



**PLANNING DEPARTMENT**

27700 Hilliard Blvd.  
Westlake, OH 44145

Phone 440.871.3300  
Fax 440.617.4324

**WESTLAKE PLANNING COMMISSION  
MINUTES OF THE WORK SESSION MEETING  
JANUARY 25, 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 and City Engineer, Bob Kelly

The work session was called to order at 6:30 p.m. by Chairman Dan Meehan.

**OLD BUSINESS**

**Crocker Woods Cluster Preliminary Development Plan for cluster single family, PP#217 27 001 & 217 25 002, for two single family lots and 60 single family cluster homes in PUD zoning, south of Center Ridge Road and west & east of Crocker Road (the area previously known as Bretton Woods Park Subdivision Phase 4), Ward 6, tabled 12/3/12, 1/7/13, 2/13/13, 6/3/13, 9/9/13, 10/7/13, 12/2/13, 4/7/14, 10/6/14, 11/10/14, 1/12/15, 3/2/15, 4/6/15**

---

Don Bennett, Terry Bennett, and Greg Holderness, representatives of Bennett Builders, reviewed their proposal which has not changed since April 2015. The reason that they have asked it to be tabled was to allow time for the Engineering Department and their consultant, R.E. Warner, to complete its study and recommendations of drainage throughout the City. They explained that the Planned Unit Development zoning provides flexibility in design versus the current single family residential zoning and that with the completion of the drainage study they are ready to move forward with their development.

Westlake City Engineer Bob Kelly was present and reviewed the R.E. Warner investigation of master retention basins regarding proposed basins and improvements. This study updates the 1978 Woodbridge study that was not fully implemented. He explained that improvements to the Costello/Biddulph basins provide the best cost/benefit result with a lowering of the base flood elevation by 2.6'. Its size is similar to one at Crocker and I-90. The City is moving forward with hiring a consultant to begin designing the improvements in March. After the improvements are designed, the City will repeat the hydraulic model to determine the full extent of the improvements and present its findings to FEMA to reduce flood risk and associated insurance.

Surrounding residents were present and expressed concerns. The location of the retention basins that are east of Crocker Road while the proposed development is west of Crocker Road was questioned. There were concerns that additional development and impervious surface will cause stormwater to back up and cause flooding to existing homes before it can reach these basins. Bob Kelly explained that the Dover Ditch backs up into this area all the way from Dover Center Road, and the Costello/Biddulph improvements will reduce the incidents of it backing up and will also lower the base flood elevation. The type of retention for the proposed development was questioned and whether the water would be stagnant. Greg Holderness explained that it has not been designed yet, as this is a preliminary plan. Detailed design will come with the final development plan after the property is rezoned. Bob Kelly explained EPA requirements for cleaning water naturally before it is discharged and the City regulations for reducing the flow of stormwater from the new development. He explained that much of the flooding results from the flatness of this area and stormwater that flows into it from North Olmstead. He thought that improvements to Bunns Lake by the Metro Parks System in Bradley Woods were for aesthetic purposes and to improve the health of the water and not for flooding. Residents questioned the sizing of the culverts under Crocker Road and whether they cause flooding upstream by pinching the flow of stormwater. Bob Kelly explained that the culverts do not cause the flooding. Don Bennett clarified a question regarding the Bretton Woods Subdivision and that they were not the developers of the subdivision and were not involved in its engineering. They purchased lots with the understanding that the development was constructed to City standards. Bob Kelly explained that engineering standards were different when the subdivision was designed and constructed several decades ago. He explained efforts that residents have taken to address basement flooding, such as installing sump pumps and disconnecting gravity feeds. It was questioned whether the land on the east side of Crocker Road was included. Jim Bedell explained that the property east of Crocker Road is the reason they are pursuing the PUD as it is used in calculating the number of units on the side that is being developed but will contain no units.

Phil DiCarlo asked for clarification on stormwater runoff. Greg Holderness explained current requirements that that stormwater moving off of a developed site must be 60 percent of what it is prior to development.

Brad Lamb noted his own experience regarding basement flooding in the past.

Duane Van Dyke questioned if the Bailus Lateral is draining Bradley Woods and if it is typically wet. Bob Kelly said that both are correct and that the storm sewer drains the northern portion of Bretton Woods Subdivision. He asked if the basin improvements will improve basement flooding. Bob Kelly answered that it may but not where standing surface water enters basements through low basement windows or garage doors. He clarified that the culverts under Crocker Road do nothing to lower flood elevations, while the basin improvements will. The model shows very little change with all culverts in the study area removed. Duane Van Dyke asked about tree preservation. Terry Bennett explained their intent to maintain a wooded feel to the property, but the specific design will come after the preliminary plan is approved.

Mark Getsay explained that the number of units is based on a court settlement with the City that permits a residential subdivision without any common space or preservation of natural features.

The PUD for the cluster development is an improvement as it provides buffering and space dedicated for common use.

Dan Meehan questioned whether the design includes enough space for the retention basins. Bob Kelly agreed that the preliminary plan should include enough detail to indicate that the proposed retention has the capacity to meet drainage requirements. Dan Meehan stressed his concern that units are set back the proper distance from the Bailus Lateral, so as not to create flooding issues with the proposed units. He also wanted to see a specific drainage plan that indicates that it will satisfy City requirements. Greg Holderness explained that they have this plan and will provide it when they resubmit for planning commission reconsideration.

**ADJOURNMENT**

Meeting adjourned at 8:01 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

Jim Bedell  
Jim Bedell  
Director of Planning & Economic Development

Approved: February 1, 2016