



PLANNING DEPARTMENT

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REPORT TO COUNCIL

TO: Denise Rosenbaum, Clerk of Council

FROM: Nicolette Sackman MMC, Clerk of Commissions

DATE: March 8, 2016

RE: Planning Commission Regular Meeting of March 7, 2016 Report to Council

Present: Chairman Dan Meehan, Mark Getsay, Phil DiCarlo, Duane Van Dyke

Absent: Brad Lamb

Also Present: Planning Director Jim Bedell, Law Director John Wheeler, Clerk of Commissions Nicolette Sackman

Westlake Planning Commission, at its regular meeting held on March 7, 2016, took the following actions:

OLD BUSINESS

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, tabled 2/1/16

Applicant requests to be tabled

Motion: Mr. DiCarlo moved and Mr. Getsay second to table the Chapparral Cluster until April 18, 2016.

Vote: 4 ayes, 0 nays, motion carried

Crocker Park KSE II temporary barricade, Block K, Union St., PP#211-25-005, rep. R. Hegyes, Ward 5, 11/9/15 condition approval 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 2016 meeting

Applicant requests to be tabled

Motion: Mr. DiCarlo moved and Mr. Getsay second to table the Crocker Park KSE II temporary barricade until April 18, 2016.

Vote: 4 ayes, 0 nays, motion carried

Ordinance 2012-115 Rezone land near Center Ridge and on Crocker, PP#217 27 001 & 217 25 002 from R-1F-80 (Single Family) to Planned Unit Development, Ward 6, ref. by council 9/20/12, tabled 9/15/15 & requested extension of time to expire 3/7/2016

Findings of Fact

1. The purpose of the rezoning is to establish a single-family detached residential cluster development based on density from property that is located on both sides of Crocker Road.
2. This rezoning is in accordance with the Crocker Woods Cluster preliminary development plan.

Motion: Mr. DiCarlo moved and Mr. Getsay second to recommend approval of Ordinance 2012-115.

Vote: 4 ayes, 0 nays, motion carried

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

Findings-of-fact

1. The proposal meets regulations for a residential planned unit development preliminary development plan without the need for modifications.
2. This preliminary development plan is a necessary component of Ordinance 2012-115, which is the planned unit development ordinance for this property's rezoning.
3. Refinements to this preliminary development plan are likely to be made in the development of the final development plan as a result of the Ohio EPA and Army Corp of Engineers permitting process and the applicant's development of detailed drainage, grading, tree preservation, landscaping and lighting plans.

Motion: Mr. DiCarlo moved and Mr. Getsay second to recommend approval of Crocker Woods Cluster with the following conditions:

1. The final development plan will address comments in Part III of the staff report.
2. Approval is subject to adoption of Ordinance 2012-115.
3. The property on the east side of Crocker Road that is used for the calculation of the allowable density shall not be developed for housing by the applicant or its successors, and that this language shall be included on the final development plat.

Vote: 4 ayes, 0 nays, motion carried

NEW BUSINESS

Ordinance 2015-155 approving the Preliminary Plan for Kings Tree Major Subdivision, ref. 2/18/16

Findings-of-fact

1. This ~~rezoning~~ ordinance is in accordance with the approved Canterbury Manor No. 2 Subdivision Preliminary Development Plan.

Motion: Mr. DiCarlo moved and Mr. Getsay second to recommend approval of Ordinance 2015-155 (the Canterbury Manor 2 plat will replace the Kings Tree Subdivision Preliminary Plan).

Vote: 4 ayes, 0 nays, motion carried

Canterbury Manor Subdivision No. 2 (aka Kings Tree Subdivision) Preliminary Plan, 11 lots, Center Ridge & Newbury extension, PP# 213-23-023 & 024, rep. K. Hoffman, Ward 2

Findings-of-fact

1. Residential subdivisions are a permitted use in both the R-1F-80 and R-MF-24 districts
2. The development of this area as a residential subdivision has been identified in the City's Guide Plan since 1985.
3. The applicant is not able to connect Newbury Drive to Williams Drive, because the property necessary for doing so is not for sale and has instead provided a cul-de-sac at the south end of extended Newbury.
4. In the previous subdivision, nearly 70 percent of the lots require modifications for depth to width ratio and minimum lot depth and in this layout, there are only two lots requiring very minimal modifications that are typical for lots located at cul-de-sacs as "the size, shape and topography restrict development" of lots that meet the minimum standards.
5. Although a 10' modification is required for minimum depth, lot #5 has an average depth of 198'.
6. The Fire Department requires a gated emergency access road extending to Center Ridge Road within an easement on private property and according to 1129.08, this is 25' wide pavement.

Motion: Mr. DiCarlo moved and Mr. Getsay second to recommend approval of the Canterbury Manor Subdivision No. 2 (aka Kings Tree Subdivision) Preliminary Plan with the following conditions:

1. Modification for depth to width ratio for Lot 5 of .3 and for lot 6 of .1 and for minimum lot depth for lot 5 of 10'.
2. The approval is subject to comments 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.

Vote: 4 ayes, 0 nays, motion carried

Columbia Commons Major Subdivision Preliminary Plan (5 commercial lots), 25735 First St., PP#213-06-030, rep. J. Plautz, Ward 1

Motion: Mr. DiCarlo moved and Mr. Getsay second to table the Columbia Commons Major Subdivision Preliminary Plan to the April 18, 2016.

Vote: 4 ayes, 0 nays, motion carried

Palms Pizzeria & Bakery Storefront & Sign Plan, 281 Main St., PP#211-26-304, rep. R. Levitz, Ward 5

Findings-of-fact – Storefront

1. Secondary cladding elements include naturally weathered rough cedar wood pergola and weathered cedar plank window boxes that require a waiver from the Crocker Park Mixed-Use Area Design Guidelines.

2. The other design details are in accordance with the aforementioned design guidelines

Motion: Mr. DiCarlo moved and Mr. Getsay second to recommend approval of the 3 Palms storefront with the following waivers and conditions:

1. Waiver from the Crocker Park Mixed-Use Area Design Guidelines to allow rough cut wood as a finish on the pergola and planters as presented.
2. Condition that a fire extinguisher be located near the outdoor fireplace.
3. Approval is subject to comments in Part III of the staff report and approval and 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

Vote: 4 ayes, 0 nays, motion carried

Findings-of-fact – Sign plan

1. The sign plan conforms to the Crocker Sign Criteria except for a waiver on the number of secondary sign types and a waiver to allow signage on the planters.

Motion: Mr. DiCarlo moved and Mr. Getsay second to approve the 3 Palms sign plan as submitted with the following waivers:

1. Waiver to allow 1 extra secondary sign type;
2. Waiver to permit the signage on the planters as a secondary sign type.

Vote: 4 ayes, 0 nays, motion carried

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

Motion: Mr. DiCarlo moved and Mr. Getsay second to table Bonefish Grill to the April 18, 2016.

Vote: 4 ayes, 0 nays, motion carried

Westlake High School, Sign Plan, 27830 Hilliard Blvd., PP#212-24-006, rep. R. Levitz, Ward 3

Findings-of-fact

1. The proposal is to construct a 39.18 sq. ft., single sided, externally illuminated, non-digital changeable copy sign.
2. Institutions are typically only permitted a 24 sq. ft. sign face with not more than 8 sq. ft. of changeable copy.
3. The high school is 286,500 sq. ft. in area with over 800' of frontage on Hilliard Blvd and is on 33 acres.
4. The code does allow 40 sq. ft. sign faces for commercial buildings with over 30,000 sq. ft. in area on more than 3 acres or with more than 800' of frontage and multiple driveway entrances.
5. The high school has multiple driveway entrances.
6. The code limits the illumination to not exceed 10 lumens when measured 3' from center of the sign face.

7. Changes from an externally illuminated sign to an internally illuminated sign would require a modification from the code and approval by the Planning Commission as per Section 1223.07 of the Westlake Codified Ordinances.

Motion: Mr. DiCarlo moved and Mr. Getsay second to approve the proposed high school sign as presented with the following modification and conditions:

1. A modification of 15.18 sq. ft. of sign area to allow the 39.18 sq. ft. externally illuminated sign as presented.
2. Condition that the illumination to not exceed 10 lumens when measured 3' from center of the sign face.
3. That a planting bed is installed and planted around the base of the sign as presented with the use of two Broadmoor Junipers and Rozanne Geraniums in place of Stella Dora Day Lilies.
4. Any changes to the illumination of the sign face will be re-submitted to the Planning Commission for their review and action.

Vote: 4 ayes, 0 nays, motion carried

Travel Centers of America minor revision to Development Plan (2 light poles), 24601 Center Ridge Rd., PP#215-27-006, rep. J. Monaco, Ward 2

Applicant requests to be tabled

Motion: Mr. DiCarlo moved and Mr. Getsay second to table Travel Centers of America until April 18, 2016.

Vote: 4 ayes, 0 nays, motion carried

TRG Development Plan (Vehicle Storage Building), 31390 Viking Parkway, PP#211-01-005, rep. P. Thornton, Ward 3

Findings-of-fact

1. Setbacks are approved in accordance with the illustration on page one of the staff report.
2. All other code requirements are met.

Motion: Mr. DiCarlo moved and Mr. Getsay second to recommend approval of the TRG Development Plan for a vehicle storage building with the following conditions:

1. Beacon Westlake, LLC must approve plans in accordance with the Beacon Westlake Declaration of Restrictive Covenants for this property.
2. Approval is subject to comments 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.

Vote: 4 ayes, 0 nays, motion carried

Westlake Welcome Center Development Plan, within Crocker Park (Block J), PP#211-24-003 & 004, rep. S. Schill, Ward 5

Motion: Mr. DiCarlo moved and Mr. Getsay second to table the Westlake Welcome Center until April 18, 2016.

Vote: 4 ayes, 0 nays, motion carried

MISCELLANEOUS - None

ADJOURNMENT

Meeting adjourned at 10:24 p.m. The next regular meeting is scheduled for Monday, April 18, 2016 in the Westlake City Hall Council Chambers.