



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
JANUARY 12, 2015**

Present: Chairman Daniel Meehan, Scott Fatzinger, Phil DiCarlo, Mark Getsay
Absent: Brad Lamb
Also Present: Planning Director Jim Bedell, Assistant Planning Director Will Krause, Assistant Law Director Greg Sponseller, 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.

ELECTION OF OFFICERS

Mr. Fatzinger moved, seconded by Mr. Getsay to elect the same slate of officers (Dan Meehan Chairman, Scott Fatzinger Vice Chairman, and Brad Lamb Secretary).

ROLL CALL ON APPROVAL:

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

APPROVAL OF MINUTES

Mr. Fatzinger moved, seconded by Mr. Getsay to approve the minutes of the regular meeting of December 15, 2014.

ROLL CALL ON APPROVAL:

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

COUNCIL REPORT

Councilman Getsay reported on council items.

SELECTED CORRESPONDENCE

12/02/14 email from Steve Hammerschmidt re: King James Plaza Master Sign Criteria

12/17/14 email from Attorney Don Powers requesting Ordinance 2012-115 and Crocker Woods be tabled until March

1/12/15 email from Brian Meng re: Crocker Park Phase III Landscape and Hardscape

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, 2/13/13, 6/3/13, 9/9/13, 10/7/13, 12/2/13, 4/7/14, 8/4/14, 10/6/14, 11/10/14; 8/4/14 requested extension of time to expire 3/2/2015; applicant requests to be tabled until March 2015

Motion: Mr. Fatzinger moved and Mr. Getsay second to table Ordinance 2012-115 to the March 2, 2015 meeting.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

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, 6/3/13, 9/9/13, 10/7/13, 12/2/13, 4/7/14, 10/6/14, 11/10/14; applicant requests to be tabled until March 2015

Motion: Mr. Fatzinger moved and Mr. Getsay second to table Crocker Woods to the March 2, 2015 meeting.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Doubletree Sign Plan, 1100 Crocker Rd., PP# 211-15-003, 211-16-001, rep. R. Crego, WARD 3, tabled 11/10/14, 12/1/14

Mr. Crego and Mr. Frezel (sign company) were present. Mr. Frezel reviewed the changes since the last meeting which were to revise the size of the logo and height, the three ground signs will comply with code, and the existing multi-tenant signs will be eliminated. Mr. Krause reviewed his staff memo and the modifications needed and noted the ground signs should be placed so they are at least 10' off the planned right-of-way.

The planning commission made the following findings of fact:

1. The existing Holiday Inn Hotel is being re-branded as a Doubletree Hotel.
2. As part of the re-branding a new sign package is proposed.
3. As part of a contract for sale and purchase of real property signed by the Mayor on 11/18/13 agreements were made concerning the Holiday Inn Property, three of which concerned signage: 1. The property will be allowed three (3) ground mounted signs of 30 square feet each eight (8) feet high. 2. The building will be allowed a 600 square foot sign area. 3. That the signs must meet the design criteria of the Westlake City Code.
4. Because the hotel has more than 800' of non-freeway frontage they are permitted by code, one monument sign up to 40 sf in size, and a total of 3 monument signs (one per driveway entrance).
5. The total amount of sign area proposed complies with code and the 11/18/13 agreement but one of the proposed wall signs exceeds the maximum sign area of 100 sf permitted by code by 42.97 sf, and one of the proposed logos exceeds the maximum 4' tall height for individual letters or logos by 2'.

6. Planning Commission granted approval for a second 24 sf multi-tenant freestanding sign with conditions on 10/4/10, which is not addressed in the sign package submitted 1/6/15.
7. The representative has inquired about an additional flag pole, no corporate flag is shown as part of the proposed sign package.
8. The setback for the new NE & SW signs not shown.

Motion: Mr. Fatzinger moved and Mr. Getsay second to approve the Doubletree Sign Plan with the following conditions and modifications:

1. Modification to permit one 142.97 sf wall sign.
2. Modification to permit one 6' tall logo as shown.
3. Condition that the existing multi-tenant freestanding sign is removed.
4. The new NE & SW monument signs be installed no closer than 11' from the existing sidewalk.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

Nays: None, motion passed

King James Shopping Plaza Master Sign Criteria, 25002-25130 Center Ridge Rd., PP#213-27-014, rep. S. Hammerschmidt, Ward 2, tabled 12/1/14

Mr. Hammerschmidt clarified his proposal since the last meeting and the existing sign area will remain the same but the colors for signs will be changed and the existing turquoise color used at the plaza will be eliminated. The existing signs will be refaced and it is anticipated this will be done possibly by June. Mr. Krause reviewed his staff memo and noted the criteria is being updated from what was approved in 1989. Discussion ensued that one of the tenants, Psyche, has installed signs on the rear of the building that do not conform to the criteria and were not approved. These signs will need to be removed or a plan submitted to the commission for review.

The planning commission made the following findings of fact:

1. The last sign criteria for this shopping center was approved in 1989.
2. The owner wishes to update the look of the shopping center.
3. The new sign criteria to allow three acrylic colors and white: #2051 blue; #2283 red; and #2030 green.
4. The raceways will remain the same and match the fascia color.
5. Under the new criteria an accent capsule not to exceed 25% of the square feet of the allowable signage for each tenant store front will be permitted by right.
6. As per a 12/2/14 e-mail there are no proposed changes to the size or amount of sign area permitted per tenant.
7. The Psyche tenant has installed exterior signage that does not conform to the criteria.

Motion: Based upon the above Findings-of-Fact Mr. Fatzinger moved and Mr. Getsay second to approve the King James Shopping Plaza Master Sign Criteria with the following conditions:

1. The accent capsule colors will conform to the colors in the new criteria as well as white and black.
2. All of the tenant signage and panels on the freestanding signage will be replaced with the new colors by the end of 2015.

3. Any existing exterior signage for Psyche that does not conform to the criteria will be removed or come back to planning commission for a modification request.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Crocker Park G Block (minor revisions to approved plans), within Crocker Park G Block, rep. Bialosky & Partners, WARD 5, tabled 12/1/14, 12/15/14

Mr. Jack Bialosky and Mr. Jacob Stollfuss from Bialosky and Partners were present. Mr. Bialosky reviewed the revisions since the last meeting and presented elevations showing before and after. He reviewed the GEW service area and noted the cornice detail at the top of the rear of the building, as well as other buildings (GWS & GES), had been removed. The windows were changed to single hung windows, which Mr. Bialosky liked. The GES building is closer in design to the more modern American Greetings building and the east elevation was reviewed where EFIS is being used and the scoring pattern changed from what was previously approved. The size of the clock was increased compared to the plans submitted for the last meeting.

Discussion ensued regarding the scoring pattern for the GES elevation which will be visible from Crocker Road and American Avenue, since it is uncertain when the FS Building, located south of the F parking garage, will be constructed. There were concerns that a 1/2" or 3/4" score line would not read well from when viewed from a distance and that the scoring in the EFIS should more closely match the approved metal panel pattern for this façade that includes more articulation. Discussion also ensued that this might be a better location for a metal panel rather than EFIS, due to visibility from adjacent streets and use of the alley by patrons of Trader Joe's. Mr. Bialosky stated that EFIS is an approved material in the guidelines and it is a secondary material on this building. It was suggested that additional scoring patterns be added to the EFIS rather than a metal panel and that it be submitted to the planning director for review and approval.

The planning commission made the following findings of fact:

1. The proposed changes are a minor revision to the approved development plan for the G Block Buildings that are designed in the Eclectic Style in accordance with the Crocker Park Mixed Use Area Design Guidelines.
2. The architect of record has thoroughly assessed the TABS II PLUS "Rain Screen Wrap" thin brick material and method of installation and has assured the city of the long term viability of this product and that there is no visual difference in this material when compared to the full-sized face brick that is to be used on this project. The thin brick profile around the window openings will be masked with a metal trim piece meeting the brick to simulate brick mold. The architect has stated that the manufacturer of this thin brick and the system of installation is the same manufacturer and installation system as was used on the Cheesecake Factory building in Crocker Park.
3. Specifications have been submitted concerning the thin brick indicating that with addendum #8 revisions of the construction plans, the owner will engage special inspectors for field quality control of the thin brick installation.
4. Specifications have been submitted concerning the fiberglass reinforced polymer (FRP) fabrication indicating that with addendum #8 revisions of the construction

- plans, the owner will engage special inspections for field quality control of the FRP units erection and fastening.
5. Specifications have been submitted concerning the exterior painting of hollow metal doors and frames, steel lintels and unfinished items at masonry walls indicating that with addendum #8 revisions of the construction plans, these items will be painted to match the surrounding masonry.
 6. While Sheet GEW A410 of the revised plans submitted 12/23/14 still indicate fabric mesh on the service area gates, the architect has stated and has submitted product information indicating that Ametco metal louvers will be used on all the service area, dumpster enclosure, compactor and transformer gates to be constructed as part of the G Block.
 7. It does not appear that there is room in the compactor enclosure for recycling.
 8. Light fixture cut sheets have been submitted indicating that the screen wall light fixtures are downcast Bega aluminum L55 fixtures with LED luminaires and the wall mounted light fixtures are Solera ERB-C with metal halide lamps.
 9. Cut sheets have been submitted for the rear balcony support posts indicating that the metal posts will be sheathed with 6" X 6" Age Craft brand square fluted columns.
 10. Product information sheets have been submitted describing the prefinished aluminum at the parapet as Reynobond Aluminum Composite material coping and panels. Architect stated that the panels are 6mm thick and the edges returned 1 1/2" to 4" which adds to the panel strength and deters oil canning.
 11. A detail has been added showing additional molding where fiber cement panels replace areas previously shown as spandrel glass.
 12. The elevations indicate areas marked "A4" for vent termination. The architect has stated that these vents are not for heating equipment but only for small kitchen, bathroom and dryer exhaust vents and that the color used will match the surrounding exterior material.
 13. In 1/8/15 correspondence the topmost portions of the east elevations of buildings GEW and GES which were previously shown as brick have been described as EFIS.
 14. In 1/8/15 correspondence the coping above the prefinished aluminum panels has been identified as aluminum composite material.
 15. In 1/8/15 correspondence the rear balconies are identified as having a hardboard fascia.
 16. The sidewalk south of GES was approved at a minimum of 2'6" but has been reduced to 1'6" from the face of curb and is not intended to be a sidewalk used by pedestrians.
 17. The 12/23/14 plans indicate the location of minimum 6' wide piers which are to be clad with materials complementary to the façade above.

Motion: Based upon the above Findings-of-Fact Mr. Fatzinger moved and Mr. Getsay second to recommend approval of the Crocker Park G Block (minor revisions to approved plans) with the following conditions:

1. Except where noted on the plans date stamped 12/23/14, and 1/8/15 all building materials and colors are the same as approved by the Planning Commission on 3/3/14 and Council on 3/6/14.
2. The windows shall be Vinyl Craft 5500 Series or better.
3. Like previous approvals for EIFS in the G Block development plans, third party inspection or onsite inspection from the manufacturer and certification during the

installation process of any EIFS, FRP and thin brick is required and a signed report will be provided to the City by a certified inspector that the materials have been installed in accordance with the manufacturers recommendations and that they meet all warranty requirements.

4. Back of house exterior metal doors and frames, steel lintels and unfinished items at masonry will be painted to match the surrounding masonry.
5. The rear (alley) facades shall be of neutral colors, approved by staff.
6. The gates shall be pre-manufactured painted galvanized steel gate assembly. The infill panels shall consist of fixed metal louvers such as Ametco Shadow 100 system or equivalent which will be used on all the service area, dumpster enclosure, compactor and transformer gates to be constructed as part of the G Block.
7. The cardboard and recycling will either be stored internal to the building or marshalled to a centralized collection point within an approved screened location. The use of trailers in unscreened locations for this purpose is not permitted.
8. Metal halide lamps will be color corrected like other metal halide fixtures in Crocker Park.
9. Rear balcony support posts will be constructed of 4" X 4" metal posts with 6" X 6" aluminum wrap finished to match surrounding materials.
10. The wall areas surrounding the GWN building balcony doors will consist of monolithic fiber cement panels.
11. Recessed aluminum panels on the top story under the eaves on the west and southwest elevations of building GES and on the other G buildings will maintain their monolithic appearance with flush joints between the dark bronze colored sheets of material.
12. Primary corner tenants may be permitted to incorporate an area of the second floor wall surface above their tenant space (and the third floor wall surface in the case of GWS) with Planning Commission approval or the wall shall be finished to match the rest of the second floor (and third floor) as previously shown on the approved G Block Development Plans.
13. None of the signage depicted is approved. Signage for the buildings shall be presented to the Planning Commission for approval at future Planning Commission meetings.
14. 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.
15. Additional scoring shall be added on the blank wall of the GES building (east façade) and reviewed and administratively approved as well as at the top of the buildings where the cornices were previously located.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

Nays: None, motion passed

NEW BUSINESS

**Athleta Sign Plan, 105 Main Street, PP#211-25-004, rep.
R. Levitz Ward 5**

**Athleta Storefront, 105 Main Street, PP#211-25-004, rep.
R. Levitz Ward 5**

Mr. Levitz reviewed the storefront and sign plan explaining there are similar storefronts within Crocker Park that have similar designs and materials. Materials to be used are thin brick, glass and metal. The style is modern with white and silver/grey colors. A modification is needed for a second blade sign. Mr. Krause reviewed his staff memo.

Sign Plan

The planning commission made the following findings of fact:

1. The proposal complies with the sign criteria, with the exception of a need for a modification for the second blade sign.
2. The criteria states that acrylic sign faces must have a matte finish but in this case the silver reflective finish is part of the design aesthetic.

Motion: Based upon the above Findings-of-Fact Mr. Fatzinger moved and Mr. Getsay second to approve the Athleta Sign Plan with a modification to allow a second blade sign.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Storefront

The planning commission made the following findings of fact:

1. The proposal complies with the design guidelines.

Motion: Based upon the above Findings-of-Fact Mr. Fatzinger moved and Mr. Getsay second to recommend approval of the Athleta Storefront with a condition that the thin brick is mounted on exterior grade board as submitted 1/12/15.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

Nays: None, motion passed

**Crocker Park Phase III Landscape and Hardscape Plan,
within Crocker Park, rep. Bialosky and Partners, Ward 5**

Mr. Brian Meng explained the proposal is for two items – one, site improvements for an at-grade parking lot in the locations of the future FS building, and two, a revision to the previously approved retention wall at Vine Street. The at-grade parking lot is located in an area that was previously designated as wetlands, which has been mitigated. This is also the location of the FS Building that is shown on the PDP. The proposed improvements include: 6' wide sidewalks, eight street trees and four light fixtures. There will be 59 parking spaces. Screening will consist of street trees and Junipers and Mr. Meng reviewed renderings.

Now that grading has been completed, the masonry retaining wall at Vine Street is no longer needed to retain soil as the final grade adjacent to the roadway is lower than originally designed. The masonry retaining wall was proposed to be 2' to 3' in height and they wish replace it with a fence that is 4' tall which will provide screening to the homes in Savannah Estates. The 120' buffer area will remain at 120' and they will be replacing the evergreen trees approved for screening at the back of the G Garage with tall ornamental grasses that are more salt tolerant.

Mr. Bedell reviewed his staff memo. Regarding the proposed fence he had concerns with how it will be maintained as the fence behind Dick's Sporting Good is in disrepair. It appears that this fence differs from the existing one in that it will not have vertical slats and brick piers. The proposed parking lot is temporary until the FS building is constructed but he would like to see more trees added along the south edges of the parking lot as included in the previous approval.

Members of the commission discussed that during the previous approval of the landscape and retaining wall there was a lot of discussion about providing screening for the homes in Savannah Estates. This item will be tabled tonight as more details are needed and there is the need to provide superior buffering. The proposed temporary parking lot may be there for an extended period of time so there should be adequate screening to block headlights.

Mr. Robert Boas, 2341 Georgia Dr. was glad to hear that the commission wants to make sure there is quality screening as there was lengthy discussion in the past about the buffer area and what will be seen. He was concerned with the proposed fence providing enough screening and being maintained properly in the future, as there are other sections of fence along the buffer that have not been maintained. He also questioned replacing the buffer evergreen trees with ornamental grasses, as grasses would not offer as much screening because at certain times of the year they are cut to the ground. He would like to see what the proposed fence will look like as he has concerns with buffering and headlights being seen through the cracks.

Mr. Bialosky advised the proposed fence will be different than what is behind Dick's Sporting Goods that was not designed to block headlights and includes slots and gaps that light is able to go through. He stated that the proposed fence can be sided on both sides and butted in such a way that no light comes through it. The proposed fence will be taller than the previously approved retaining wall.

Motion: Mr. Fatzinger moved and Mr. Getsay second to table the Crocker Park Phase III Landscape and Hardscape Plan to the February 2, 2015 meeting.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

Nays: None, motion passed

**Ordinance 2014-165 Conditional Use Permit for
Rosewood Grill, 2033 Crocker Road, PP#211-27-004,
Ward 5, ref. by council 11/20/14**

Mr. Schindler, sworn in by Mr. Sponseller, explained they have seven restaurants and are proposing to have a Rosewood Grill in the location of the former Applebee's. Mr. Bedell reviewed his staff memo noting this is to amend the conditional use permit that was approved for Applebee's (Ord. 1996-213). The restaurant complies with zoning requirements.

The planning commission made the following findings of fact:

1. The ordinance meets the standards for evaluating conditional use permits in 1227.03.
2. The changes that it makes to ordinance #1996-213 meet current zoning requirements for allowable square footage and signage.

Motion: Based upon the above Findings-of-Fact Mr. Fatzinger moved and Mr. Getsay second recommend approval of Ordinance 2014-165.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo

Nays: None, motion passed

**Rosewood Grill Development Plan, 2033 Crocker Road,
PP#211-27-004, rep. G. Schindler, Ward 5**

Mr. Bedell reviewed his staff memo explaining the restaurant will be expanded and the exterior renovated. There will be a patio and the proposed materials make for a nice design. Eight parking spaces will be removed as part of the expansion but there are more parking spaces than required by code so they will still comply.

The planning commission made the following findings of fact:

1. The Conditional Use Permit for expanding the building has not been acted on by Council. The Planning Commission may make a recommendation to Council regarding this development plan provided that it is conditioned upon the approval of the Conditional Use.
2. The proposal meets applicable Guide Plan and Zoning Code requirements.
3. A modification is required for the black standing seam metal roof.
4. Signs are not included in this approval and are only shown on the plans for illustrative purposes.

Motion: Based upon the above Findings-of-Fact Mr. Fatzinger moved and Mr. Getsay second recommend approval of the Rosewood Grill Development Plan with the following conditions:

1. Approval is subject to the adoption of Conditional Use Permit Ordinance 2014-165.
2. A modification from 1237.074(c)(3) to allow a standing seam metal roof in black.
3. 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. ROLL CALL ON APPROVAL:
5. Yeas: Fatzinger, Meehan, Getsay, DiCarlo
6. Nays: None, motion passed

**Arden Court/Manor Care, Fence extension, 28400 Center
Ridge Rd., PP#216-13-002, rep. J. Haselton WARD 6**

Mr. Haselton explained the proposal is to extend the fence to a height of 7' and that the additional fencing on the property is to protect patients. Mr. Bedell reviewed his staff memo noting a 1' height modification is needed for the fence. Mr. DiCarlo questioned if the fence is being extended 1' or 2' taller as the photo submitted is a 2' lattice extension. Mr. Haselton explained the fence will only be extended 1' and the photo provided in the application was a sample of what type of material the extension would be made to look like.

The planning commission made the following findings of fact:

1. The proposal increases the height of the existing fence for safety purposes.
2. A modification is required for the increased height.

Motion: Based upon the above Findings-of-Fact Mr. Fatzinger moved and Mr. Getsay second recommend approval of the Arden Court/Manor Care Development Plan with the following conditions and modification:

1. A modification to section 1211.04(b)(3) is granted to permit the height to be seven feet above the average finished grade.
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

Nays: None, motion passed

MISCELLANEOUS

Draft code amendment suggestions to various sections of the Westlake Zoning Code

This was not discussed

ADJOURNMENT

Meeting adjourned at 8:36 p.m. The next regular meeting is scheduled for Monday, February 2, 2015 in the Westlake City Hall Council Chambers.

Chairman Dan Meehan

Nicolette Sackman

Nicolette Sackman, MMC
Clerk of Commissions

Approved: February 2, 2015