



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 1, 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.

APPROVAL OF MINUTES

Mr. Lamb moved, seconded by Mr. DiCarlo to approve the minutes of the regular meeting of January 4, 2016.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

Mr. Lamb moved, seconded by Mr. DiCarlo to approve the minutes of the regular meeting of January 25, 2016 as amended.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

COUNCIL REPORT

None

SELECTED CORRESPONDENCE

2/1/16 email from Richard Levitz withdrawing the application for the Crocker Park KSE II Micro Shops

1/31/16 email from Chapparal Board re: Clusters of Chapparal – board has approved the proposal

OLD BUSINESS

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

Mr. Mike Mendozzi and Ms. Erin Tellez, representatives from Carrabba's were present. Mr. Mendozzi explained that when the exterior renovation was constructed an incorrect elevation

drawing, which had not been approved by the city, was mistakenly given to the contractor and the wall sign was placed over a new rectangle portion of EIFS rather than mounting it directly to the brick façade. Their renovations included replacing signage, awnings and rooftop landscaping. At this point he is fearful that if they were to redesign it without the EIFS new brick would not match the existing brick that has been there since 1999. Mr. Krause reviewed his staff memo noting all the changes were deemed within the authority of the Planning Director to approve administratively and the approval was reported to the Planning Commission. One condition of approval was that the new replacement signage on the south façade facing I-90 would be mounted directly on the brick façade. There was concern that mounting the signage on a rectangle of EIFS painted in a color which contrasts with the brick would give the impression that the signage had been made larger. He recommends approval of the proposed plan.

Discussion ensued if the EIFS could be painted to match the brick and Mr. Mendozzi stated they have painted items in the past and could be again. It was discussed as presented if the EIFS looked more like an architectural elements or read as part of the signage, with the plan as presented being approved.

Findings of Fact:

1. New replacement signage was administratively approved to be mounted directly to the existing brick façade.
2. The signage was mounted to a rectangle of EIFS which could be considered sign area.
3. The EIFS contrasts with the brick façade but is a neutral earth tone color.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the minor revision to the Carabba's façade as presented.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

NEW BUSINESS

Hanna Andersson Storefront & Sign Plan, 75 Main St., PP#211-25-004, rep. R. Levitz, Ward 5

Mr. Levitz explained this tenant will be located between The Limited and Beauty Brands and the storefront will incorporate the brick pilaster column that currently exists. The storefront design is contemporary with glass, aluminum, grey porcelain tiles and the existing brick column. The signage is red in color and will have a shiny finish. Mr. Krause reviewed his staff memo noting the plans do not specify the sign material is a matte finish and it should be a condition of approval.

Storefront

Findings of Fact:

1. The new storefront bookends an existing brick column and consists primarily of porcelain tile and anodized aluminum framed glazing with a three dimensional "tree" decorative element.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of the Hanna Anderson storefront as presented.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

Sign Plan

Findings of Fact:

1. The proposed sign plan conforms to the Crocker Park Mixed-Use Area Sign Criteria and Master Sign Plan except that the red plastic sign letters do not have a matte finish.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the Hanna Anderson sign plan as submitted with a condition that the red plastic faces of the primary sign have a matte finish.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

Crocker Park KSE II Micro Shops Master Sign Criteria, 52, 58, 64 & 66 SS Comet Ln., PP#211-25-004, rep. R. Levitz, Ward 5

Withdrawn by applicant - 2/1/16 email from Richard Levitz withdrawing the application for the Crocker Park KSE II Micro Shops

Beauty Brands minor revision to Sign Plan, 87 Main St., PP#211-25-004, rep. R. Levitz, Ward 5

Mr. Levitz explained during construction five additional window signs were installed that were not previously approved. He did not have any issues with the conditions and modifications suggested in Mr. Krause's memo. Mr. Krause reviewed his staff memo. The additional signs will be used for advertising and a condition should be that they cannot be used until the awnings are installed.

Findings of Fact:

1. The current request is for approval of additional window signs.
2. The window signs consist of internally illuminated white boxes of 8.75 sq. ft. each, on which advertising panels are slid onto.
3. The proposed signs do not require any modifications from the Westlake sign code.
4. The Crocker sign criteria limits window signage to 10 sq. ft. per structural bay and not more than 15% of the glazing area obstructed by window signage.
5. The proposed signs require waivers from the sign criteria to allow 18.58 sq. ft. of signage in the northerly bay, 19.94 sq. ft. of window and door signage in the center bay and more than 21% of the glazing area of the southerly bay to be obstructed by window signage.

Motion: Mr. Lamb moved and Mr. DiCarlo second to approve the Beauty Brand sign plan minor revision as submitted with waivers from the criteria to allow 18.58 sq. ft. of window signage in the northerly bay, 19.94 sq. ft. of window and door signage in the center bay and more than 21% of the glazing area of the southerly bay obstructed by window signage with a condition that before the window light boxes are used for advertising the awnings are installed.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

**Chapparral Cluster minor revision to approved
Development Plan to construct 1 single family cluster
home on Columbia Rd. (on Block 9 between 2445 & 2471
Columbia), PP#215-26-011, rep. T. Valore, Ward 2**

Mr. Tony Valore explained the proposal is to move one of the cluster units to land fronting on Columbia Road. At this location the lot is 56.35' wide, which is the same width of the adjacent lot. A number of years ago he wanted to split this portion of land off but was not permitted to do so. This proposal will keep the unit as part of the cluster development but the unit will be constructed to look like a single family home. The reason he wishes to move the unit from the originally approved location is that the retention basin for the cluster development and surrounding subdivisions is in that area and it does not work for placement of the unit. The unit will be part of the homeowner's association and pay dues and fees to the association. The cluster development requires a 30' setback adjacent to all perimeter boundary lines of the development parcel, which is difficult in this location since the lot is only 56.35' wide in this location and so the entire proposed home is within the setback. He stated this lot has been undeveloped and that he tried to give the property to adjacent neighbors but they did not want it. He feels this is the only solution to develop this section of the property.

Mr. Bedell reviewed his staff memo noting the proposal is to change the layout of the cluster development by relocating Unit 9 to Columbia Road and shifting Unit 8 over making it a larger unit. There will still be the same number of units in the cluster development and there is no increase in density. The lot is only 56.35' wide and new lots are required to be 100' wide which is why the lot split that was proposed in 2013 was denied. The home will need to follow the cluster setback requirements, which is 30' so side yard setback modifications would be necessary to construct a unit in this location. The landscape and caliper inches of trees will need to be addressed. Mr. Bedell explained the planning department received a call from Mr. Hill, a representative from the homeowner's association, who explained since construction is past 14 years, in accordance with the Ohio Revised Code, Mr. Valore needs to obtain approval from the board for the change, which was not done last Friday. Since that time an email was received that the board was approving the proposed change but this afternoon representatives from the board met with him to discuss issues and may not be in favor of this request.

Mr. Rod Hill, 2401 Chapparral South and Mr. Howard Wine, 2366 Chapparral North, were present and explained they represent the homeowner's association. Mr. Hill explained the board voted in favor of the request but thought the development was going to be a stand-alone home located on Columbia Road and not a unit that was part of the cluster development. Mr. Wine explained the

association was not in favor of this proposal as a unit that is part of the cluster development and would rather see the lot split off as a separate parcel for the construction of a home. Mr. Wheeler explained the commission cannot create a substandard size lot and that request was previously denied. As proposed this unit is part of the cluster development. Mr. Hill and Mr. Wine explained there were legal concerns with this proposal and did speak with their attorney. They did not think the association would support this request now realizing it will remain part of the cluster development and not be split off as a single family home on its own lot. They would need to further review the proposal, speak to their attorney regarding legal issues, by-laws, and have a new vote on the proposal. They reiterated they would prefer to see this as a separate parcel that is not part of the cluster development. It was suggested that the matter be tabled to give all parties time to further review the proposal.

Ms. Katherine Gyur, 2363 Columbia Rd., Mr. and Mrs. Lavell, 2445 Columbia Road were present and expressed the following: concerns with drainage, continual problems with flooding and drainage, landscape and trees being maintained, will there be any connection to the cluster from the rear of the parcel, what will happen to the existing swale and drainage ditch on the lot, the Lavell's were approached approximately six weeks ago to purchase the property for \$20,000 which they have no desire to do. Mr. Valore urged the neighbors to contact his office to address any water and drainage concerns.

It was suggested the all parties need time to review concerns raised and the matter should be tabled.

Motion: Mr. Lamb moved and Mr. DiCarlo second to table the Chapparal Cluster until March 7, 2016.


ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

Ordinance 2016-13 approving a conditional use permit for a landscape business, 27121 Center Ridge, PP#215-10-003, ref by council 1/21/16, Ward 4

Mr. Ron Russell, sworn in by Mr. Wheeler, explained he is seeking a conditional use permit for one of his tenants, which operates a landscape company and has been there for about two years. He thought it was a permitted use as when he bought the property there was a similar type use in the building. The business is not a typical landscape business that stores material and has large machinery on the property. They maintain and upkeep the railroad tracks so they do not have large vehicles. There have been no complaints about the use over the years and the tenant has been a good tenant that has been improving the property and fixing items for him.

 Mr. Bedell reviewed his staff memo noting this use is a permitted use as a conditional use permit. The business was discovered when staff reviewed the site for a past rezoning request. Originally the buildings and rear of the property belonged to Columbia Gas and consist of two different buildings. There is an access drive through the Rite Aid property and there have been no complaints about this use. Mr. Bedell advised that he did visit the site today and the buildings have been tuck-pointed and painting has begun but has not been completed due to winter setting

in. The existing chain link fence is being repaired with the barbed wire and brackets being removed and missing sections to be replaced. Mr. Russell wishes to retain the fence for security purposes. There are new downcast and shielded lights on the building and if any future lights are to be added a plan needs to be submitted to him for administrative review and approval. Mr. Russell assured the commission the painting of the building (in a neutral color) will be completed in the spring when the weather is warm enough for paint and will do whatever the commission requests. He would like more lighting as he feels it is better for the site.

Discussion ensued regarding the wood fence that is on the property line of 2750 Clark Parkway, Mr. Russell's property and possibly property on Westwood Road and who owns that fence as it is in disrepair and needs to be fixed. A fence permit was not found in the building files and discussion ensued if Mr. Russell, the Zinn's (2750 Clark) or an adjacent Westwood Road property owner owned the fence. Mr. Russell explained he met some time ago with the property maintenance officer and the Zinn's and it was his understanding that they wanted the fence to remain and they would repair it. If it is his fence, which he did not think that it was, he would remove it so that he would not have to maintain it. He thought this was no longer an issue and had been resolved. It was suggested that parties work with Mr. Wheeler and the property maintenance officer to resolve any outstanding issues. It was noted the property maintenance issues were not part of the conditional use and should not be conditions of approval as they do not relate to the proposed use.

Findings of Fact:

1. The proposed use is provided for as a conditional use in the Office Building district.
2. The proposed use meets the standards for evaluating conditional use permits in section 1227.03 of the zoning code.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of Ordinance 2016-13.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

Ordinance 2016-14 approving a conditional use permit for a pharmaceutical fulfillment center, 27121 Center Ridge, PP#215-10-003, ref by council 1/21/16, Ward 4

Ms. Molly LaVell, sworn in by Mr. Wheeler, explained she will be the new tenant and the business is a closed door pharmacy which sells to nursing homes, assisted living facilities and other similar uses. Their clients preorder prepackaged pharmaceuticals from them, which they deliver to the facilities. Their lease at the North Olmsted location expires and they are residents of Westlake and wish to relocate to Westlake. The business has been around for over 50 years and they receive orders, package the pharmaceuticals and then deliver them. Totes are filled which can fit into a vehicle which are delivered by their employees. They have 15 part time employees.

Findings of Fact:

1. The proposed use is provided for as a conditional use in the Office Building district.
2. The proposed use meets the standards for evaluating conditional use permits in section 1227.03 of the zoning code.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend approval of Ordinance 2016-14.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

City of Westlake Sign Plan for Crocker Road/I-90 Bridge, Ward 3 & 5

Mr. Bedell reviewed his staff memo noting options were presented in ODOT right-of-way for signage over I-90 on the Crocker Road bridge. As this is ODOT right-of-way, the Planning Commission does not approve the signage.

Therefore, they made the following recommendations to staff:

- They favored the design with the City Letterhead style lettering in a color they called “Westlake Green.” It was recognized that the image presented was for illustrative purposes and the City’s sign designer will need to create the design of letters from a sample of City letterhead.
- They recommended having signage on both sides of the Crocker Road Bridge and the Clague Road Bridge. The Columbia Road Bridge could also include signage but it was less important than the other bridges that will be seen as people enter the City from the east or west.
- They suggested having a unified landscape plan for the three interchanges.
- They suggested improvements to the bridges, such as a more attractive style fence and lighting as has been done in other communities. All three bridges should look the same to set this section of I-90 apart from the rest of the region. They wondered if the City is making improvements to the Columbia Road Bridge when that interchange is being redone. If it is being improved, they thought the bridge design should not be the typical galvanized metal chain link fence and highway lighting but should include the aforementioned enhancements.



Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend that city staff design I-90 bridge signage in the city’s letterhead style lettering in “Westlake Green” color on both sides of the bridge and explore other upgrades to the I-90 corridor regarding landscaping and bridge enhancements as discussed.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

Westlake Guide Plan, proposed updates

Mr. Bedell reviewed his staff memo noting staff reviewed the Thoroughfare Plan, Table 24 – Summary of Existing and Future Major Streets, and the Critical Street Openings Index and Map. These items have also been brought up to date. He reviewed other suggested changes to the guide plan which brings the plan up to date since 1984 was the last time an official guide plan was adopted. The commission thanked staff for their hard work and supported the recommended changes. It was noted the Critical Street Opening Map was updated and a new GIS layer should be completed for it. They consented that the proposed updates could be acted on at this time.

Motion: Mr. Lamb moved and Mr. DiCarlo second to recommend that city council adopt the amended guide plan.

ROLL CALL ON APPROVAL:

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

Nays: None, motion passed

MISCELLANEOUS

None

ADJOURNMENT

Meeting adjourned at 9:15 p.m. The next regular meeting is scheduled for Monday, March 7, 2016, in the Westlake City Hall Council Chambers.

Dan Meehan

Chairman Dan Meehan

Nicolette Sackman

Nicolette Sackman, MMC
Clerk of Commissions

Approved: March 6, 2016