advised on the north side of the building will be wall lights that are downcast to softly illuminate the driveway and that they want to be a good neighbor. The retention basin will be designed per the city engineer's requirements and will comply with code requirements. It was questioned if there was a written agreement regarding the buffering mound, trees and fence when the Church on the Rise was approved. The applicant advised that they will add dense landscape to the bottom of the proposed sign.

The planning commission made the following findings of fact:

1. Nursing homes are permitted as a Conditional Use within an R-1F-80 zoned district.
2. Planning Commission recommended approval of a Conditional Use Permit (CUP) for this use on this property on 3/3/14. The applicant requested that Council hold off on acting on the CUP in order for them to obtain a Certificate of Need (CON) from the state.
3. Section 1211.29 outlines the special requirements needed for Nursing Homes in R-1F-80 Districts.
4. The proposed development complies with the requirements of Section 1211.29 except for the need for a 15' building side yard setback modification on the south side of the property abutting Church on the Rise and a 30' parking side yard setback modification for a driveway easement for Church on the Rise.

5. Section 1211.29(j) allows Planning Commission to make adjustments (modifications) to the required setbacks as long as the intent and purpose of the provisions are satisfactorily fulfilled.
6. Section 1211.29(k) requires a minimum 10' wide buffer area that meets the opacity requirements of the code. The plan retains the existing 30' wide buffer area that complies with the opacity requirements of the code.
7. Section 1211.09 permits a maximum 20% lot coverage and 2 ½ story buildings. The planned one-story building covers 21.2% of the lot so will require a 1.2% lot coverage modification.
8. Section 1220.05 permits Planning Commission to grant modifications from the code.
9. The proposed lighting plan includes pole lights with fixtures mounted at 25.5' above grade.

Motion: Based upon the above Findings-of-Fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the Livingston Villas Development Plan with the following modifications and conditions:

1. Condition that the Conditional Use Permit is approved by City Council;
2. A 15' building side yard setback modification on the south side of the property as shown;
3. A 30' parking side yard setback for a driveway easement for Church on the Rise as shown;
4. A 1.2% lot coverage modification;
5. Condition that the pole lights be reduced to 20' tall including the bases and that the fixtures continue to be downcast and shielded.
6. Condition that the existing stockade fence and 30' landscape buffer as originally approved with the Church on the Rise remain in full force and effect and that the vegetation and trees that need to be replaced are replaced as long as the facility is a nursing care facility;
7. The approval is subject to approval of the final plans by the Building and Engineering Departments in compliance with the codes 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

The planning commission made the following findings of fact relative to the Livingston Villas Sign Plan:

1. The proposed freestanding sign will require a modification to be a post and panel sign rather than a monument sign.
2. The code requires monument signs to avoid glare under the sign from floodlights providing external illumination.

Motion: Based upon the above Findings-of-Fact Mr. Fatzinger moved and Mr. Lamb second to approve the Livingston Villas Sign Plan with a modification to allow a post and

panel sign with the condition that the area below the sign be filled with dense evergreen landscaping to prevent glare underneath the sign from the floodlights providing external illumination.

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

Ms. April Maifield and Mr. Mike Mike Zimmerman, architects, were present as was Mr. Steve Rubin from Stark Enterprises. Mr. Zimmerman reviewed changes since the last meeting noting this hotel is not the typical interchange hotel and is designed with high quality materials. Changes made were to the east façade by breaking up the materials used so there was not a large area of one style material, adding glass and a door to the southeast corner to appear as a storefront, and moving some of the mechanical equipment to the roof so the enclosure on the east façade is much smaller. Mr. Zimmerman confirmed that a painted screen feature can be placed over the louvers and showed photos. More details were provided for the LED lights that trim the canopy and glass feature wall and provided details, renderings and movie of the LED media screen feature. There is a similar media feature on the South Street Bridge in Philadelphia and photos and movie of the bridge were shown. Relative to the LED lights being used to trim the canopy and feature wall Mr. Zimmerman did not feel they were signage and are a soft illuminating accent effect. The parapet of the building is 3' taller which will help to screen the roof top mechanical equipment. Ms. Maifield passed around samples of the media screen wall which will be made of frosted glass with LED lights behind the glass used to illuminate the glass and create abstract light art features. They reiterated that the media screen will not be used for signs, advertisement, logos, branding or any type of lettering but as artistic illumination.

Mr. Bedell reviewed his staff memo reviewing the proposal. He noted the louvers are still visible and the design was not changed in response to comments received by the Planning Commission at the last meeting. The roof height in the PDP is at 80' and is now proposed at 83'. Mr. Rubin added that the additional height is not building height but similar the additional screening used on other building that was not counted as building height. It was clarified that part of this additional height is actually the non-habitable signature edge feature of the building which will be illuminated.

Members of the commission discussed the proposal and were still not at a desirable comfort level with the media screen wall and wished to see more examples to get a better feel for what this will look like at Crocker Park. They noted this building is a gateway into the city and Crocker Park so making sure the design and features are nice is important. It was discussed that the façade improvements to the east wall were appreciated but now since the mechanical equipment enclosure is smaller there is more wall and the commission would like to see some additional details in that location such as a trellis or something to break up the visual look of the length of the wall on the first floor. Lengthy discussion ensued on the HVAC louvers and how they could be redesigned, hidden or changed in some way as the commission still felt the design could be improved.

Motion: Mr. Fatzinger moved and Mr. Lamb second to table the Hyatt Place Development Plan to the 9/8/14 meeting.

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**

The signage was not reviewed as the building still needed further revision so it was felt best to review the signs after the final building design has been approved.

Motion: Mr. Fatzinger moved and Mr. Lamb second to table the Hyatt Place Sign Plan to the 9/8/14 meeting.

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**

Attorney David Button, Attorney Nathan Hessler and Mr. Charles Reign were sworn in by Mr. Wheeler. Mr. Wheeler reviewed his legal opinion and case law researched which supports that the proposed use fits with a hospital use and is permitted per the current zoning codes. In the past the city has adopted legislation for the issuance of bonds for the nursing home as a hospital use. In the future the code can be changed as there is a zoning district for health care campus and that hospitals are listed as a permitted use in that zoning district. Mr. Hessler had originally suggested conditions of approval and continues to support those conditions. It was questioned if a condition for no walk in traffic was agreeable to the applicant. Mr. Reign did not have an issue with that condition.

The planning commission made the following findings of fact:

1. The Lutheran Home at Concord Reserve has vacant residential space within their existing building that they wish to establish as an occupational health clinic and this is not listed specifically as a permitted use in any residential district.
2. The Guide Plan indicates the future use of this property as residential.
3. Hospitals are a conditional use in the RMF-24 district.
4. The applicant has limited the use to an occupational health clinic, which is a subset of permitted hospital uses.
5. The number of vehicle trips generated by this use are similar with those that would be generated if the space was used by Lutheran Home at Concord Reserve for additional residents and the overall number of trips to and from the facility may diminish, as services for Lutheran Home at Concord Reserve residents and staff performed off-site may be performed in-house instead.

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of Ordinance 2014-82 with the following conditions added to the ordinance:

1. The use shall occupy approximately 6,550 s.f. of the "1980 Building" with exterior improvements to include a new entrance portico and seven parking spaces.

2. The conditional use limits the use of the hospital to only include an occupational health clinic for out-patient illness and health related diagnostics and treatment, toxicity screenings, employment related physical examinations, laboratory services and other medically related services.
3. Services are provided on a contractual basis to the residents and staff of the Lutheran Home of Concord Reserve and other third parties without having any walk in traffic.
4. A revised development plan shall be submitted to the Planning Commission for the entrance portico and the proposed parking for the facility.

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

Mr. Joe Fortnal was present and explained they wished to amend their previously approved horizontal freestanding sign to a vertical sign. It will be 8' tall with three panels. Mr. Krause reviewed his sign memo.

The planning commission made the following findings of fact:

1. The change to the approved sign package is the re-orientation of the freestanding sign from a horizontal to a vertical sign.
2. The approved area of the sign is now considered 26 sf [including the "attention getting" sign structure (8' X 3.25') and one side of all three 4.39 sf sign face modules].

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to approve the Ganley BMW Sign Plan with the following conditions:

1. Condition that any business identification on the proposed directional signs is limited to 20% of the sign face;
2. To allow a maximum 8' tall non-monument freestanding sign with a condition that dense, opaque, landscaping be planted beneath it to screen the external sign illumination (as shown on LA-1).

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

NEW BUSINESS

Ordinance 2014-106 Conditional Use Permit for outdoor recreational vehicle storage, 24940 Detroit Rd., PP# 213-09-035 (Uncle Bob's Storage), WARD 1 (ref. by council 6/19/14)

Mr. San Schwanz, applicant, and Mr. John Schillens, engineer, were sworn in by Mr. Wheeler. Mr. Schwanz explained as shown on their development plan they propose to have an area for outdoor recreational vehicle storage in the parking lot, which requires a conditional use permit. Mr. Bedell reviewed his staff memo regarding the proposal with the recommendation to extend the fence and include four additional trees to provide more screening. Mr. Schwanz had no objections to extending the fence, screening or trees. Discussion ensued on the location to plant the trees due to a

drainage ditch in the area that is going to be re-graded. It was decided that the exact location of the trees may be determined later after the drainage ditch is completed and that they may be approved by staff. Alternatively, the applicant may place the same style of screening fence that is proposed for the north end of the parking lot.

The planning commission made the following findings of fact:

1. The proposed outdoor storage was contemplated when the development plan was approved and additional screening was required as part of that approval.
2. The proposal meets the standards for approval in section 1227.03, Standards for Evaluating Conditional Use Permits

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of Ordinance 2014-106 with the following conditions:

1. That screening, trees or fencing shall be added and administratively approved by the planning department (in accordance with the drawing on page 1 of the planning staff report).
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

St. John's Medical Center, Minor revision to a development plan for a fence surrounding a MRI pad (internally located on site), 29000 Center Ridge, PP#216-11-004, rep. W. J. Walkosak, WARD 6

Mr. Walkosak explained they are installing a MRI pad for a mobile MRI unit which was administratively approved by the planning director and wish to screen the area with an 8' tall fence which requires a modification for height. Mr. Bedell reviewed his staff memo.

The planning commission made the following findings of fact:

1. The fence is a minor revision to an approved development plan that requires a modification for height in order to provide adequate screening of the MRI area from the main entrance to the hospital.

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the St. John's Medical Center minor revision to the development plan with a modification to increase the maximum height of the proposed fence by 2'

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**AT&T Equipment Cabinet, Development Plan, 24500
Detroit (along Sharon Drive side of parcel), PP#214-01-
012, rep. J. Janis, WARD 1**

Applicant was not present at meeting

Motion: Mr. Fatzinger moved and Mr. Lamb second to table the AT&T Equipment Cabinet Development Plan until the 9/8/14 meeting.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**St. Bernadette's Parish Sign Plan, 2256 Clague Road,
PP#214-11-016, rep. R. Kalina, WARD 1**

Mr. Kalina explained the church wishes to replace the existing post and panel sign that is from the 1970s and is outdated. The new sign is smaller in size than the existing sign and is a double sided monument sign with a message center. The total sign area is proposed to be 4'7" x 6'. He explained only the letters will illuminate and they wish for a message center that can be electronically changed rather than an old style sign that someone has to walk out to the street to change letters.

Mr. Krause reviewed his staff memo for the proposal. The sign has been reduced in height compared to the existing sign and will be placed in the same location. A message sign that is one color and does not change more than once every 24 hours is permitted. The area of the message center requires a modification as only 33% of the sign can be changeable copy and what is proposed is 36%. Identification signs in residential districts shall be illuminated by external means only. The proposed sign is internally illuminated which will require a modification for both the electronic changeable copy and other portion of the sign face. The proposed sign for St. Bernadette's is immediately across from single family residences and will be visible from a number of residences on the east side of Clague Road and possibly from some on the west side of Clague Road.

Discussion ensued since the proposed internally illuminated sign will replace an existing non-internally illuminated sign and need a modification from the code to be internally illuminated in a residential district and will be visible by surrounding residential neighbors that the commission would like to see a letter from at least some of the surrounding neighbors in support of the sign proposal similar to what was submitted by neighbors of Westlake Christian Church on Hilliard Blvd. when they replaced their internally illuminated sign.

Motion: Mr. Fatzinger moved and Mr. Lamb second to table the St. Bernadette's Parish Sign Plan until the 9/8/14 meeting.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**St. Bernadette's Parish Site Improvements (landscape,
benches & fountain), 2256 Clague Road, PP#214-11-016,
rep. R. Kalina, WARD 1**

Mr. Kalina explained the church wishes to construct a grotto in the front yard of St. Bernadette's Parish behind the proposed monument sign. He reviewed renderings of the proposal which will have a wall, water fountain, two statues and landscape.

Mr. Krause reviewed his staff memo explaining the structure will consist of a 28' long, 5' tall brick wall parallel to Clague Road with two 8' long, 5' tall end wing walls angled back towards the parking area as well as two 8' long, 5' tall angled center walls which meet a 7' long, 5' tall wall which create the structural support for a base for some landscaping and a support for two statues. To place the structure in the proposed location a number of parking spaces will be removed and it is uncertain if the parking spaces are removed if they will comply with parking code requirements. He suggested that more information is needed to be submitted in order to perform a parking analysis to determine the parking requirements.

Motion: Mr. Fatzinger moved and Mr. Lamb second to table the St. Bernadette's Parish Site Improvements until the 9/8/14 meeting.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Security Self Storage revised Development Plans, 1099
Bradley Road, PP#211-15-009, rep. B. Bajko, WARD 3**

Mr. Norm Kotoch explained he wishes to phase the recent building that was approved into two phases. The building will be split approximately in half with the northern portion of the building being constructed first. He did not have a date for the construction of the second phase but currently has a wait list and hopes that the business will continue to grow so the second phase can be constructed. The reason he is constructing the northern portion of the building first is that the layout works better with the interior drive at the north end of the building. The southern façade of phase one of the building will be metal panels in a dark brown at the bottom and a beige at the top to match the color scheme of the existing building. When the second phase is built the metal panels will be replaced with the building which incorporates split block in the façade and other building materials that match the existing building. There is a large amount of landscape screening that currently exists, including 20' tall evergreen trees, that will screen the view of the new building and additional landscape is being added. Mr. Kotoch showed photos of buildings across the street where the loading docks are at the front of the building and very visible. He expressed what he is proposing will look much nicer. He added that his existing building won a national award within his industry.

Mr. Bedell reviewed his staff memo for the proposal. He noted the proposal does include extensive landscape which will provide some screening. The only concern is how long would the metal panels be exposed before the remainder of the building is constructed. Discussion ensued regarding the phasing with Mr. Kotoch reiterating that he has a wait list and hopes that the business will continue to grow so the second phase can be constructed soon, possibly within the next two years. He noted that the landscape materials, existing and proposed, will provide screening. The edge of the building (phase to be currently constructed) is located approximately 117' from the street and is in an industrial district. The landscape material was discussed with suggested changes to substitute a variety of spruce tree for the Austrian Pines specified in the plan. Also, the Planning Commission discussed including several evergreen trees in the area between the proposed landscaping and the south wall of the Phase II building.

The planning commission made the following findings of fact:

1. The Guide Plan indicates the future use of this property as industrial and this is an industrial use.
2. The phasing does not require that additional modifications be approved.

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the Security Self Storage Revised Development Plan with the following conditions:

1. Comments in Part III of the planning staff report shall be addressed;
2. That increased landscaping plan (revised to include additional trees to screen the south façade of phase II) be administratively approved by the planning department;;
3. 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

Crocker Park K Block Revised Lot Split and Assembly Plat, within Crocker Park, rep. J. Plautz, PE, WARD 5

Mr. Dan Neff explained due to some changes within the K Block an adjustment needs to be made to parcels, re-subdividing what currently exists. Mr. Bedell reviewed his staff memo.

The planning commission made the following findings of fact:

1. The new parcels are being created in concert with the approved 6/2/14 Crocker Park Revised Preliminary Development Plan for Block K.

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to approve the lot split and assembly plat for the Crocker Park K Block Revised Lot Split and Assembly Plat.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

MISCELLANEOUS - None

ADJOURNMENT

Meeting adjourned at 10:21 p.m. The next regular meeting is scheduled for Monday, September 8, 2014 in the Westlake City Hall Council Chambers.

Chairman Dan Meehan

Nicolette Sackman, MMC

Nicolette Sackman, MMC

Clerk of Commissions

Approved: September 8, 2014