



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
OCTOBER 5, 2015**

Present: Chairman Dan Meehan, Mark Getsay, Phil DiCarlo, Brad Lamb
Absent: Duane Van Dyke
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. Lamb moved, seconded by Mr. DiCarlo to approve the minutes of the regular meeting of September 14, 2015.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Mr. Lamb moved, seconded by Mr. DiCarlo to approve the minutes of the work session meeting of September 28, 2015.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

COUNCIL REPORT

Councilman Getsay reported on council items.

SELECTED CORRESPONDENCE

10/5/15 request from Michael Lauretano to table Travel Centers of America until 11/9/15.

OLD BUSINESS

Ordinance 2015-83 amending §1218.03 by enacting new subsections (h)(14) commercial indoor firing ranges in Exclusive Industrial, ref. by council 6/4/15, tabled 7/6/15 & extension of time to 10/5/15 – requests to be tabled to 11/9/15

Applicant requested to be tabled

Motion: Mr. Lamb moved and Mr. DiCarlo second to request an extension of time until January 4, 2016.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Motion: Mr. Lamb moved and Mr. DiCarlo second to table Ordinance 2015-83 to November 9, 2015.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Canterbury Manor 2 Subdivision Preliminary Plan (12 lots), Center Ridge Rd. & Newbury extension, PP#213-23-023 & 024, rep. C. Szucs, Ward 2, tabled 7/6/15, 8/3/15 - requests to be tabled to 11/9/15

Applicant requested to be tabled

Motion: Mr. Lamb moved and Mr. DiCarlo second to table Canterbury Manor 2 Subdivision Preliminary Plan to November 9, 2015.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

The Reserve at Fox Run Subdivision, fence waiver, Fox Run, PP#214-29-018, rep. J. Orley, Ward 1, tabled 7/6/15, 8/3/14 requests to be tabled to 11/9/15

Applicant requested to be tabled

Motion: Mr. Lamb moved and Mr. DiCarlo second to table the Reserve at Fox Run Subdivision fence waiver to November 9, 2015.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Travel Centers of America Sign Plan, 24601 Center Ridge Rd., PP#215-27-006, rep. M. Lauretano, Ward 2, tabled 8/3/15 applicant not present

Applicant requested to be tabled

Motion: Mr. Lamb moved and Mr. DiCarlo second to table the Travel Centers of America sign plan to the 11/9/15 meeting.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Holiday Inn Express Sign Plan, 30500 Clemens Rd., PP#211-15-016, rep. B. Kelleher, Ward 3, tabled 8/3/15

Mr. Kelleher explained they revised the wall signs. The wall sign on the south elevation will be 20' above grade, and the east and west signs will be 45' 1" above grade. The sign area meets the code.

Mr. Krause reviewed his staff memo noting the ground sign was previously approved and this approval would be for the wall signs. They were moved lower on the building and are at a similar height to other hotels in the city, which are in different zoning districts that allow wall signs to be placed higher above grade than in the Hotel/Motel district.

Findings of Fact:

1. The sign package has been revised to conform to code in every way except for the mounting height above grade for two of the wall signs, which will both require a 25' 1" height modification, if mounted at 45' 1" as proposed. The third wall sign is mounted at 20' above grade.
2. On 1/12/15 Planning Commission approved a sign plan for a re-branded nearby Doubletree hotel at 1100 Crocker Road. The Doubletree is located in Interchange Services District which does not have a height restriction for signage above grade. Their signage is mounted at 47' and 27' above grade.
3. The Hampton Inn on Detroit Rd. was approved in 1985, it is in Interchange Services District. It has a wall sign at 41' above grade.
4. The Courtyard Marriott on Sperry Rd. was approved in 1996, it is in Interchange Services District. It has a wall sign at 46.5' above grade.
5. The owner stated in a letter dated 9/3/15 that they are no longer requesting blue up-lights on the building.

Motion: Based upon the above findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to approve the proposed wall signage with a 25' 1" height modification to permit two of the wall signs to be mounted at 45' 1" above grade with a condition that no colored illumination of the exterior walls is permitted.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Crocker Professionals Building, Development Plan, Crocker & Center Ridge, PP#217-26-001, 002, & 009, rep. W. Davison, Ward 6, tabled 9/14/15 - requests to be tabled to 11/9/15

Applicant requested to be tabled

Motion: Mr. Lamb moved and Mr. DiCarlo second to table Crocker Professionals Building to November 9, 2015.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

NEW BUSINESS

Canterbury Center Ridge Road Improvements, roundabout development plan, rep. B Kelly, Ward 2

Mr. Bob Kelly, city engineer, and a team of city's consulting engineers (Mr. Frank Bronzo, Mr. Bradley Bendle and Mr. Frank Aransky) made presentations and reviewed the proposed roundabout. It was explained the entire Center Ridge Road corridor was reviewed in addition to the proposed roundabout. Currently Center Ridge Road is substandard in width (10' wide lanes – 40' total). The intersection of Canterbury and Center Ridge has the highest accident rate with injury, which when studied were not related to the grade of the intersection. Lane configurations and intersections were reviewed with it being determined that a roundabout would be a good option for this intersection as it will reduce the number of accidents, improve the level of service of the intersection and is more cost effective than a traditional signaled intersection. The roundabout configuration was reviewed. Mr. Kelly explained that a roundabout impacts fewer property owners than a traditional intersection which extends approximately 500' in all directions, while a roundabout only extends 250'. Less right-of-way needs to be purchased with a roundabout. He has met with the property owners on the adjacent corners to review impacts on their property and explained improvements to be made to those properties such as new parking areas, new drive entrances, relocated signage, and reconfigured sidewalks. It was explained that roundabouts have 79% fewer accidents with injuries and 90% less fatalities as there is a reduction of speed through the roundabout and there are fewer conflict points than a traditional intersection. They are also easier for a pedestrian to cross, due to the splitter islands.

Dr. Darr, 26291 Center Ridge Rd. explained he is the property owner on the southwest corner and is probably the most impacted but supports the proposal. Safety and maintenance is a big concern and he believed the proposed roundabout will improve the situation.

Mr. Ed Wegrin, 26415 Center Ridge Rd., Ms. Beverly Sandvik, 26260 Center Ridge Rd., Ms. Nancy Miller, 2520 Canterbury Rd. questioned how their properties will be impacted, will their signs be relocated, will they have access to their driveways during construction, and how long will construction last. Mr. Kelly explained construction is similar to a traditional intersection being about 8 months long, traffic will be maintained in both directions, there will be access to driveways and Ms. Sandvik's monument sign will be moved back a few feet.

Mr. Mike Francisco, 26314 Center Ridge Rd, owns the property at the northwest corner and felt a roundabout was the most logical solution. His parking lot will need to be reconfigured and he questioned if that would happen before losing his existing parking lot as he needs all of his parking spaces for his business. Mr. Kelly advised he will work with him for a solution that works.

Members of the commission discussed the proposal with concerns with the existing grade and if a roundabout will work in this location; the existing non-conforming building and parking setbacks will become more non-conforming; the cost difference between a roundabout and a traditional intersection; the amount of right-of-way needed; pedestrian safety with potential for side swipe accidents and potential for vehicles to be pushed into pedestrians on the sidewalks; if this is a good location for a roundabout to be successful; how will the grade and overhead utilities be addressed; what type of landscape or hardscape features will be used in the center island and splitter islands.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Canterbury Center Ridge Road Improvements with the following conditions:

1. Planning Commission approval and modification is required for the relocation of any free standing and/or monument signs.
2. Development plans are required for parking lots, indicating the landscaping and buffering for Planning Commission approval and modification.
3. The design of the center island regarding landscaping, artwork, signage, and other features to create a focal point shall be provided to the Planning Commission for recommendation.
4. Streetscaping for the roundabout shall be explored, such as ornamental lighting, brick paver crosswalks, site furniture, bollards, etc. for the outside perimeter of the roundabout and diverter islands in addition to the center island.

ROLL CALL ON APPROVAL:

Yeas: DiCarlo

Nays: Lamb, Meehan, Getsay, motion failed

**Lush Fresh Handmade Cosmetics, Sign Plan, 239
Main Street, PP#211-26-302, rep. R. Levitz, Ward 5**

Mr. Frezel explained the proposal is for a poster display case that was not previously approved with the storefront and sign plan. Mr. Krause reviewed his staff memo noting the sign complies with the criteria.

Findings of Fact:

1. The proposal complies with the sign criteria.

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

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

**St. John Medical Center Sign Plan, 29000 Center
Ridge Rd., PP216-11-007 to 011, 024, rep. R. Levitz,
Ward 6**

Mr. Frezel explained the proposal is for signage on their existing canopies as part of their rebranding and presented drawings. Mr. Krause reviewed his staff memo and advised other signs were administratively approved.

Findings of Fact:

1. The proposed signage is uniform with previously approved signage for the emergency room entrance and is consistent with other signage on the site.

Motion: Based upon the above findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to approve the proposed St. John Medical Center signage.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Mercy Occupational Health Sign Plan, 2116 Dover Center, PP#212-26-004, rep. R. Brady, Ward 4

Mr. Brady explained the proposal is for two signs. One wall sign on the entrance façade and a 7 sq. ft. directional sign. The wall sign is not the typical Mercy Occupational Health colors as they designed this sign to match existing Lutheran Home signage. Mr. Krause review his staff memo noting the signs are non-illuminated and match with other signs within the campus.

Findings of Fact:

1. The proposed directional signage is uniform with previously approved directional signage for the Concord Reserve campus.
2. The wall sign is small and non-illuminated and is needed to direct patients to the proper entrance in the Concord Reserve facility.

Motion: Based upon the above findings-of-fact Mr. Lamb moved and Mr. DiCarlo second to approve the proposed Mercy Occupational Health Sign Plan with a modification to allow a 7 sq. ft., 6 ‘ high wayfinding directional sign and an additional 14 sq. ft. wall sign over the entrance to their offices.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Nays: None, motion passed

Westlake Guide Plan, proposed updates

No action is required at this time.

MISCELLANEOUS - None

ADJOURNMENT

Meeting adjourned at 9:18 p.m. The next regular meeting is scheduled for Monday, November 9, 2015 in the Westlake City Hall Council Chambers.

Chairman Dan Meehan

Nicolette Sackman

Nicolette Sackman, MMC
Clerk of Commissions

Approved: November 9, 2015