



**PLANNING DEPARTMENT**

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**WESTLAKE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
SEPTEMBER 8, 2014**

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

Also Present: Planning Director Jim Bedell, Assistant Law Director Sean Kelleher, 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 7:32 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 August 4, 2014.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Mr. Fatzinger moved, seconded by Mr. Lamb to approve the minutes of the work session meeting of August 4, 2014.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

Abstain: Lamb

Nays: None, motion passed

**COUNCIL REPORT**

Councilman Getsay reported on council items.

**SELECTED CORRESPONDENCE**

9/8/14 revised drawings for St. Bernadett's Parish Site Improvements (landscape, benches & fountain) and signature from property owners with no objections to the proposal for the sign plan and grotto:

- Alex Kowalski 2265 Clague Rd.
- Mark Mathews 2251 Clague Rd.
- Rajnikant Patel 2219 & 2221 Clague Rd.
- Cynthia L. Morales 2301 Clague Rd.
- Karen Kitchens 2339 Clague Rd.
- Simeon Anagnostopoulos 2323 Clague Rd.
- Christine Reagan 2358 Clague Rd.

- Patricia Bringman 2313 Clague Rd. (county lists Nancy Ginter as owner)
- Deborah Kowalski 2287 Clague Rd.

**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, 7/7/14 & extension of time until 9/8/14**

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Mr. Bedell reviewed his staff memo noting there is a conditional use permit pending for the Lutheran Home and the request is to table this ordinance until the other ordinance passes.

**Motion:** Mr. Fatzinger moved and Mr. Lamb request an extension of time for Ordinance 2013-169 to 11/10/14.

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 2013-169 to the 11/10/14 meeting.

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**

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Ms. April Maifield and Mr. Mike Zimmerman, architects, were present. Ms. Maifield reviewed the revision since the last meeting which were to replace the terra cotta shingles on the first floor with face brick, remove the media wall, add a metal fabric in front of the louvers and increase elevation details such as window panning.

Mr. Bedell reviewed his staff memo noting the accent lighting is part of the sign plan. Discussion ensued on the metal fabric to be used and Ms. Maifield reviewed several samples asking the commission which they preferred. The commission liked the design with varying spacing which is named Omega Divergence.

The planning commission made the following findings of fact:

1. The applicant has revised the plans in accordance with concerns raised by the Planning Commission.
2. 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.
3. Accent lighting is included in the sign submittal and is not part of this approval.

**Motion:** Based upon the above Findings-of-Fact and presentation. Fatzinger moved and Mr. Lamb second to recommend approval of the Hyatt Place Development Plan with the following conditions:

1. The use of terra cotta tile is approved.

2. Louver treatment alternate Omega Divergence (metal mesh with varying spacing) with the condition that the louvers are painted to match the building.
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.
4. Height modification of 3' to allow a height of 83'

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**

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Ms. April Maifield and Mr. Mike Zimmerman, architects, were present. Mr. Zimmerman reiterated that the media wall has been removed from the proposal. Mr. Bedell reviewed Mr. Krause's memo which recommended only approving the LED outline facing Union Street.

Members of the commission discussed the LED trim that will outline the canopy and the glass blade wall. The majority of the commission members did not mind the LED outline as shown around both the canopy and the glass blade wall, although concerns were expressed that other hotels in the community could want to outline portions of their building. It was discussed that this building is a signature building within Crocker Park which allows unique features per the Crocker Park Mixed Use Design Guidelines. Mr. Zimmerman explained the LED is a static, single color that does not change frequently and adds a unique design feature to the glass blade wall, which will have a soft wash of colored light. The LED trim is typically white, blue or red and they don't tend to change from those colors very often. The glass blade wall that is illuminated is required to comply with the illumination standards in chapter 1223.07 of the zoning codes, which Mr. Zimmerman stated should not be an issue as they can set the brightness level to comply.

The planning commission made the following findings of fact:

1. The proposed signage for this hotel is governed by Crocker Park Mixed-Use Area Sign Criteria and Master Sign Plan which was last amended and approved by Westlake Planning Commission on 5/20/13.
2. Section 1.2 shows that the north, south and west facades of the KSE building are permitted all types of signage defined by the criteria.
3. Section 11.5 of the Sign Criteria specifies the allowable sign area in a "Formula Matric for Major Office and Hotel Tenants within the Crocker Park PUD Only".
4. The north facing fascia sign consists of a logo and lettering. The logo and lettering exceeds 100 sf maximum for an individual primary sign by 1.41 sf.
5. The north facing fascia sign will require a 1.41 sf size modification.
6. The 55 sf "vertical blade sign" exceeds the maximum size of 10 sf for a blade sign but if considered a 73.26 sf feature sign falls within the area permitted for primary signage.
7. Section 11.5 does not list "feature sign" as a permitted sign type for hotels.

8. The “vertical blade sign” can be approved with a 45 sf sign area modification or with a modification permitting a feature sign for a hotel.
9. Section 13.1 includes regulations regarding “Large Format Advertisement Signs” which include “Special Electronic Message Display” and “Exposed Neon and/or LED signs” which permit “subtle animation”.
10. The approved sign criteria does not include locations for this type of signage in the locations that the proposed outline LED lighting are shown on the Hyatt Place.

**Motion:** Based upon the above Findings-of-Fact and presentation Mr. Fatzinger moved and Mr. Lamb second to approve the Hyatt Place Sign Plan with the following conditions:

1. To approve the north facing fascia sign with a 1.41 sf size modification.
2. To approve the “vertical blade sign” as a primary feature sign with a modification to allow a feature sign for a hotel.
3. To approve the proposed “linear LED” on the canopy facing Union St. only, with a condition that it be illuminated only as a static, single color, which is permitted to change no more than once a day and that it comply with Section 13.4 of the criteria regarding brightness of illumination.
4. To approve the soft internal illumination of the “CurtainWall System Edge Element”, with the condition that it is static, single color, does not change more than once a day and complies with Section 1223.07(b).
5. To exempt the small lavender and yellow panels on the protruding door frames on the west elevation from counting toward sign area.

**ROLL CALL ON APPROVAL:**

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

The planning commission made the following findings of fact:

1. Section 4.2 of the Crocker Park Mixed Use Design Guidelines states that Union Street is the northernmost gateway and the entertainment district that is distinguished by its cosmopolitan flavor full of life and vigor, with the theme of the area to be an eclectic environment where Times Square meets the European Plaza.
2. Section 6.2 of the guidelines states that “unique opportunities may arise that create special circumstances for atypical design” and landmark buildings when special circumstances are presented and Union Street as described in Section 4.2 presents such an opportunity.
3. Due to its location adjacent to Union Street, the Hyatt Place Hotel is designed as a landmark building with linear LED outlining permissible as an atypical design feature in accordance with the aforementioned guidelines.

**Motion:** Based upon the above Findings-of-Fact, presentation, and that this is a signature building within the Crocker Park Mixed Use Design Guidelines Mr. Fatzinger moved and Mr. Lamb second to approve the Hyatt Place Sign Plan with the following conditions:

1. To approve the proposed “linear LED” outlining the building (as shown in the plan) and the blade, with a condition that it be illuminated only as a static, single color, which is permitted to change no more than once a day and that it comply with Section 13.4 of the criteria regarding brightness of illumination.
2. Condition that it complies with Section 1223.07(b) regarding brightness.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Getsay, DiCarlo, Lamb

Nays: Meehan, 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, tabled 8/4/14 (applicant not  
present)**

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Mr. Mike Williams was present and explained they wish to install an equipment cabinet along the Sharon Road side of the property along the right-of-way and reviewed the site plan and landscaping to be used. Mr. Bedell reviewed his staff memo.

The planning commission made the following findings of fact:

1. The proposal meets zoning requirements.
2. No modifications are required.

**Motion:** Based upon the above Findings-of-Fact and presentation Mr. Fatzinger moved and Mr. Lamb second to recommend approval the AT&T Equipment Cabinet with the following conditions:

1. 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.
2. That the shrubbery continues to be maintained in an ongoing condition per city code.

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, tabled 8/4/14**

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Mr. Russ Kalina reviewed the sign plan which had not changed since the last meeting. He did explain letters in support of the request were received and provided to the planning department earlier in the day. Mr. Bedell reviewed Mr. Krause's staff memo.

The planning commission made the following findings of fact:

1. The church building is set back approximately 750' and is not visible from Clague Road. The school building is set back approximately 200'.
2. The proposed freestanding sign complies with the definition of a monument sign and the display area of the sign is 24 sq. ft. which complies with Schedule 1223.04 of the code for institutions. The beige aluminum sign cabinet and pole cover do not count as sign area as per Section 1223.03(a)(3).
3. The height of the sign exceeds the maximum 6' tall permitted for a freestanding sign for institutions under Schedule 1223.05 by 7". It will require a .58' height modification.
4. The Clague Road right-of-way is 60' wide in front of St. Bernadette's. The proposed right-of-way is 80'. The existing and proposed location for the freestanding sign is

- 4'4" from the existing right-of-way and within the proposed right-of-way. This will require a 15'6" setback modification.
5. The area of the changeable copy portion of the sign is 8.69 sq. ft. It is 36% of the sign face. It exceeds the maximum 33% of the area for changeable copy as specified under Section 1223.08(b)(3) by 3%.
  6. The electronic message portion of the sign face appears to have multiple colors. In order to comply with Section 1223.08(b)(3) only one color of changeable copy can be used at one time.
  7. Section 1223.02(a)(1) defines an animated sign as: "any sign that uses movement or change of lighting...Animation shall be considered any change or movement more frequent than once per twenty-four hours." Section 1223.12(a) prohibits animated signs. Therefore in order for an electronic changeable copy sign to comply with code it must have a static message which does not change more often that once every 24 hours.
  8. Section 1223.07(e) states: "Identification signs in residential districts shall be illuminated by external means only." The proposed sign is internally illuminate which will require a modification for both the electronic changeable copy and other portion of the sign face.
  9. The Planning Commission granted a modification for Clague Playhouse to install an internally illuminated sign with single-color static electronic changeable copy. Clague Playhouse is located in a single family zoning district. Because of distance, fences and existing vegetation this internally illuminated sign is not visible from any single family residences.
  10. On 11/14/12 the Planning Commission granted a modification to allow Westlake Christian Church, 25800 Hilliard Blvd. to replace their existing non-conforming internally illuminated sign with a replacement internally illuminated sign in a residential district with 64% of the sign face in non-electronic changeable copy. With their application materials the church submitted a letter signed by five nearby residential neighbors on Hilliard Blvd. in support of their new sign;
  11. 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.
  12. Letters were signed from neighboring properties in support of the sign.

**Motion:** Based upon the above Findings-of-Fact and presentation Mr. Fatzinger moved and Mr. Lamb second to approve the St. Bernadette's Parish Sign Plan with the following conditions:

1. Modification to allow an internally illuminated sign in a residential district;
2. Modification to allow 36% of the sign face to be changeable copy;
3. Condition that the electronic changeable copy is not animated, remains static, changes no more than once every 24 hours, uses no more than one color at a time and complies with illumination performance regulation of the code;
4. A .58' height modification;
5. A 15'6" setback modification;
6. Condition that if the road is widened in the future, the sign owner will move the sign back at their own expense.

**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, tabled 8/4/14**

Chairman Meehan stated that revised plans were received earlier in the day and there has not been time for the department to review the plans as of yet and it was suggested to table the matter so the plans could be reviewed.

**Motion:** Mr. Fatzinger moved and Mr. Lamb second to table the St. Bernadette's Parish Site Improvement to the 10/6/14 meeting.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**NEW BUSINESS**

**The Dane Group Development Plan, 30311 Clemens Rd., PP# 211-20-004, rep. G. Ernst, WARD 3**

Mr. Greg Ernst explained the applicant wishes to renovate and reimagine the existing building by modernizing the façade on the north, east and south elevations. The west elevation is where the loading docks are located and will remain the same. The green color will be painted to grey and they will add a metal siding that looks like wood to the bottom half of the façade. New replacement windows will be installed and they will design a new entrance vestibule. Canopies will be added over the existing doors.

Mr. Bedell reviewed his staff memo and the commission members commented the proposal is a nice improvement to the existing building.

The planning commission made the following findings of fact:

1. The proposal meets zoning requirements with the exception that additional parking is required.
2. At this time, adequate parking is available for the applicant and tenants. The applicant wishes to landbank the parking spaces until needed. There is sufficient property to do so without requiring setback modifications.
3. Signs shown on the plans are for illustrative purposes only. Sign plans will require Planning Commission approval at a future meeting.

**Motion:** Based upon the above Findings-of-Fact and presentation Mr. Fatzinger moved and Mr. Lamb second to recommend approval of The Dane Group Development Plan with the following conditions:

1. Sixteen spaces are landbanked at the rear of the parking lot.
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

**LA Fitness Sign Plan, 131 Market St., PP# 211-26-070,  
rep. R. Levitz, WARD 5**

Mr. Richard Levitz explained the proposal is to add signage to the Crocker Park elevation. The master sign criteria was revised to allow up to 100 sq. ft. of signage facing Crocker Road. There will be a new parking garage constructed to the south of this building so the existing sign on the south elevation will no longer be visible so the tenant would like signage on the east elevation. Mr. Levitz reviewed the proposal noting his calculations were different than what Mr. Krause calculated but per Mr. Krause's calculations an 18 sq. ft. modification is needed for total sign area. The existing sign on the south elevation will remain and is not proposed to be removed even though in the future it will have very limited visibility.

Mr. Bedell reviewed Mr. Krause's staff memo noting the proposal does not look over signed and once the F Garage is constructed the sign on the south elevation will not be very visible.

The planning commission made the following findings of fact:

1. The tenant space occupied by LA Fitness has always been considered office space in order to determine the amount of sign area permitted.
2. The sign criteria was amended to allow a maximum 100 sf fascia wall sign facing Crocker Road for this tenant space.
3. The construction of the "F" garage partially blocks the existing south facing fascia wall sign for this tenant.
4. The proposed additional wall sign results in an excess of 18.46 of proposed sign area when compared with the maximum 275 sf of sign area permitted for a major office tenant.

**Motion:** Based upon the above Findings-of-Fact and presentation Mr. Fatzinger moved and Mr. Lamb second to approve the LA Fitness Sign Plan with the following conditions:

1. With a waiver from the sign criteria to allow 18.46 sf of excess sign area for this tenant.

ROLL CALL ON APPROVAL:

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

**Evereve Sign Plan, 153 Main St., PP# 211-25-004, rep. R.  
Levitz, WARD 5**

Mr. Richard Levitz explained the tenant is rebranding and changing their name from Hot Mama to Evereve. The storefront will remain the same but the proposal is to change the signs to the new name. Mr. Levitz reviewed the proposal and Mr. Bedell reviewed Mr. Krause's memo.

The planning commission made the following findings of fact:

1. The proposed sign plan fully complies with the Crocker Park sign criteria.

**Motion:** Based upon the above Findings-of-Fact and presentation Mr. Fatzinger moved and Mr. Lamb second to approve the Evereve Sign Plan as submitted.

ROLL CALL ON APPROVAL:



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

**Crocker Park KSE-II Development Plan, within Crocker  
Park K Block, rep. Bialosky & Partners, WARD 5**  
**Yard House Storefront (part of KSE-II), 160 Union St.,  
rep. Bialosky & Partners, WARD 5**  
**Texas de Brazil Storefront (part of KSE-II), 174 Union St.,  
rep. Bialosky & Partners, WARD 5**

Mr. Brian Meng, Mr. Jack Bialosky, and Ms. Alyssa Kamm were present. Mr. Brian Meng reviewed all three proposals together since the KSE II building will be comprised of three tenants. One tenant space is still vacant but the remaining two tenant spaces will be for Yard House and Texas de Brazil. The building will be a one story building but is constructed to appear to be two stories. Mr. Meng reviewed the site plan and floor plans for the tenants. Each tenant will have an outdoor patio. Each tenant has a separate storefront and presence, and the building is designed to look like multiple buildings that are attached. The materials to be used for the Texas de Brazil storefront are cast stone, stone veneer, red face brick, pillars, and metal panels. The Yard House storefront materials will consist of precast stone, stucco, and aluminum and glass panels with metal coping. Along the alley adjacent to the Hyatt Place Hotel will be roll up steel doors with art work painted on the doors. The door can roll up and when up will expose art features on the wall or in recessed cavities. The incorporation of the steel roll up doors is to activate that portion of the alley and break up the façade as on the opposite side of the wall are the back of house of the restaurant (kitchen and restrooms). The vacant storefront has not been designed but, until a tenant is established, the storefront façade will incorporate face brick and a painted plywood like has been used in other locations in Crocker Park. Mr. Meng explained that the landscape and hardscape plan will bring a lot of features and activity to the alley but have not been finalized or submitted yet.

Mr. Bedell reviewed his staff memos noting the sign plans are not part of the request and will be submitted in the future. What is shown on the building are conceptual signs that are similar to other signs used by the tenants in other locations.

Councilman Mike Killeen was present and expressed concerns with the use of the roll up doors and their purpose as well as activating this area. Members of the commission discussed the roll up doors and expressed concerns with activating the alley, dead space, and if the alley façade could be redesigned. Discussion ensued on the concept of the roll up doors to look like they are doors to interior spaces and Mr. Bialosky expressed that the alley will be activated with a lot of foot traffic from the tenants, hotel and parking garage. Concerns were expressed that the K Block is an entry point in to the community and Crocker Park and originally it was thought that this area would be more dynamic than what is currently proposed, however not all the parts have been presented and it would be very helpful to have the hardscape, landscape and lighting plans for this block. There were concerns that as presented the KSE II building has the feel of a box retail strip mall and isn't more interesting or dynamic. Members of the commission felt the proposal needed more work and they would like to see hardscape, landscape and lighting plans so they know how all the parts work together. Commission members suggested locating windows from the alley into the space and moving the restrooms to the interior core to make the alley more active and inviting.

**Motion:** Mr. Fatzinger moved and Mr. Lamb second to table the Crocker Park KSE-II Development Plan, Yard House Storefront, and Texas de Brazil Storefront to the 10/6/14

meeting with the condition that revised plans are submitted 10 business days prior to the meeting – (9/22/14).

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Westlake Civic Space @ Crocker Park: Westlake  
Commons & Market Square, Development Plan, rep.  
Bialosky & Partners, WARD 5**

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Mr. Jack Bialosky and Mr. Brandon Garrett were present. Mr. Bialosky reviewed the proposal and changes made since the last work session meeting. 1,200 sq. ft. was removed from the building to decrease the footprint. The drop off area on Vine Street was removed but is designed so vehicles can access the building but driving on the sidewalk when needed for large events. Mr. Bialosky reviewed the site plan, floor plans and exterior elevations. With the reduction in size of the building there is a larger setback between the building and the condos across the street, approximately an 86' setback. Previously there were concerns with the use of metal panel on the façade which has been addressed by incorporating Alucobond, composite aluminum panels. As previously discussed at the work session, the restrooms were designed to be accessed by the public but sectioned off so the general public cannot access the interior of the building if there is not an event. Also, family restrooms that are only accessible from the exterior will remain open to the public when the building is rented out. Mr. Bialosky explained the landscape still needs to be designed but showed renderings of possible options. It is anticipated that there will be plantings along the building and next to the building. The building materials are brick, cast stone, wood siding and Alucobond panels.

Mr. Bedell reviewed his staff memo and the design details of the building. In addition to landscape plans a lighting plan will be needed. Normally the planning commission does not review interior space of buildings but this building will incorporate large sections of glass where the interior will be visible, especially in the evening when the interior lights are on. The interior ceiling is visible and is shown with acoustic panels and lights in between the panels.

Ms. Marge Widmar, Westlake Resident, expressed the following: she thinks the building looks similar to a ski lodge; concerns with flat sections of roof and leaking problems; and that maybe the city should wait to construct the building until there is more money for the building so a nicer looking building could be constructed that is more unique to the community. Mr. Bialosky advised the flat roof will not be an issue and is only a small part of the building design to reduce the appearance of mass.

Mr. Dennis Talburn, 130 Ashborne, expressed the following: it is a nice addition to Crocker Park; concerns with the management of crowds during large events; concerns with the use and need for restrooms that he felt they should also be in the parking garage. Mr. Bialosky reviewed the restroom locations and crowd management.

Members of the commission, staff, Councilman Killeen and Mr. Bialosky discussed the proposal. City council does have a list of alternates and cost factors and will need to make final decisions on the proposal. Chairman Meehan expressed his continued concerns with the quality of the building and that the level of detail for the interior be addressed as the interior will be visible from outside and a focal point at the end of Market Street. He did not want the interior to look like a big box

warehouse store interior with economy grade warehouse ceiling structure and insulation exposed and glowing at night. He is aware that Mr. Bialosky's office is working with the budget restraints but felt this building should be a showcase piece similar in quality to other civic buildings within the city. Chairman Meehan was concerned with quality issues yet to be determined and then being challenged by the budget. Mr. Bialosky asked for suggestions on what could be improved or changed. Chairman Meehan expressed the level of quality for the project and interior finishes should be increased and would urge council to incorporate upgrades. He suggested wall and ceiling details so the interior ceiling is a high quality and not to look like the interior of a warehouse. Mr. DiCarlo shared Chairman Meehan's concerns relative to how the interior will appear. Councilman Killeen and Getsay expressed that council will take into consideration planning commission's concerns for quality and recommendations for the interior upgrades while setting the budget.

The planning commission made the following findings of fact:

1. The architect has made improvements to the design of the building based upon comments received by staff and the Planning Commission at the work session and other meetings.
2. The design appears to be largely driven by the limitations of the budget and efforts have been made to address Planning Commission concerns while staying within budget.
3. The Planning Commission evaluated concerns regarding its size and location, materials, and if the style of the building is representative of Crocker Park.

**Motion:** Based upon the above Findings-of-Fact and presentation Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the Westlake Civic Space @ Crocker Park as submitted with the following conditions:

1. That city council examine and consider alternatives for potential interior upgrades.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, Lamb

Nays: DiCarlo, motion passed

**MISCELLANEOUS** - None

### **ADJOURNMENT**

Meeting adjourned at 10:04 p.m. The next regular meeting is scheduled for Monday, October 6, 2014 in the Westlake City Hall Council Chambers.

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Chairman Dan Meehan

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*Nicolette Sackman, MMC*

Nicolette Sackman, MMC  
Clerk of Commissions

Approved: October 6, 2014