



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
JANUARY 4, 2016**

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.

ELECTION OF OFFICERS

Motion: Mr. Lamb moved and Mr. DiCarlo second to nominate Dan Meehan Chairman, Brad Lamb Vice Chairman and Phil DiCarlo Secretary.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

APPROVAL OF MINUTES

Mr. Lamb moved, seconded by Mr. DiCarlo to approve the minutes of the regular meeting of December 7, 2015.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

COUNCIL REPORT

None

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 expires 1/4/16)

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of Ordinance 2015-83 (applicant requested to be withdrawn).

ROLL CALL ON APPROVAL:

Yeas: None

Nays: Lamb, Meehan, Getsay, DiCarlo, Van Dyke, motion failed

**Sibling Revelry Brewery Sign Plan, 29305 Clemens Rd.,
PP#211-22-056, rep. P. Thornton, Ward 3, tabled 12/7/15**

Mr. Thornton explained a letter was submitted by the owner advising they will comply with the city's noise ordinance, have corrected the website to eliminate any mention of live bands or outdoor patio, reduced the area of the oversize sign and will not be installing the sign on the southern elevation until such a time that a parking easement is secured. Mr. Krause reviewed his staff memo.

Findings of Fact:

1. Three of the proposed wall mounted signs are 21' above grade which exceeds the maximum 20' above grade permitted by code Section 1223.05(b) which 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.
2. Ground and wall mounted fixtures with shields are proposed to externally illuminate the monument sign and one of the wall signs, which have white background sign panels.
3. The existing and proposed signage is in similar neutral colors but different sign types.
4. The south facing wall sign is mounted on a wall which is not adjacent to parking on this lot.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the Sibling Revelry Brewery Sign Plan with the following modifications and conditions:

1. Grant a 1' height modification for the placement of the signs on the building due to the architecture of the building.
2. Condition that the sign illumination light fixtures do not glare toward the street or exceed 10 lumens when measured 3' from the center of the sign face.
3. Modification to allow two different sign types on the building.
4. Condition that before installing the proposed south facing sign the applicant record a parking easement signed by the abutting property owner permitting parking on the southerly abutting lot.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

NEW BUSINESS

**Clague Park Pool, Development Plan (new pool,
clubhouse, parking lot expansion), 1500 Clague Rd.,
PP#214-07-001, B. Kelly, Ward 1**

Mr. Kelly, Director of Westlake Engineering, explained the proposal is part of the parks and recreation master plan and is a follow up to begin the process of replacing the existing pool. Ms. Nancy Nozik, consultant, reviewed the site plan for the new water park facility. The existing

pool will be demolished and a new water park facility will be constructed. The proposal includes a pool house, lap pool, water slides (will use existing slides) with a lazy river, plunge pool, zero depth pool, splash pad, concession stand and pavilions. The entire facility will be fenced in and has a larger footprint than the existing pool. Additional parking will be added to the site and the existing security lighting will be replaced with downcast and shielded LED fixtures. There will be shade structures throughout the site, such as shade sails and umbrellas, and a variety of lounge areas. The new pool house is proposed to be approximately 5,000 sq. ft. and to be designed in a similar style to other municipal buildings in the city with brick and stone features.

Mr. Bedell reviewed his staff memo noting that architectural renderings, details and specification sheets for the pool house elevations have not been received and will be needed. He suggested that they can be reviewed by city staff and select members of the planning commission during the construction plan review and administratively approved at that time.

Discussion ensued that as many trees as possible should be retained in the area of the new parking lot and driveway. Ms. Nozik explained there will be islands within the parking lot with trees in the islands. She reviewed the location of the new drop off driveway and where mature trees will be preserved. It was also noted that care should be given to the design of the pool house elevations to provide architectural detailing comparable to City Hall and the Recreation Center. It was suggested that additional stone be included to provide a balance of brick and stone materials and to consider the Clague Cabin that is nearby for design cues.

Findings of Fact:

1. The proposal is in accordance with the Westlake Parks and Recreation Master Plan and has been approved by the Parks and Recreation Commission.
2. The proposal meets code requirements for uses, setbacks, lot coverage, driveways, percent open space, and tree preservation.
3. Pool house elevations and lighting cut sheets will be provided for staff review and approval during the construction review process.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Clague Park Pool, Development Plan with the condition that 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: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

**Crocker Professional Building, Lot Assembly, 4350
Crocker Rd., PP#217-26-001, 002, 009, rep. J. Certo,
Ward 6**

Mr. Miller, engineer, explained a requirement of the previously approved development plan was to assemble all three parcels into one parcel which is what this request will achieve. Mr. Bedell reviewed his staff memo.

Findings of Fact:

1. The lot assembly is a requirement of the development plan for the Crocker Professionals Building.
2. All three lots are zoned OB/Office Building.
3. The assembly does not change the layout of the approved development plan.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the Crocker Professional Building Lot Assembly with the condition that the approval is subject to approval of the completed plat by the Engineering Department in compliance with the code and the ordinances of the City of Westlake.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

**Refresh Dental, Sign Plan, 23850 Center Ridge Rd.,
PP#214-09-018, rep. P. Setele, Ward 1**

Mr. Setele, sign contractor, reviewed the proposal which is to remove an existing non-illuminated sign that is parallel to the street and replace it with a new illuminated monument sign that is perpendicular to the street so the sign has better visibility. Mr. Krause reviewed his staff memo noting the sign will be located 11' from the sidewalk and a condition of approval should be that a row of evergreens should be planted to screen the view of the sign from nearby residential homes.

Findings of Fact:

1. The proposed sign scales at 8' high and conforms with code.
2. The plaque wall signs and plaques on the existing non-illuminated freestanding sign are various colors.
3. The background of the new monument sign panels are all opaque blue.
4. The revised location of the new monument sign will be 10' from the driveway and 11' from the sidewalk which complies with code and will require the elimination of one parking space.
5. The existing number of parking spaces exceeds code.
6. The new internally illuminated sign will be visible from nearby residential windows.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the Refresh Dental sign plan with a condition that a staggered row of three to five (depending on type) 8' tall evergreens be planted 16' to 26' from the sidewalk, or as administratively approved by the Planning Department to screen the view of the sign from nearby single family residences.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

**AutoNation Ford, Development Plan, addition, 23775
Center Ridge Rd., PP#214-11-003, rep. J. Auble, Ward 1**

Mr. Auble explained the proposal is for an addition to the north elevation of the service building to increase the service drive lanes. The materials and colors will be similar to those recently approved by the Planning Commission for the existing sales office building and existing signage will be relocated with some new signage provided. Mr. Bedell reviewed his staff memo explaining the addition will be a single story addition. Discussion ensued regarding the painted brick on the second story of the existing building which will match the existing painted brick on the sales office building in the same grey color.

Findings of Fact:

1. A modification is required to allow painted brick and colored metal panels.
2. The building design utilizes the same materials and colors that were approved by the Planning Commission on 4/6/15 for the reimaging of the sales building in accordance with Ford's branding.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the AutoNation Ford Development Plan with the following conditions:

1. Modification to allow painted brick and colored metal panels as an exterior building material.
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: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

**Youth Challenge, Development Plan, addition, 800
Sharon, PP#214-01-016, rep. J. Doheny, Ward 1**

Mr. Sampat, architect, explained the proposal is for an addition and nine more parking spaces. The parking spaces will be located at the northeast corner of the property, which is adjacent to I-90 and the Sharon Dr. cul-du-sac. While the parking spaces will be in the parking setback area and require a modification due to the location they are not expected to impact surrounding industrial properties. They will also add a second ground sign at the location of the new parking lot, as the original ground sign is a shared sign at the main driveway for what are now multiple properties. A dumpster enclosure is being added to the site. The addition will be clad in pre-finished hardi-siding with new face brick that matches the face brick of the existing building. The proposed addition provides office space, a conference room, break room, waiting room and restrooms. Mr. Sampat reviewed the site plans.

Mr. Bedell reviewed his staff memo noting this building is in Exclusive Industrial Zoned land and has a conditional use permit for the office use. The proposed parking addition will not be

likely to impact surrounding properties due to its location at the rear of the property next to I-90 and the end of the cul-de-sac. Discussion ensued that the brick material will match the existing building and the rear of the addition that faces I-90 is not very visible most of the year due to existing vegetation, so it was more cost effective to use hardi-siding and brick accents to tie the design in with the existing building. The windows at the rear of the addition are small to reduce noise disturbance from traffic on I-90.

SIGNAGE

Findings of Fact:

1. Modification for a second sign (post and panel) is reasonable, as they are approximately 300' apart and the proposed identifies the new parking area that is for the Youth Challenge.
2. A sign permit application is required.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the sign with the following condition:

1. A modification is granted for a second ground sign that is a post and panel sign

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

DEVELOPMENT PLAN

Findings of Fact:

1. A 29' modification is required for the parking lot.
2. The area of the modification is adjacent to I-90 right-of-way and the cul-de-sac and should have little impact on neighboring properties.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Youth Challenge Development Plan addition with the following conditions:

1. A setback modification is granted for the proposed parking lot as indicated on the plans.
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: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

Dave & Buster's, exterior remodel, 25735 First St., PP#213-06-030, rep. J. Drogos, Ward 1

Ms. Emilia Czader explained the proposal is to remodel portions of the exterior of the building. The existing blue canopy will be replaced with a clear anodized aluminum canopy and will continue to be used as a pedestrian entrance and the new canopy will have signage. The entry is

being painted Newburyport Blue. Mr. Bedell reviewed his staff memo explaining that a sign permit and sign details will need to be provided, which Ms. Czader advised will be submitted by a sign contractor. There was some discussion regarding the blue paint to be used and Ms. Czader advised the color is a corporate color and part of their rebranding. It was agreed that the color was similar to slate and therefore an earth tone color in accordance with the design guidelines.

SIGNAGE

Findings of Fact:

1. Detailed sign plans are required for staff approval.
2. The proposed sign area exceeds code by 16.65 sf.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the sign plan with the following modifications and conditions:

1. Modification for 16.65 sf of sign area.
2. Condition that sign details and sign permit will be provided to staff for administrative approval.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

DEVELOPMENT PLAN

Findings of Fact:

1. The proposed exterior changes are for reimagining purposes.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Dave & Buster's exterior remodel with the following modifications and conditions:

1. Modification to allow the grey-blue to be considered an earth tone.
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: Lamb, Meehan, Getsay, DiCarlo, Van Dyke

Nays: None, motion passed

St. John Medical Center, Sign Plan, 29000 Center Ridge, PP#216-11-007, 9, 10, 11, 24 & 25, rep. R. Levitz, Ward 6

Mr. Levitz explained the proposal is for additional new signage on the hospital and is part of their rebranding. Each sign is under 100 sq. ft. Mr. Krause reviewed his staff memo.

Findings of Fact:

1. Health Campus Zoning District does not have specific limitations in the zoning code for sign area or height above grade because it is a unique zoning district.

2. Chapter 1219.06(d) of the Westlake Zoning Code states only that – “Uniform signage will be implemented within the District”.
3. The proposed signage is consistent with other signage on the site.
4. The proposed signage reads like two separate signs, each under 100 sq. ft. in area.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the St. John Medical Center signage.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

**Carrabba’s Italian Grill, revision to Sign Plan, 25054
Sperry Dr., PP#213-08-018, rep. M. DeVere, Ward 1**

Motion: Mr. Lamb moved and Mr. DiCarlo second to table the Carrabba’s façade until February 1, 2016 (applicant not present)

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

**Ordinance 2015-156 amending §1203.18 by enacting new
subsection (v) and §1216.03 (g) by enacting new subsection
(20) regarding pharmaceutical fulfillment centers, ref. by
council 12/17/15**

Mr. Bedell reviewed his staff memo noting this is a text amendment as discussed at the last meeting now in ordinance format.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of Ordinance 2015-156.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

Westlake Guide Plan, proposed updates

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

None

ADJOURNMENT

Meeting adjourned at 8:47 p.m. The next regular meeting is scheduled for Monday, February 1, 2016, in the Westlake City Hall Council Chambers.

Dan Meehan

Chairman Dan Meehan

Nicolette Sackman

Nicolette Sackman, MMC
Clerk of Commissions

Approved: February 1, 2016