



**PLANNING DEPARTMENT**

27700 Hilliard Blvd.  
Westlake, OH 44145

Phone 440.871.3300  
Fax 440.617.4324

**REPORT TO COUNCIL**

TO: Denise Rosenbaum MMC, Clerk of Council

FROM: Nicolette Sackman MMC, Clerk of Commissions

DATE: 2/8/2022

RE: Planning Commission Meeting of 2/7/2022 Report to Council

---

Present: Chairman Brad Lamb, Matt Jones, Duane Van Dyke, Lauren Falcone

Also Present: Planning Director Jim Bedell, Law Director Michael Maloney, Clerk of Commissions  
Nicolette Sackman

Westlake Planning Commission, at its meeting held on 2/7/2022 at 7:50 pm and took the following actions:

**BUSINESS**

**Starbucks Sign Plan, 30225 Detroit, PP#21125002, rep. K. Moffatt, Ward 5, tabled 11/8/21, 12/6/21**

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table the Starbucks Sign Plan to the March 7, 2022 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**Hair Therapy, Sign Plan, 26945 Westwood Rd., PP#21510022, rep. S. Burgert, Ward 4**

Findings of Fact

1. The proposed sign requires modifications that are acceptable per Section 1220.06.
2. It provides business identification, as well as wayfinding for the business that is largely blocked from view for westbound drivers.
3. A condition is needed to be consistent with Section 1223.06 and only requires a slight shift of the sign by 4'.
4. There is no exterior illumination. Any future exterior illumination will need to comply with 1223.07 and be approved by the City.
5. The existing freestanding sign will be removed when the new sign is constructed, as only one freestanding sign is permitted.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Hair Therapy sign plan with the following:

1. Modification for an additional 2 s.f. of maximum sign area and to allow a monument sign when the principal building does not conform to the minimum building setback.
2. Condition that the sign be shifted to be 10' from the driveway and landscaping is added at the base of the sign with the design to be approved administratively.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**West Bay Plaza Master Sign Criteria revised, 30010 Detroit Rd.,  
PP#21119023, rep. C. Reville, Ward 5**

Findings of Fact

1. The proposal enhances the experience at West Bay Plaza by allowing pedestrian oriented signage.
2. This is a positive trend for this and other shopping centers.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to approve the West Bay Plaza Master Sign Criteria revision as presented at the meeting regarding freestanding (a-frame sidewalk) signage being a minimum 3 s.f. to a maximum 8 s.f. depending on individual tenant frontage.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**Bailey Woods Major Subdivision Preliminary Plan (7 lots),  
29883 & 29765 Center Ridge Rd., PP#21726004, 006, 007, 012,  
rep. K. Hoffman, Ward 6**

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Bailey Woods lot assembly plat with the condition that it meets the requirements of the County and State as indicated in the Ohio Revised Code.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table the Bailey Woods Major Subdivision Preliminary Plan to March 7, 2022.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**Westlake RV, Boat and Self Storage, Development Plan, 29570  
Clemens Rd., PP#21116017, rep. M. Bramhall, Ward 3**

Findings of Fact

1. The proposal is a permitted conditional use and the conditional use permit was granted in 2021 (2020-133).
2. Modifications are required for the number of parking spaces, loading to be on the front of the building, for the main driveway to be 30', and for the use of stucco and are acceptable in accordance with 1220.06 Performance Standards.
3. Conditions are needed regarding curbing that is to be determined by the City Engineer during review of the construction drawing, signage that was shown on the building elevation requires future approval, exterior lighting that is being reviewed, and that a fence is required around any storm water control structure in excess of three feet in height for safety purposes.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Westlake RV, Boat and Self Storage Development Plan with the following:

1. Modification for the total number of parking spaces to be 11, including 6 parallel parking spaces; for the loading spaces to be on the front of the building; for the west driveway to be 30' wide; and for stucco to be used as a building material.
2. Condition that curbing will be installed as required by the City Engineer; that signage will be submitted for approval at a future meeting; that exterior lighting will be approved administratively if in accordance with section 1230.03 and if it does not comply it will be returned to the Planning Commission for approval; and that a four-foot tall fence is required around any storm water control structure in excess of three feet in height.
3. Condition that approval is subject to comments in Part III of the 2/3/22 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: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**Salty Mary's Oyster Bar and Tavern, Sign Plan, 25600 Center Ridge Rd., PP# 21323014, rep. A. Gargari, Ward 2**

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table the Salty Mary's Oyster Bar and Tavern Sign Plan to the March 7, 2022 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**MISCELLANEOUS** - None

**ADJOURNMENT**

Meeting adjourned at 10:04 pm. The next meeting is scheduled for Monday, 3/7/2022.