



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
MARCH 2, 2015**

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

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

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

APPROVAL OF MINUTES

Mr. Fatzinger moved, seconded by Mr. Lamb to approve the minutes of the regular meeting of February 2, 2015.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

COUNCIL REPORT - None

SELECTED CORRESPONDENCE

2/25/15 Request from Brian Meng asking planning commission to reconsider the previous motion for Crocker Park KSE II – Chairman Meehan advised the commission will take no action on this request but will place the revisions to the Crocker Park Sign Criteria on the April 6, 2015 meeting.

2/26/15 letter from Stephanie Kutsko of the Cleveland Metroparks re: Ordinance 2012-115 and Crocker Woods Cluster Preliminary Development Plan

3/2/15 Letter from Don Powers waiving the 90 day requirement for planning commission to act on Ordinance 2012-115 and Crocker Woods Cluster Preliminary Development Plan

OLD BUSINESS

**AT&T Equipment Cabinet Development Plan, 1800
Crocker Rd. PP#211-19-013, rep. M. Williams, WARD 5**

Mr. Williams explained they are seeking approval to place an equipment cabinet in an easement on the Crocker Park property at the southwest corner of Detroit and Crocker Roads. The cabinet will be placed behind the existing wall feature and will be screened so it is not visible.

Mr. Bedell reviewed his staff memo noting this is a good location as it is not in the public right-of-way. There are section breaks in the wall feature so it is possible it might be visible through a break in the wall but the applicant advised they had no issues with installing additional landscape to further screen the unit if needed.

Findings of Fact:

1. The proposal meets zoning requirements.
2. No modifications are required.
3. Additional landscaping may be required if the cabinets are visible from Detroit Road through a gap in the adjacent masonry wall.

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the AT&T Equipment Cabinet Development Plan for 1800 Crocker Road with the following conditions:

1. If the cabinets are visible from Detroit Road through a gap in the wall additional landscaping is required and shall be approved administratively.
2. The approval is subject to approval of the final plans by the Building and Engineering Departments in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo; Lamb

Nays: None, motion passed

Ordinance 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, 1/12/15; 8/4/14 requested extension of time to expire 3/2/2015

Crocker Woods Cluster 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, 1/12/15

Both the Crocker Woods Cluster Preliminary Development Plan (PDP) and Ordinance 2012-115 were discussed together. Mr. Terry Bennett explained they are a local family owned business who will be handling all phases of development of this project. They have an option to purchase the property from Mr. Carl Andreano contingent upon the approval of the rezoning and the preliminary development plan. Mr. Greg Holderness, Bennett Builders, reviewed the proposal which is to rezone the single family property to Planned Unit Development (PUD) for a single family cluster

development. There will be one street access off Crocker Road with a maximum number of units to be 62. 60 will be cluster homes and two will be single family lots. The drives throughout the development will be private drives and they used the cluster zoning code to design the development of the property. Mr. Holderness stated they are aware of drainage and flooding issues in the surrounding development and are working on the engineering. A wetland delineation study was conducted last fall but they plan to do another one in the spring as part of the final development improvement plans. He is confident they will be able to meet and will likely exceed the storm water retention requirements. He presented a preliminary development plan which is conceptual until the final development plans are submitted. They have met the requirements for open space within a PUD.

Mr. Bennett reviewed the preliminary plans showing the conceptual plans for the entry sign; development entrance and landscape; the units, which will be in the American Craftsman Style ranging in size from 2,200 sf to 3,000 sf. The units will look like single family homes but have setbacks per the cluster zoning. Homes will be luxury homes up to two stories in height with a variety of floor plans and exterior styles and range in price from upper \$300,000s to over \$500,000.

Mr. Bedell reviewed his staff memos and the procedure. When rezoning to Planned Unit Development, a Preliminary Development Plan is required to accompany the rezoning request. Both will be referred to city council for action. The next step in the process is the submittal of a final development plan which will have more detailed information (survey, building footprints, streets and sidewalks, parking, outdoor storage, signs, landscaping and lighting, buffering, grading and drainage, building elevations) than is required by code for the preliminary plan. The public is notified when the final development plan is placed on a planning commission agenda. Planning commission would then make recommendation to city council who would then take action on the proposal. The rezoning request does not increase the density and the guide plan for the city shows most of this area as single family cluster zoning. The city is aware of concerns and issues regarding flooding and drainage.

The following residents were present and made comments: Mr. John Carbone, 29855 Sequoia Trail; Mr. Mike Lamb, 29947 Tamarack Trail; Mr. Jyh-Fei Yeh, 29917 Sycamore Oval; Mr. Tom Frank, 29916 Sycamore Oval; Ms. Donna NeMeth, 29947 Sycamore Oval; Mr. Bill Hock, 29902 Tamarack Trail; Mr. Gene Bernharoad 29995 Sequoia Trail; Mr. Ernie Kulik, 30035 Sequoia Trail; Mr. Chris Miller, 29976 Persimmon; and Mr. Anthony McNamara, 29880 Sequoia Trail. Concerns raised primarily had to do with flooding and drainage problem that have been ongoing for years and have not be resolved. There were concerns that more development would result in more flooding and drainage problems and residents wanted to know what the city was going to do about the ongoing problems and why they have been allowed to continue. The residents were unhappy and frustrated with the flooding situation. Other concerns raised were whether there would be a change in density as a result of the clusters versus single family residential, expensive luxury homes may not sell causing the development of smaller cheaper houses to be constructed instead, if this development is the best use for the property, and how many single family lots could fit in on the west side of the parcel. Mr. Bennett noted that the Cleveland Metroparks has a 50' conservation easement at the rear of their parcel and the proposed development will not encroach into the easement.

Councilman Getsay informed the audience that city council recently approved a revision to the Woodruff stormwater system study to look at drainage issues and attention will be paid to Wards 5

and 6. He suggested having another community meeting before the next planning commission meeting where he would have members of the administration present, including City Engineer Bob Kelly, to address concerns raised regarding the flooding and drainage issues.

Motion: Mr. Fatzinger moved and Mr. Lamb second to request a 90-day extension of time for Ordinance 2012-115 (expires May 31, 2015)

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

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo; Lamb

Nays: None, motion passed

Motion: Mr. Fatzinger moved and Mr. Lamb second to request a 90-day extension of time (from applicant) to consider Crocker Woods Cluster Preliminary Development Plan (expires May 31, 2015)

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo; Lamb

Nays: None, motion passed

Motion: Mr. Fatzinger moved and Mr. Lamb second to table Crocker Woods Cluster Preliminary Development Plan

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo; Lamb

Nays: None, motion passed

NEW BUSINESS

Capstone Development Plan, 31000 Viking Parkway, PP# 211-02-016, rep. M. Parnell, WARD 3

Mr. Parnell explained the building is an existing building with a new tenant. The proposal is to lease 75,200 sf of office space to Ground Effects. Mr. Bedell reviewed his staff memo noting the changes being proposed are additional parking, a screen fence, landscaping, guard shack, and the addition of six doors to the building (three on the north and three on the south). The future addition shown on the plan is not part of the current proposal and in the future if they plan to expand a plan will be submitted to the planning commission. It was suggested that pavement and a gate be provided to connect the parking lots at the northeast edge where they touch to allow travel around the building by emergency vehicles, that the gate have a Knox Box installed, and that the guard shack be painted to black to match the fence. Mr. Bedell reviewed the suggested traffic pattern for shipping trucks as recommended by the police department.

Findings of Fact:

1. No modifications are required.
2. The building (10,000 s.f. of office space) addition shown on several sheets is for illustrative purposes only and is not part of this approval.

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the Capstone development plan item with the following conditions:

1. Comments received in Part IV of the staff report shall be addressed.
2. The parking areas shall be for vehicles only and shall not be used for outdoor storage.
3. The doors for the south elevation are for circulation only and shall not be used for loading.
4. The exterior of the modular “guard shack” shall be black to match the fence.
5. Lighting cut sheets shall be provided to staff for approval.
6. Trash storage shall be provided for inside the building behind a solid door or outside of the building within a masonry enclosure that is approved by staff.
7. 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

Soft Surroundings - Storefront and Sign Plan, 124 Main St., PP# 211-25-004, rep. R. Levitz, WARD 5

Mr. Richard Levitz reviewed the proposal which is for new signage and storefront. This was the previous tenant space for Cold Water Creek. Mr. Krause reviewed his staff memo noting the graphic design shown on the awning should be counted as signage as it is part of the company’s branding. If the area is counted a modification is needed for additional primary signage. Mr. Levitz wished for the commission to consider the graphic art rather than commercial message. Mr. Krause noted the graphic is used in their sign package, it is part of the branding of the company and should be counted as signage. He was not opposed to the graphic but a modification would be needed.

Storefront

Findings of Fact:

1. The proposal complies with the design guidelines.

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval of the Soft Surroundings storefront.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo; Lamb

Nays: None, motion passed

Sign Plan

Findings of Fact:

1. The proposal complies with the sign criteria except for the need for a modification for two extra blade signs and 22.18 sq. ft. of excess primary sign area (if the awnings are determined by the Planning Commission to be primary signs, with only the blue patterned portion of the awnings counted as sign area).

2. The criteria states that plastic letters must have a matte finish.

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to approve the Soft Surroundings sign plan with the following modification and condition:

1. Modification to allow two extra blade signs.
2. Modification to allow 22.18 sq. ft. of excess primary sign area.
3. Condition that the plastic letters of the wall sign have a matte finish.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo; Lamb

Nays: None, motion passed

**Yard House Sign Plan, 160 Union St., PP# 211-25-004,
rep. S. Smith, Ward 5**

Mr. Smith explained the proposal is for signage. They are seeking approval to have a third primary sign and noted no more than two primary signs will be seen at one time. They are under the total amount of sign area permitted. He reviewed the light boxes which are more of an architectural feature that will not flash, animate, or scroll. They will provide a soft glow on the tower, they design each Yard House location differently depending upon the architecture of the building.

Mr. Krause reviewed his staff memo noting the light boxes will have no lettering and should comply with the zoning code providing they do not emit more than 10 lumens of light as measured three feet from the center of the face of the sign.

Findings of Fact:

1. The proposal complies with the sign criteria except for the need for a modification for a third primary sign facing the pedestrian alley.
2. The proposal includes “light boxes” mounted around three sides of the entrance tower which it has been stated by the applicant emit white light and do not change color.
3. The Westlake Sign Code discourages white background internally illuminated signs. While the light boxes have no lettering or graphics on them, in a sense they are like white background signs mounted on the façade of the building. The brightness of internally illuminated signs is regulated in the Westlake sign code with a condition that they do not emit more than 10 lumens of light as measured three feet from the center of the face of the sign.

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to approve the Yard House sign plan with the following modification and condition:

1. Modification to allow a third primary sign which will be installed facing the pedestrian alley.
2. Condition that the “light boxes” are limited to a single row around three sides of the entrance tower, that they only emit white light which is static (no animation), and the light cannot exceed 10 lumens when measured three feet from the center of the face of the individual light boxes.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo; Lamb

Nays: None, motion passed

**Westlake High School Baseball Field, ~~Sign Plan~~, minor
revision to approved Development Plan (score board @
baseball field), 27830 Hilliard Blvd., PP#212-24-006 &
212-25-001, rep. D. Kocevar, WARD 3**

Mr. Dave Kocevar explained they wish to replace the existing scoreboard with a new scoreboard in the same location that will be larger. The old scoreboard is 10' x 16' and the new scoreboard will be 16' x 25' and have more features on the board than the old one. Mr. Krause reviewed his staff memo noting the proposal came in as a sign plan but it should be a minor revision to an approved development plan. A school is a permitted use in a single family district and sport fields and scoreboards are a permitted accessory use. The scoreboard is actually an accessory structure and not a sign.

Findings of Fact:

1. High Schools are a permitted use in single family districts.
2. A scoreboard is a usual and customary accessory use to a high school athletic field.
3. The proposal is more appropriately handled as a minor revision to an approved development plan.
4. The proposal replaces an existing scoreboard and should have no negative effects on abutting property owners.
5. The height and setback of the scoreboard complies with code.

Motion: Based upon the above findings-of-fact Mr. Fatzinger moved and Mr. Lamb second to recommend approval the Westlake High School development plan to install a replacement scoreboard at the baseball field with the following condition:

1. Applicant obtains the appropriate building permits for the replacement structure.

ROLL CALL ON APPROVAL:

Yeas: Fatzinger, Meehan, Getsay, DiCarlo; Lamb

Nays: None, motion passed

MISCELLANEOUS - None

ADJOURNMENT

Meeting adjourned at 9:10 p.m. The next regular meeting is scheduled for Monday, April 6, 2015 in the Westlake City Hall Council Chambers.

Chairman Dan Meehan

Nicolette Sackman

Nicolette Sackman, MMC
Clerk of Commissions

Approved: April 6, 2015