



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
NOVEMBER 9, 2015**

Present: Chairman Dan Meehan, Mark Getsay, Phil DiCarlo, Brad Lamb, 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 October 5, 2015.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo

Abstain: Van Dyke

Nays: None, motion passed

COUNCIL REPORT

Councilman Getsay reported on council matters regarding planning commission items.

SELECTED CORRESPONDENCE

None

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, 10/5/15 & extension of time to 1/4/16 – requests to be tabled

Applicant requests to be tabled. He is looking at other properties which may be in a different zoning district.

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

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

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, 10/5/15 - requests to be tabled

Applicant requests to be tabled.

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

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

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, 10/5/15 - requests to be tabled

Applicant requests to be tabled.

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

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

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, 9/14/15 10/5/15

Mr. Frezel explained the proposal is for a new monument sign and two walls signs. One wall sign will be located on the west elevation of the building and the other will be on the east elevation of the building. The existing monument sign will be removed and the Travel Center tenant panel will be removed off the multi-tenant ground sign. Mr. Krause reviewed his staff memo noting that the police commented that the shrubs near the street and drive entrance should be trimmed as they are overgrown and could be a visibility issue for motorists.

Discussion ensued that the parking lot lights seem to be very bright and possibly LED lights. Mr. Frezel is the sign contractor and did not have any information about the parking lot lighting. Planning staff will research the parking lot lighting. It was discussed to consider moving the wall sign on the east elevation to the north elevation because on the east elevation it might be visible to residents on Walter Road. Moving it to the north elevation could possibly eliminate visibility by the residential neighborhood while still being visible to motorists on Center Ridge Road. Mr. Frezel felt the halo effect lighting being used is very soft and will not be bright and would actually have less lumens than the interior office lighting that is visible. It was determined that the ground sign and west elevation sign be approved and the east elevation reviewed to determine if moving it to the north elevation would be better. Mr. Frezel had concerns that the placing the sign on the north elevation would not be as visible due to trees, a lower north elevation wall and would not match the architectural element of the west elevation sign.

Findings of Fact:

1. Schedule 1223.06 requires monument signs to be located a minimum of 10' from the planned right-of-way and Section 1223.06(e)(2) 10' from the drive.
2. The monument sign is located 10' from the existing and planned right-of-way, both the engineering department and police department previously recommended denial of it due to it obstructing the view of exiting drivers, revised drawings appear to address those concerns.
3. The exact height of the proposed wall signs above grade has not been determined but it exceeds the maximum 20' above grade permitted by code.
4. Section 1223.05(b) limits the height of wall signs to 20' above grade unless otherwise approved by the Planning Commission taking into consideration the location, placement, scale and architecture of the building.
5. Section 1223.05(c)(1) limits the height of a single letter or logo within a sign to 48".
6. The proposed letters in the logos on the building are 66" tall and located on the sides of the building and approximately 250' from the street.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the proposed monument sign and sign on the west elevation with the following modifications:

1. Grant a height modification for the placement of the sign on the west elevation of the building due to the location and setback of the wall sign in relation to the street and the architecture of the building.
2. An 18" modification for the height of the letters in the logo wall sign on the west elevation of the building due to its location and setback from the street.
3. Condition that the shrubs along the street are trimmed.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

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, 10/5/15**

Mr. Jeff Certo explained the proposal is for a multi-tenant medical office building for three tenants. He reviewed the site plans, building materials and location of the retention basin. The building material will consist of brick, cast stone, and aluminum composite panels in earth tones. There will be buffering along the western property line that abuts residential zoned property. The parking lot lighting photometrics will be 0.0 to 0.1 at the lot line. There will be two monument signs, one on Center Ridge and the other on Crocker. They cannot be seen at the same time and are several hundred feet apart.

Mr. Bedell reviewed his staff memo noting three of the parking spaces encroach into the setback and will require a modification. Due to the location and layout of this corner lot development two monument signs are needed for identifying and directing clients to the building depending on which street they are traveling, as there is no sign on the building. Mr. Bedell reviewed the landscape and buffering plan.

Findings of Fact:

1. A second monument sign is permissible, since there is no wall signage, both monument signs are on different streets, the distance between the monument signs is approximately 340' and they cannot be viewed at the same time

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the monument signs with the following conditions:

1. A modification is granted for a second monument sign.
2. Illumination shall not exceed 10 lumens measured at 3' from the center of the sign.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

Findings of Fact:

1. The three parking spaces identified in Part II of the Staff report encroach into the setback that is required for office zoning that abuts single family zoned property. The abutting property is a split zoned parcel with approximately 50 percent Office Building Zoning.
2. A modification is required where the property abuts R-1F-80 zoning for portions of three parking spaces.
3. The landscaping plan was revised to match the illustrative site plan (sheet SP.1).

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Crocker Professional Building with the following conditions:

1. Parcels shall be assembled prior to construction.
2. The location of the former gas well shall be determined prior to construction.
3. Modification is granted to permit portions of three parking spaces located at the southwest corner of the parking lot to encroach within the buffering setback.
4. The approval is subject to the conditions in Part III of the staff report and 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: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

NEW BUSINESS

Texas de Brazil Sign Plan, 174 Union St., PP#211-25-005, rep. R. Levitz, Ward 5

Mr. Levitz reviewed the sign plan which consist of vinyl window graphics, wall sign, and feature sign which will consist of the colors red and white. He reviewed renderings and details

explaining the plan as submitted complies with the sign criteria for Crocker Park. Mr. Krause reviewed his staff memo.

Findings of Fact:

1. The proposal complies with the sign criteria.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the Texas de Brazil Sign Plan with the following condition:

1. Condition that the plastic faced sign letters have matte finishes.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

**Carhartt Storefront & Sign Plan, 30045 Detroit Rd.,
PP#211-25-002, rep. R. Levitz, Ward 5**

Mr. Levitz reviewed the proposal for the storefront and sign plan. He explained this building used to be part of The Promenade but was rezoned to be in Crocker Park. The storefront follows the Crocker Park criteria while the Crocker Park master sign criteria states that tenants in this building follow the Promenade sign criteria for elevations that face Promenade. The storefront will use a stained wood feature and he reviewed the elevations. The sign plans incorporate the use of public art for one window with a large bridge graphic rather than blocking out the window with a white or black panel. Mr. Levitz reviewed the sign details and explained he did work with planning staff and the tenant to come up with a solution for the windows that are not being used as display windows.

Mr. Krause reviewed his staff memo noting the proposal was a good compromise from what was first proposed and discussed in meetings with Mr. Levitz. He noted a modification is needed for the use of the color yellow.

Storefront

Findings of Fact:

1. This tenant space is regulated under the Crocker Park Design Guidelines.
2. The only proposed changes from the existing storefront is the addition of wood siding to several areas of the storefront and the blocking of two of the existing windows because of the addition of a stockroom and a wall inside of the tenant space.
3. The wood siding that is depicted has a smooth stained finish.
4. The stockroom window will be blocked with dark block out film and a 58.75 sq. ft. logo.
5. The center window on the north elevation will be blocked out with an image of a Cleveland bridge.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Carhartt proposed storefront with the following conditions:

1. The wood siding must have a smooth stained finish as depicted in the materials submitted in compliance with the Crocker Park Design Guidelines.

2. The logo blocking out the stockroom window must not exceed 58.75 sq. ft.
3. The image blocking out the center window on the north elevation must be a Cleveland bridge as depicted in the 10/29/15 submittal and must not contain any advertising.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

Sign Plan

Findings of Fact:

1. This tenant space is regulated under the Promenade Sign Criteria as stated in the Crocker Park Sign Criteria.
2. The Promenade Sign Criteria permits up to 30" letters or logos for minor retail tenants.
3. The Westlake Sign Code limits the height of logos and letters to 4' tall.
4. The proposal includes maximum 30" letters in the wall signage as well as additional signage not included in the Promenade Sign Criteria consisting of a 7.83' logo on block out film in the easterly window of the north elevation, 4.175 sq. ft. of window and door vinyl and 40.18 sq. ft. of light boxes in two of the display windows.
5. The 7.83' logo will require a 3.83' modification from the Westlake Sign Code.
6. The Carhartt signage includes yellow-orange colored logos which will require a waiver from the Promenade Sign Criteria.
7. Max Wellness, the previous tenant in this space received modifications (should be waivers) for an 8.58' tall window sign in the west facing window and a 12.5' tall window sign on the north elevation, and modifications to allow 132.7 sq. ft. of additional sign area because they were a corner tenant and a waiver from the Promenade Sign Criteria to allow the color orange in their signage.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the Carhartt Sign Plan as submitted with the following modifications, waivers and conditions:

1. 3.83' modification to permit a 7.83' tall logo on block out film in the easterly window of the north elevation.
2. Modification to allow more than 30% of the easterly and center windows on the north elevation to be blocked by block out film as long as the windows are not used for advertising except for the one 58.75 sq. ft. logo as depicted.
3. A waiver from the Promenade Sign Criteria to allow the logo on block out film, window and door vinyl and light boxes in two of the display windows.
4. A modification to allow 115.73 sq. ft. of extra sign area because this is a corner tenant.
5. A waiver from the Promenade Sign Criteria to allow yellow-orange colored logos for this tenant only.
6. Condition that these modifications and waivers apply to this tenant only

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

Bonefish Grill Storefront, 1900 Crocker Rd., PP#211-25-005, rep. R. Levitz, Ward 5

Mr. Levitz reviewed the minor revisions to the storefront which were to add lighting to the awnings and the front entrance feature. The lights to be used at the front entrance are very contemporary and are features within the columns of the entry structure. He reviewed the light details for the light fixtures above the canopies and the entrance feature lighting. Mr. Bedell reviewed his staff memo noting the proposed lighting will provide subtle illumination of the awnings, front of building and entrance columns and will enhance the contemporary architecture of the building.

Findings of Fact:

1. The proposed lighting provides subtle illumination and is not construed as signage.
2. Lighting is shielded and/or downward directed and is not expected to produce glare onto adjacent roadways or properties.

Motion: Mr. Lamb moved and Mr. DiCarlo second recommend approval of the Bonefish Grill storefront revision as presented with the condition that lighting is static.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

Endrei Lot Spilt & Assembly Plat, 31156 Hilliard Blvd., PP#216-02-017 & 051, rep. T. DiBenedetto, Ward 6

Mr. DiBenedetto explained the proposal is to split off a rear portion of land from the parcel on Hilliard Blvd. and assemble to the rear of a parcel on Downing Street. The property owner on Downing Street is looking to purchase as much property as possible from the Endrei's to create additional buffer and green space behind his property that he owns. This will create an odd shaped lot. Mr. Krause reviewed his staff memo noting it does create an odd shaped new lot and the Endrei's lot will only be 80' wide but it is currently 80' wide so the commission is not creating a new lot that is less than 100' wide.

It was discussed that the split shape was odd but both lots are existing lots and just a switch of ownership on the rear portions of the property. The rear lot line on the Endrei's lot was determined based on several large trees that the Endrei's which to retain ownership.

Findings of Fact:

1. The approval of this plat will create an irregularly shaped lot and a remainder parcel that is less than 100' wide.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the Endrei Lot Split and Assembly Plat with modifications to create an irregularly shaped lot and a remainder parcel that is less than 100' wide.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

Craft Brewery Minor Rev. to Dev. Plans, 29305 Clemens Rd., PP#211-22-056, rep. P. Thornton, Ward 3

Mr. Thornton explained the proposal is to add roll up doors on the north and east elevation, an exterior silo and glycol chiller. The chiller will be screened with an 8' high solid fence but the grain silo will have no screening as it is the height of the building. The roll up doors will allow more light into the interior space. Mr. Bedell reviewed his staff memo. It was not recommended to screen the silo as it is a very tall structure that is difficult to screen due to size and it is an interesting element to the exterior, while the chiller should be screened.

Discussion ensued that the roll up doors should not be used for any type of loading purposes now or in the future and they are architectural elements to bring light into the interior of the space. There should also not be live bands or music and Mr. Wheeler advised there are noise ordinances in place to address those concerns.

Findings of Fact:

1. The tasting room is an allowed accessory use.
2. The grain silo and chiller must be located outdoors.
3. The grain silo and chiller cannot be located elsewhere on the property without a setback modification.
4. The location to the east of the building is less intrusive for the neighboring property to the south.
5. The purpose of the roll up doors is to let light into the tasting room and not to provide additional loading and unloading bays for the building.
6. Screening is provided for the chiller that requires a height modification.
7. The tasting room will not have amplified live or recorded music that is in violation of the City's sound regulations.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Craft Brewery minor revision to a development plan with the following conditions:

1. A 2' height modification is approved for the glycol chiller screening fence.
2. Setback modifications are approved for the grain silo and glycol chiller.
3. Condition that the roll up doors for the tasting room are not to be used for any loading purposes now or in the future.
4. The approval is subject to the conditions in Part III of the staff report and 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: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

**Nationwide Insurance Sign Plan, 28715 Center Ridge Rd.,
PP#216-18-001, rep. B. Kelleher, Ward 4**

Mr. Kelleher explained Nationwide is revising their national logo so the existing signage will be replaced with new signs. He reviewed the site and the sign details which are for windows graphics, a new tenant panel on the monument sign and wall sign. The new logo is larger than the old logo but the overall amount of signage is being reduced. Mr. Krause reviewed his memo.

Findings of Fact:

1. The tenant is rebranding and is replacing an existing 3'tall logo with a new 3' tall logo.
2. The proposed sign package includes window graphics that are not covered under the approved criteria.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the Nationwide Insurance Sign Plan as presented with the following waivers from the approved sign criteria for this shopping center:

1. Allow a 3' tall replacement logo and window graphics.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

**Crocker Park KSE II temporary barricade, Block K,
Union St., PP#211-25-005, rep. R. Hegyes, Ward 5**

Mr. Levitz reviewed the proposal which is for a temporary barricade for a portion of the building that has not been completed. They are currently in discussion with a tenant for this location but until one has been secured the area needs to be barricaded off for public safety. The structural steel for the footprint of the tenant space has been constructed in accordance with the preliminary development plan but a storefront plan will not be brought to the commission for consideration until a tenant is secured. If they do not secure a tenant within the next couple of months they will come back to the commission with a more permanent barricade that would go from the top of the roof line to the ground. The current proposal does not go all the way up to the roof line and is only as tall as the construction fence (6'). Mr. Bedell reviewed his staff memo and noted that he suggested a condition with a date for a tenant to be secured. If they have not secured a tenant by that date a more permanent barricade should be submitted to planning commission no later than their March 2016 meeting.

Findings of Fact:

1. The proposed temporary barricade is necessary to address public safety.
2. Planning Commission approval is required, if scrim is used to temporarily outline the building pad, create an edge to the pedestrian alley and screen views to the unfinished space.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the KSE-II temporary barricade with the condition that if a tenant is not secured by January 8, 2016 an application for a permanent barricade shall be submitted to the Planning Commission for their March 7, 2016 meeting.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

Westlake Guide Plan, proposed updates

No discussion.

Motion: Mr. Lamb moved and Mr. DiCarlo second to table the guide plan updates.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

MISCELLANEOUS

Request an extension of time for: 14-03-16 Livingston Villas Development Plan (nursing home), Crocker Rd. (north of 3550), PP#216-10-023, rep. D. Goodwin, WARD 6 (planning commission recommended approval 12/4/14; council approved 12/18/14)

Mr. Bedell advised the applicant requested an extension of time for their approved development plans as they are still going through the process of obtaining their certificate of need.

Motion: Mr. Lamb moved and Mr. DiCarlo second to grant an extension of time for the approved Livingston Villas Development Plan for 12 months to November 2016.

ROLL CALL ON APPROVAL:

Yeas: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

ADJOURNMENT

Meeting adjourned at 8:55 p.m. The next regular meeting is scheduled for Monday, December 7, 2015, in the Westlake City Hall Council Chambers.

Dan Meehan

Chairman Dan Meehan

Nicolette Sackman

Nicolette Sackman, MMC
Clerk of Commissions

Approved: December 7, 2015