



PLANNING DEPARTMENT

27700 Hilliard Blvd.
Westlake, OH 44145

Phone 440.871.3300
Fax 440.617.4324

**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
DECEMBER 15, 2014**

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

Also Present: Planning Director Jim Bedell, Assistant Planning Director Will Krause, Assistant Law Director Greg Sponseller, Clerk of Commissions Nicolette Sackman

The regular meeting was called to order at 7:00 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 December 1, 2014.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, Lamb

Nays: None, motion passed

COUNCIL REPORT

Councilman Getsay reported on council items.

SELECTED CORRESPONDENCE

OLD BUSINESS

Ordinance 2014-168 Conditional Use Permit, for mobile food vending, 29305 Clemens Road, PP#211-22-056, to 059 - ref. by council 11/20/14, tabled 12/1/14

Mr. Kennedy, sworn in by Mr. Sponseller, explained detailed floor calculations that were provided. Mr. Bedell reviewed the parking calculations based on the floor plans and 58 parking spaces is being requested, which requires a modification for five less parking spaces than required by code. It was suggested to place a condition for the hours of operation to be 10 am to 10 pm which is longer than requested by the applicant but allows for additional time if needed. Discussion ensued the mobile food truck will provide customers with food during events several times each month as Mr. Kennedy will only have a tap room and not a restaurant.

The planning commission made the following findings of fact:

1. Although the two ordinances that enable this use are still before Council, the Planning Commission is able to make a recommendation regarding this CUP, provided that it be conditioned upon the approval of the ordinances.

2. The modification to reduce the number of required parking spaces by 5 is reasonable, since it meets the performance standards for modifications in section 1220.06 and the tasting room is likely to experience the most use after regular business hours.
3. The proposed use meets the standards for evaluating conditional use permits in section 1227.03.

Motion: Mr. Fatzinger moved and Mr. Lamb second to recommend approval of Ordinance 2014-168 with the following conditions and modification:

1. Approval is subject to the adoption of Ordinances 2014-166 and 2014-167.
2. A modification is granted to reduce the total number of required parking spaces to 58.
3. The mobile food vending shall be located on a paved surface and shall not interfere with ingress to or egress from the building.
4. The location of the mobile food vending unit is subject to the approval of the Planning Department.
5. That the hours of operation be limited to 10:00 a.m. to 10:00 p.m.

Vote: 5 ayes, 0 nays, motion carried

Crocker Park G Block (minor revisions to approved plans), within Crocker Park G Block, rep. Bialosky & Partners, WARD 5, tabled 12/1/14

Jack Bialosky and Jacob Stollfuss from Bialosky and Partners were present. They wished to review the use of thin brick, changes to the style of the windows and revisions to the G Block. The corner feature of the GWS building needs further review and revisions as the architect was not satisfied with the design yet.

Mr. Bedell reviewed the proposal noting the sidewalk south of GES was approved at 2'6" but has been reduced to 1'6" from the face of the curb and is not intended to be a sidewalk used by pedestrians. It was questioned if there is room in the compactor enclosure for recycling. Mr. Bedell reviewed details of the proposal such as: the use of thin brick; change in the style of windows; the use of EIFS; building materials and colors to be used; service areas; the design of the balconies; and changes to the elevations.

The Planning Commission discussed the swinging gate at the service courtyard area behind Trader Joes. Jack Bialosky explained that it will be a painted steel panel gate with louvers. This is the method that will be used on all trash enclosures being done in Phase III.

Discussion ensued on the use of thin Brick. The method of construction, durability, and longevity was explained and a sample was presented. The applicant explained the use of this material is due to the design of the building that is wood construction. The applicant explained that this material is used on the Cheesecake Factory. Sue Frankel, Stark Associates Vice President of Construction Management, explained that they will need to order materials soon, so as to not lose an entire month of construction. She was concerned about paying damages to their tenants as a result of delays. Jack Bialosky asked for a straw poll regarding the use of thin brick.

The Planning Commissioners consented to the use of thin brick in the TABS II Wall System as presented, with the understanding that the architect of record has thoroughly vetted the thin brick materials and method of installation and has assured the Planning Commission of the long-term

viability of this product; that there is no visual difference in this material when compared to the full-sized face brick that is to be used on the project; and that third party inspection and certification will be provided by the developer.

Discussion ensued regarding the proposed vinyl windows relative to long-term durability and appearance. The exterior side of the windows will be painted in a bronze finish to match the exterior window trim and flashing. The windows will have a 20-year warranty on the glass, screens and mechanics and a lifetime guarantee on the frames. The Planning Commission did not support the use of the muntin grills sandwiched inside of the glass to simulate muntins and asked that they be placed on the outside of the glass instead. Existing windows with muntins in Crocker Park all have a true divided light appearance with muntins on the outside of the windows. The applicant did not wish to do so based on cost and maintenance issues. Discussion ensued on the window trim, profile, brick exposure and muntins. The applicant asked for a straw poll regarding the windows.

The Planning Commissioners consented to the use of the vinyl windows as presented, except for the muntin grills that are only acceptable on the outside of the glass.

As there were a number of items that were unresolved, the applicant stated his belief that many of the issues raised during the meeting were addressed in the drawings that he provided to staff at the start of the meeting. It was agreed that Bialosky Associates staff will meet with Planning Department staff tomorrow to go through the plans that were submitted tonight and that a revised submittal will be provided to the Planning Department by the end of the week.

The Planning Commission gave unanimous consent to postpone this item to a January 5, 2015 meeting, to be added to their schedule, in order for this item to possibly make the Tuesday, January 6, 2015 Council meeting.

It was stated at the meeting that the Chairman will not be available for the January 5 meeting and the Director has scheduled time off from next Wednesday until January 6 so it is imperative that any revised plans are submitted by the end of the week to provide time for staff review with the Director and the Chairman prior to his departure.

NEW BUSINESS

None

MISCELLANEOUS

None

ADJOURNMENT

Meeting adjourned at 9:37 p.m. The next regular meeting is scheduled for Monday, January 5, 2015 in the Westlake City Hall Council Chambers.

Chairman Dan Meehan

Nicolette Sackman, MMC
Clerk of Commissions

Approved: _____