



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
JUNE 1, 2015**

Present: Chairman Dan Meehan, Mark Getsay, Phil DiCarlo, 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- None

COUNCIL REPORT - None

SELECTED CORRESPONDENCE - None

OLD BUSINESS

**Crocker Park Sign Criteria and Master Sign Plan
(LFA #38), revisions, within Crocker Park, rep. B
Meng, Ward 5, tabled 4/6/15, 5/11/15**

Mr. Levitz reviewed LFA (large format advertising sign) #38 noting there has been a lot of discussion and review. Revised language was submitted as discussed and reviewed by Mr. Krause and attorneys Wheeler and Kamm. Mr. Krause reviewed his memo noting the condition of angling the sign is to be removed and further clarification has been added to the language. Mr. Meehan noted that he is the only Planning Commissioner that was on the Commission during the development of the sign criteria. Crocker Park as a PUD permits a number of items that are not allowed in the rest of Westlake. LFAs were something that they devoted much time and study to because this form of signage does not exist, nor is it permitted anywhere else in the city. The Planning Commission worked closely with Crocker Park representatives on selecting appropriate locations for LFAs bearing in mind advertising revenues, activating streets, etc. When the Planning Commission worked through the details of the signage and locations, it was very important the LFAs be internal to Crocker Park only. He stated that future Planning Commission members should be aware that LFAs were intended to be internal to Crocker Park. If they are viewed outside of Crocker Park there will be a lot of issues in that these signs differ from the sign regulations for the rest of the City. Crocker Park as a PUD has a different set of rules. It is important that the LFAs work for Crocker Park but are not primarily visible from outside of Crocker Park.

Mr. Levitz was questioned when hard copies of the revised criteria sheets and when the updated digital copy of the whole criteria will be submitted as approved by Planning Commission and he responded that it would be within a couple months.

Findings of Fact:

1. LFAs were added to the amended Crocker Park Mixed-Use Area Sign Criteria and Master Sign Plan (“Criteria”) in 2010. They are permitted in specific locations as long as they are primarily visible within Crocker Park.
2. The Preliminary Development Plan (“PDP”) was revised and approved on 2/6/12 to include the KSE building consisting of a four story “L” shaped hotel on a one story restaurant podium.
3. The K Block revised site plan for PDP was approved on 7/17/12 to include the KSE building consisting of a five story “T” shaped hotel on a one story restaurant podium.
4. The Criteria was last amended 5/20/13.
5. LFA Location #38 was added as part of the 5/20/13 amendment.
6. Section 1.2 of the Criteria was amended 5/20/13 to show Union Square bounded on the south by the AW building and APG parking garage and on the north and east by the KSW and KSE buildings.
7. The PDP was revised and approved 9/9/13 to include the KSE building consisting of a seven story “T” shaped hotel on a one story restaurant podium and a four story residential tower on top of KSW (Nordstrom Rack).
8. The PDP was revised and approved 10/21/13 to include the KSE building split into two parts, an easterly six story hotel and a westerly one story restaurant building divided by a winnerf. The residential tower on top of KSW eliminated with this PDP.
9. The PDP was revised and approved 6/2/14 to include the KSE building split into two parts, an easterly six story hotel (KS-I) and a westerly one story restaurant building (KS-II) divided by a pedestrian alley.
10. KSE-II final development plan approved 10/6/14 with three restaurant tenant spaces and no signage.
11. On 10/28/14, as part of the review of the KSE-II foundation construction plans the Planning Department notifies the Building Department that because buildings KSE and KSW have changed the LFAs on the KSE and KSW buildings need to be reviewed and the structural parts for the LFA may no longer be needed.
12. On 1/8/15, as part of the review of the revised KSE-II shell construction plans the Planning Department notifies the Building Department that since the third major tenant space in the KSE building is not being constructed and large expanses of wall will temporarily be finished in EIFS rather than brick that the phasing of the building needs to go back to Planning Commission for approval.
13. On 2/2/15 the Planning Commission recommends approval of the phasing for the KSE-II building with a condition that the LFA sign criteria for this area be updated with the current configuration of approved building footprints for review and approval by the PC.

14. On 2/24/15 Brian Meng of Bialosky + Partners Architects submitted revisions to the Sign Criteria and requested that the 2/2/15 motion be amended by PC to allow administrative approval of the changes. Location 38 is updated with the new building KSE-II footprint and added text indicating that architectural screening shall be required behind the sign and subject to the approval of Planning Commission. On 3/2/15 PC PC refers the revisions to the Criteria to the 4/6/15 PC meeting.
15. On 3/20/15 Location 38 is further updated by Brian Meng with the statement “This sign will not be installed until such time that Block KSE and APG are built.”
16. On 4/6/15 PC approved all of the proposed revisions to the Criteria (with a condition that LFA #35 and #36 be lowered as presented in the second presentation on 4/6/15) with the exception of LFA #38 which is tabled until the 5/11/15 PC meeting.
17. LFA #38 is 40’ closer to Crocker Road than previously approved by PC.
18. As per the revisions submitted 2/24/15, LFA #38 has been reduced in size to 14’ X 48’ = 672 sq. ft. (from previously approved 23’ X 52’3” = 1,202 sq. ft.).
19. The main façade of the Hyatt Place hotel (KSE-I) is set back 15’ from the front plane of the KSE-II building on which LFA #38 is mounted.
20. The KSE-II building is 29’ tall and the revised height for the LFA at location #38 is 14’ tall for a total height above grade of 43’.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve of LFA #38 as submitted 3/20/15 with the following conditions:

1. That the wording of LFA #38 be updated to state; “That this sign will not be installed until such time that block KSE and APG are built. The location and positioning of this sign will be determined and approved by planning commission at the time the final development plan for APG or another structure in the location of APG is considered by the planning commission. Architectural screening shall be required behind sign, subject to the approval of Planning Commission. Sign Area Dimensions 14’ X 48’ (672 sf).
2. That the applicant submit three copies of the Criteria pages as revised and a CD with a pdf of the whole criteria as revised for posting on the city’s website.

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Mallard Cove Subdivision, Final Plat, extending
Mallard Cove, PP#217-07-017, rep. B. McGuinness,
WARD 6, tabled 5/11/15**

Mr. Moshin, representative for Mr. McGuinness, presented the final plat to the commission.

Mr. Bedell noted the T-turn around that was previously shown on the preliminary plan was removed per the request of the police and engineering departments. The three parcels proposed remain the same.

Findings of Fact:

1. The proposed extension is a critical street opening in accordance with the Guide Plan adopted on 2/9/04.
2. The lot lines are the same as the approved preliminary plan.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Mallard Cove Subdivision with the following conditions:

1. The improvement plan for construction shall be approved by the Engineering Department and improvements shall be made or bonded for prior to the recording of the plat.
2. Modification is granted for Lot 1 for a 1.1:1 lot to depth ratio.
3. Applicable items in Part III of the report shall be addressed.
4. 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: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Ordinance 2015-47, rezoning Schneider's Mobile Homes LLC, between Center Ridge & Westwood, PP#215-01-011, 013 to 015 & 029, from R-MF-40 & General Business District to R-MF-24 (multifamily residential), ref. 4/5/15, WARD 2, tabled 5/11/15

Ms. Donna Anderson explained she is currently in the process of closing down the trailer park that has been there for many years, due to old infrastructure. In order to market the property better she would like to rezone the land to R-MF-24 as that would be a better use of the land. Currently the property has split zoning, R-MF-40 and GB (general business).

 Mr. Bedell reviewed his memo noting there are a total of five parcels. They have reviewed the area and a residential use is the best proposed use for the property. He reviewed the possible uses in R-MF-24 and explained the rezoning is an increase in density so it will go on the ballot in November.

Mr. Jim Coghlin, 2526 Forest Parkway, commented he was happy to hear the trailer park would be leaving but was not in favor of the rezoning request as he did not feel rental apartments or condos were a good use of the property. He commented that property values have not returned to what they once were prior to the market decrease several years ago for multi-family condominium units. He would like to see the property left as green space and developed as a park.

Ms. Anderson advised that she did not have a buyer for the property and if the city was interested in purchasing it for a park it was for sale. She has been contacted by several developers possibly interested in the property but has no offers for the property. She would

like to rezone it so that it is more marketable. Members of the commission felt the request was reasonable and noted this is the first step in the process of having the property rezoned.

Findings of Fact:

1. The rezoning eliminates split zoning and allows more flexibility in residential development choices in order to make this a more marketable property for residential redevelopment.
2. The rezoning increases the residential density of the property, which requires public approval at a general election.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of Ordinance 2015-47 with the condition that it be approved by the public at a regularly scheduled general election.

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Crocker Park Landscape & Hardscape Block K,
within Crocker Park, rep. B. Meng, WARD 5,
tabled 5/11/15**

Mr. Brian Meng, reviewed the landscape, lighting and noted at the last meeting the hardscape had been approved. He reviewed the lights to be used and the color wash to be used for accent lighting and to activate the area. Mr. Bedell reviewed his staff memo noting the hardscape had been approved at the previous meeting and the lighting, furniture and landscape need to be approved. As proposed there is a 29" caliper tree deficit but it was felt that by using larger trees the deficit would not exist. The location and size of the pylons are to be approved but specific details will come back at a future meeting.

It was questioned how the lighting would work with the large format advertising signs in this area. Mr. Meng advised they do not have exact details as this time as they do not know what the LFAs will be but they proposed to have them complement one another. They will be designed to go together. It was requested that they provide a range of animation and how it will coordinate with large format advertising signs

Findings of Fact:

1. A modification is required for caliper inches, recognizing that the caliper inches are likely to be made whole within the first growing season.
2. The lighting is appropriate and should achieve the desired outcome to create a layered affect.
3. The two wayfinding pylon fixtures (L67) are shown conceptually and the Planning Commission is only being asked to approve the location and size of these fixtures at this time.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Crocker Park Landscape & Hardscape Block K Development Plan with the following conditions:

1. Provide documentation clarifying the range of lighting animation and how it will be coordinated with large format advertising signs and submit within 60 days for planning commission approval.
2. Condition that items in Part III of the staff report will be addressed.
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: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

NEW BUSINESS

Vargo Lot Assembly, 28696/28644 Hilliard Blvd., PP#216-31-038 & 069, rep. S. Schill, WARD 5

Mr. Steve Schill explained the owner wishes to assemble two lots that were split apart in 2008 back into their original configuration so a single family home could be built on the lot. The house will front on Hilliard. Mr. Bedell reviewed his staff memo and noted when the lots were split an easement was put in place which may or may not still be required. If required by the Engineering Department, the applicant will remove any unnecessary drainage structures that exist on the property.

Findings of Fact:

1. The proposed assembly is being done to create a larger residential building lot.
2. The proposed assembly restores the original irregularly shaped lot that was split into the current two lots in 2008.
3. The conditions/modifications imposed for these two lots are negated by this lot assembly.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to approve the Vargo Lot Assembly involving parcels 216-31-038 & 216-31-038-069 with the following conditions:

1. A modification is granted to allow the irregularly shaped lot.
2. If required by the Engineering Department, the applicant will remove any unnecessary drainage structures that exist on the property.
3. The Engineering Department shall approve the vacation of the 20' storm sewer easement.

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Ordinance 2015-64 an Ordinance providing for the amendment of the zone map for the city of Westlake, which zone map is part of the zoning code of the city of Westlake, by changing the zoning of certain land

**located near Crocker Road, being PP#211-29-006
from R-1F-80 District to Automobile Parking
District, ref. by council 5/7/15, (south of American
Greetings), rep. M. Friis, WARD 5**

Mr. Ellie Weiss, American Greetings, explained they wish to rezone the property and construct a surface parking lot. They are looking to bring an additional 300 employees to Westlake and will need more parking for their employees. They are proposing office space over retail (HNW building later on the agenda) which will give them the room they need. They will only be using about one half of the property they own for the surface parking lot and will keep much of the parcel in its natural wooded state.

U Mr. Bedell reviewed his staff memo noting the parcel is 9.8 acres that is currently zoned single family and is being requested to be rezoned to Auto Parking District. 4.9 acres will be used for the proposed surface parking lot that will have 411 parking spaces. He reviewed the intent of the Auto Parking District regulations noting only parking is permitted in the district.

The following people were present: Ms. Karen Vonder Brau, 2069 Waters Edge (realtor for Georgia Dr. resident); Ms. Kwok, 2391 Georgia Dr.; Mr. George Elliot, Lakewood Country Club, 2613 Bradley Rd.; Mr. Bob Smith, 2403 Georgia Dr.; Ms. Bahr Bassiri proposed buyer of 2391 Georgia Dr.; and Ms. Suzy Smith, 2403 Georgia Dr. Concerns expressed were: home values decreasing, removal of trees, if there will be adequate buffering, how large is the buffer setback, how bright will the lights be, how many trees will remain, noise, pollution, loss of wildlife, impact on honey bees, what will the view look like, screening of headlights, where is the location of the screening fences and how tall will it be, drainage and flooding issues, concerns with what was in the purchase agreement between Lakewood Country Club and American Greetings, buffer concerns, will there be wetland mitigations, has an Army Corp. of Engineers permits been obtained, residents were told this land would only be used for walking paths for American Greeting's employees, could future zoning happen that would allow for buildings or garages to be constructed on the parcel, more traffic, in the winter the trees to not provide screening from parking lot lights, and will parking lot lights be dimmed after 11:00 pm.

Mr. Weiss and Mr. Plautz (Neff Engineering) responded to concerns raised by the residents. The proposed buffer area between Savannah Estates and Wyndgate will be 100'. The code requires 30' to 50' pending the adjacent zoning but they are proposing a 100' setback. The buffer setback will be kept in its natural state and along the edge of the parking lot will be a 5' wood fence to help screen headlights, except on the southern parking lot line adjacent to the golf course. There are wetlands on the property which will remain (it was noted the parking development plan would be reviewed next as this is the rezoning) and they are only developing about half of the parcel for surface parking. There will not be a parking garage constructed on this parcel. They have applied for Army Corp. permits and cannot begin construction until permits are obtained but what they have is minimal and will not require national permits but Ohio EPA permits. Mr. Weiss is willing to add more evergreen trees along the western property line to provide more screening for the houses on Georgia Drive and is willing to work with those two property owners. Mr. Plautz reviewed storm water drainage and that they are required to detain any water runoff. It will still flow to the west but will be detained per drainage requirements. The proposed parking lot lights will not be a

retail type lot and will be a lower wattage that is used at offices so it will not be as bright. The lights will be downcast and will not shine onto surrounding properties. The photometrics plan indicates no light levels at the property lines from the parking lot lights. Mr. Wheeler added that in the future the property owner could request rezoning to a different zoning district.

Findings of Fact:

1. The rezoning is necessary to develop a surface parking lot for the HNW Building that is part of American Greetings World Headquarters.
2. Without this parking lot, they are not able to provide parking for approximately 300 individuals who will utilize the HNW Building and they will not construct said building.
3. This building is part of the Crocker Park Preliminary Development Plan and an important focal point of Main Street, terminating a view that would otherwise be the corner of the H Garage.
4. The proposal meets the intent of the Automobile District.
5. In an effort to mitigate any impacts on neighboring residential properties, the applicant will provide buffers that are in excess of the requirements and the parking lot will meet all requirements for drainage and lighting.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to recommend that Council adopt Ordinance 2015-64.

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

American Greetings Development Plan (surface parking), land west of Crocker Rd., PP#211-29-006, rep, J. Plautz, WARD 5

Mr. Bedell reviewed his staff memo and explained there will be 411 parking spaces. He reviewed the site plan and layout of the parking lot. There will be a fence along the edge of the parking lot to provide screening, but not on the south end of the parking lot along the edge of the golf course. There will be landscape islands and sidewalks and irrigation for the planting beds. The proposed parking lot will be for employee use and not open for the public. The wetlands will remain wooded as will the 100' buffer area.

The following people were present and commented on the proposal: Mr. George Elliot, Lakewood Country Club, 2613 Bradley Rd. and Mr. Larry Mann, 2431 Orchard. Concerns raised were the fence along the edge of Lakewood Country Club and buffering to screen the parking lot, being able to work on an agreement regarding the fence and buffering, how many employees will park there. There are 411 parking spaces and 300 additional employees will be moving but they wanted to have extra parking spaces if needed in the future.

Members of the commission discussed the proposal and felt the amount of buffering provided is a good compromise. With all the variety of flowering plants being included in the American Greetings development plan and in Crocker Park the proposed parking lot

should not impact honey bees negatively. They thanked Mr. Weiss for his willingness to work with the neighbors.

Findings of Fact:

1. In order to develop this parcel for parking, it must be rezoned to Automobile Parking.
2. The proposed parking lot will provide parking for additional employment of approximately 300 individuals at the proposed 3 story, HNW Building.
3. The proposal meets all zoning requirements for the Automobile Parking District, with the exception that a modification is required for the opacity requirement adjacent to Lakewood Country Club where a screening fence is not being installed.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to recommend approval the American Greetings development plan with the following conditions:

1. A condition that both American Greetings and Lakewood Country Club arrive at an understanding in regards to screen fencing along the edges of the parking lot adjacent to Lakewood Country Club and submit a plan to include it or not include it to be approved administratively by the Planning Director.
2. A condition that American Greetings will work with the residents of Savannah Estates to plant additional evergreen trees to the west side of the property as a buffer for screening to block any headlights from the ground lot and a plan for this shall be submitted to be approved administratively by the Planning Director.
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: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Crocker Park HNW Development Plan, 191
American Blvd., rep. P. Duetsch, WARD 5**

Mr. Paul Taylor, Bialosky and Partners, explained the proposal is for office space on top of retail space at the northeast corner of the H garage building. The office space will house 300 employees. The proposal is for approx. 60,000 sf. of office (two stories) and approx. 25,000 sf. of retail (one story). The overall building area is 88,000 sf. Mr. Taylor reviewed the renderings, views of the building and layout. The building materials and design will match the American Greetings building and it is to look like a miniature American Greetings building. The retail storefront shown is just for rendering purposes and is not being approved as when a tenant goes in the storefront will come to the commission for approval.

Mr. Bedell reviewed his staff memo reviewing comments made by Mr. Taylor. The loading dock area will include the same brick materials as the upper stories and the enclosed walkway to the office space was reviewed.

Findings of Fact:

1. The development plan meets all zoning requirements and design guidelines.
2. No modifications are required.
3. The building design mirrors the design of the American Greetings Building.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Crocker Park HNW Development Plan with the following conditions:

1. The approval is subject to comments in Part III of the 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: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Crocker Park H Parking Garage Development Plan,
217 American Blvd., PP#211-29-075 rep. B. Meng,
WARD 5**

Mr. Brian Meng, explained they are looking to revise the H parking garage so it is more efficient than previously approved. At the southwest corner there is a notch that they propose to infill. The previous parking ramps will be replaced with a double helix speed ramp. Mr. Meng reviewed all the floors of the garage. Due to the proposed revisions the garage will be 12' lower and the metal panel that was previously approved will be replaced with the scrim fabric with full spandrels behind to block headlights. The landscape materials and trees that were to be in the corner landscape bed will be relocated along the west side of Vine Street.

Mr. Bedell reviewed his staff memo. Members of the commission liked the look of the revised garage better than the previously approved plans and were happy to hear the trees would be relocated along Vine Street. They did review the spandrel and cable structure but it was acknowledge that they are the same design as approved elsewhere for the H parking garage.

Findings of Fact:

1. The changes meet the zoning code requirements with no modifications required.
2. The changes result in a shorter building with additional graphic textile façade system (scrim) along the west façade.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Crocker Park H Parking Garage Development Plan with the following conditions:

1. Items in part III of the staff report are addressed.
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: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Lush Fresh Handmade Cosmetics Storefront & Sign Plan, 239 Main St., PP# 211-26-302, rep. R. Levitz, WARD 5

Mr. Levitz reviewed the proposal which is for a new storefront and sign plan in the G Block. The storefront is very modern and clean with black and grey storefront materials. The signs are white and as proposed comply with the sign criteria. Mr. Krause reviewed his staff memo.



Storefront

Findings of Fact:

1. The storefront complies with the requirements of the design guidelines.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Lush storefront as presented.

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Sign Plan

Findings of Fact:

1. The proposal complies with the sign criteria.
2. Section 5.1 states that the acrylic face of letter forms must have a matte finish to avoid reflections in the letter faces when not illuminated.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to approve the Lush sign plan as submitted with a condition that the acrylic faces of the signage have a matte finish.

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Homage Storefront & Sign Plan, 235 Main St., PP# 211-26-302, rep. R. Levitz, WARD 5

Mr. Mr. Levitz reviewed the proposal which is for a new storefront and sign plan in the G Block next to the Lush storefront. It has the appearance of a warehouse building and the materials include brick, cast iron, and wood details. There are stadium benches that will sit outside the storefront in the amenity zone. The signs and storefront comply with the criteria other than the easel which will need a 5.6 sf. total sign area modification. Mr. Krause reviewed his staff memo.

Storefront

Findings of Fact:

1. The storefront complies with the requirements of the design guidelines.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Homage storefront as presented:

1. Condition that the red stadium seats are considered part of the storefront, not part of the sign area.
2. Condition that the stadium seats are affixed to the sidewalk so that an 8' wide clear pedestrian sidewalk is maintained.

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Sign Plan

Findings of Fact:

1. The proposal complies with the sign criteria except for a modification for 5.6 sf of the secondary sign area.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to approve the Homage sign plan with a modification for 5.6 sf of the total sign area.

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Westlake Dental Associates Development Plan, 25575 Center Ridge Rd., PP# 215-25-010, rep. L. Sampat, WARD 2

Mr. Sampat reviewed the proposal which is to renovate the existing building and modernize it. They will change the flat roof to a hip and gable end roof. An entry feature will be added with a portico. They propose to stain the existing brick, which there are some samples of stained brick on the building at this time and install shake gables that will be darker than the brick. All the proposed colors are in an earth tone pallet.

Mr. Bedell reviewed his staff memo noting the building is an existing older building that was constructed prior to the current zoning codes and the proposed building portico and signage does not meet current setbacks. Due to this, front yard setback modifications are needed. The existing ground sign will be removed and replaced with a new sign. The police department has requested that the new sign be located 15' back from the right-of-way, which the applicant agreed to do. The proposed signs comply with the code but the details of the gable wall sign will need to be submitted to staff for approval.

Findings of Fact:

1. Modifications are required, since this building predates modern zoning requirements and is within the front yard setback.
2. The modifications meet the performance standards in section 1220.05.
3. The ground sign is further back from the front ROW than the existing legally non-conforming one.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Westlake Dental Associates Development Plan with the following conditions:

1. Modification is required to permit the front portico to encroach into the front yard setback.
2. Modification is granted for the ground sign.
3. Condition that landscaping and planting details will be provided to staff for approval.
4. Condition that the ground sign will be moved back to 15' from the existing right-of-way.
5. Condition that the ground sign will be relocated by the property owner when the roadway is widened into the planned ROW in the future.
6. Condition that lighting does not exceed 10 lumens at 3' of the center of the sign face.
7. Condition that details of construction of wall sign are required for staff approval.
8. Condition that curbing will be provided next to new lawn areas.
9. The approval is subject to comments in Part III of the staff report.
10. 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: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**St. Paul Lutheran Church Development Plan
(cemetery parking, fence and shed), across the street
from 27993 Detroit Rd., PP# 212-19-006, rep. S.
Krone, WARD 5**

Mr. Krone explained they are proposing to enlarge their driveway as the existing driveway has a very narrow loop at the rear. The existing driveway layout dates back probably 150 years and does not function well anymore. There will also be a new entrance with brick columns that match existing columns with shrubs in between them. At the rear of the property will be a new utility building for storage of equipment needed for the cemetery.

Mr. Bedell reviewed his staff memo noting the plans also show proposed location of future columbarium area. The columbariums will need to be administratively approved once they have been determined but the plans show the proposed location.

Findings of Fact:

1. Modifications are required for the new brick columns/wall, fencing and evergreen hedge.
2. A similar condition regarding the fencing in the front yard setback exists at Evergreen Cemetery.
3. The modifications meet the performance standards in 1220.06 due to the unique circumstances of the cemetery and existing conditions.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to approve the St. Paul Lutheran Church Development Plan item with the following conditions:

1. A modification is granted to permit the columns, wall and evergreen hedge to be located within the front yard setback.
2. The final columbarium design, landscaping and fencing will be submitted for administrative approval.
3. Items in Part III of the staff report will be addressed.
4. 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: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Kensington Square Sign Plan, 28687 Center Ridge Rd., PP# 216-18-001, rep. M. Harrison, WARD 4

Mr. Harrison explained the proposal is for a new monument sign with an electronic message center that is full color. The plaza name and address will be white letters.

Mr. Krause reviewed his staff memo explaining the code only allows a changeable copy sign to be one color and 33% of the sign area. This is 66% and full color (many colors). The illumination cannot be brighter than 10 lumens 3' from the sign face. The applicant has not submitted any evidence that the sign will comply with the illumination performance regulation of the code, that only one color will be used, or that the that the sign will not be an animated sign, and recommends not approving the proposal until the commission receives what is needed in writing.

Mr. Harrison explained they show all electronic message centers as full color on their proposals and it is up to the controller to program the message. Chairman Meehan explained the commission is aware how message centers work and they need to follow the regulations of the code. The commission has not received anything in writing per Mr. Krause's request. Mr. Harrison explained he did email it. Clerk Sackman and Mr. Krause advised they did not

receive anything. It was determined that Mr. Harrison emailed Mr. Krause on Sunday, May 31st and Mr. Krause was not in the office Friday or during the day before the meeting and had his out of office message on. He could not confirm if he received an email as he has not been in the office yet. Mr. Harrison suggested some revision to make the changeable copy smaller and Chairman Meehan suggested he met with Mr. Krause to review his proposal rather than trying to design something on the floor.

Motion: Mr. Lamb moved and Mr. DiCarlo second to table the Kensington Square Sign Plan until July 6, 2015

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Devon Oaks Sign Plan, 2345 Crocker Rd., PP# 211-29-003, rep. C. Viers, WARD 5

Mr. Viers explained they are proposing one 5' tall 3' wide parking sign in front of three visitor parking spaces. The sign is setback approximately 134' from Crocker Road. Mr. Krause reviewed his staff memo noting he can only administratively approve an instructional sign that is 2 sf. in area which is why this is before the commission.

Findings of Fact:

1. The proposed sign is an instructional sign larger than 2 sf and complies with the sign code.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to approve the Devon Oaks sign plan as submitted.

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Vintage Glenn Sign Plan, 2930 Crocker Rd., PP# 216-30-002, rep. J. Frezel, WARD 5

Mr. Levitz (on behalf of Mr. Frezel) explained the proposal is to remove the existing post and panel sign and to place letters on the existing stone entrance walls that flank each side of the Crocker Road entrance. The letter will be black plexiglass. Mr. Krause reviewed his staff memo noting a modification is needed for the top of the sign letters to be no more than 4.5' above grade.

Findings of Fact:

1. The proposed signage to be mounted to existing stone walls on either side of the Crocker Rd. entrance to this development.
2. The sign is described as non-illuminated.
3. The code limits the mounting height of a residential sign face to 4' above grade.

Motion: Based upon the findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to approve the Vintage Glenn sign plan with the following conditions and modifications:


1. Condition that the existing post and panel sign is removed.
2. Condition that the sign remain non-illuminated unless external illumination lighting specifications are submitted for approval by the Planning Department.
3. Modification to permit the top of the mounted sign letters to be no more than 4.5' above grade.

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Ordinance 2015-71 AN ORDINANCE
SUPPLEMENTING AND AMENDING SECTION
1221.11 OF THE ZONING CODE AS TO
DRIVEWAYS TO PARKING AREAS, ref. 5/21/15
Ordinance 2015-74 AN ORDINANCE ENACTING
NEW CHAPTER 1230 “GENERAL PROVISIONS”
OF TITLE FIVE “REGULATIONS APPLYING
TO ALL USE DISTRICTS” OF THE ZONING
CODE, , ref. 5/21/15
Ordinance 2015-75 AN ORDINANCE AMENDING
SUBSECTION 1211.04(B)(2) OF SECTION 1211.04
“ACCESSORY USES” OF THE ZONING CODE.,
ref. 5/21/15**

 Mr. Bedell explained ordinances 2015-71, 74 and 75 were the ordinances for the draft code amendments previously suggested to driveways and parking at the previous planning commission meetings. Mr. Bedell reviewed the ordinances.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of Ordinance 2015-71

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of Ordinance 2015-74

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of Ordinance 2015-75

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

**Ordinance 2015-76 AN ORDINANCE REPEALING
SECTION 1216.03 FOOTNOTE (g), AMENDING
SUBSECTION 1216.03(g)(14) AND**

**SUPPLEMENTING SUBSECTION 1216.03(h) OF
THE ZONING CODE AS TO SLEEP STUDY
LABORATORIES., ref. 5/21/15**

Mr. Bedell explained this ordinance was initiated by the Police Department. In order to aid in enforcement activities at hotels and motels, a new Chapter 757, Hotel Regulations was created. During the creation of this chapter, the Law Department noted changes that were required for the Zoning Code for clarification purposes and to remove superfluous language from the zoning code that is included in the new Chapter 757 regulations.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of Ordinance 2015-76

ROLL CALL ON APPROVAL:

Yeas: Meehan, Getsay, DiCarlo, Lamb

Nays: None, motion passed

MISCELLANEOUS - None

ADJOURNMENT

Meeting adjourned at 10:01 p.m. The next regular meeting is scheduled for Monday, July 6, 2015 in the Westlake City Hall Council Chambers.

Chairman Dan Meehan

Nicolette Sackman, MMC
Clerk of Commissions

Approved: July 6, 2015