



PLANNING DEPARTMENT

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REPORT TO COUNCIL

TO: Denise Rosenbaum MMC, Clerk of Council

FROM: Nicolette Sackman, Clerk of Commissions

DATE: 4/5/2022

RE: Planning Commission Meeting of 3/7/2022 Report to Council

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

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

Westlake Planning Commission, at its meeting held on 4/4/2022 at 7:00 pm and took the following actions:

BUSINESS

Travel Centers of America sign plan, 24601 Center Ridge, PP#21524006, rep. C. Donaldson, Ward 2

Findings of Fact

1. The proposed signs are replacements and part of a rebranding effort by Travel Centers of America.
2. Modifications for size for two monument signs are de minimis and acceptable.
3. The modification for the height of the wall signs above grade is the same modification that was granted for the existing signs
4. The modification for the wall sign logo to exceed 48" is less than was granted for the existing signs (66" requiring an 18" modification versus the existing wall signs at 72" requiring a 24" modification.
5. The intent of requiring a 75 percent opaque background for monument signs is to "not be of excessive brightness or cause glare hazardous to pedestrians or drivers of automobiles or be objectionable to adjacent Residential Districts". The proposed monuments signs have a blue background and issues with glare have typically resulted from signs having a lighter color, such as white. Furthermore, the sign may be illuminated externally with floodlights and be much brighter than the proposal. Provided that the signs do not exceed 10 footcandles, the interior illumination may actually be a preferred method over floodlights.
6. Modifications are required to replace sign S4 with an entirely new one, as it does not comply to code for height, size or location (not 10' from the planned right-of-way, exceeds 30s.f., and 8' in height).

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to approve the Travel Centers of America sign plan with the following:

1. Modification for monument sign S1 to exceed 40 s.f. and S3 to exceed 30 s.f.
2. Modification for wall signs S2 to be located in the same location as the existing signs (higher than 20' above grade) and to have a logo height greater than 48".
3. Modification for sign S4 to be approved as a replacement sign located less than 10' from the planned right-of-way, to exceed 30 s.f. and to exceed 8' in height.
4. Condition that all illuminated signs will be dimmable and field adjusted if needed to not exceed 10.00 Footcandles (equivalent to 10.00 Lumen per square foot) of light when measured at night, three feet perpendicular from the center of any sign face.
5. Condition after installation of the monument sign it will be field verified for opacity and corrected as needed.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Lamb, Falcone
Nays: Jones, motion carried

**Lenox Ridge monument sign plan, 28340 Center Ridge, PP#21613003,
rep. J. Scherer, Ward 6**

Findings of Fact

1. This replaces the existing sign with one that is of similar size and location but with an updated design that is easier to read and more attractive.
2. The modification for the sign to be in the same location as the existing one is in accordance with 1223.13.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to approve the Lenox Ridge monument sign plan with the following:

1. Modification to be located within 10' of the planned right-of-way.
2. Condition that the sign is moved at the owner's expense when Center Ridge Road is widened.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

**Shake Shack storefront and sign plan, 2209 Crocker Rd., PP#21126075,
rep. D. Craun, Ward 5**

Findings of Fact

1. The design is in accordance with the Corporate Circle Design Guidelines and Master Sign Criteria.
2. No modifications or waivers are needed.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Shake Shack Storefront with the following:

1. The string lighting is not approved and needs to come back to the planning commission for review.
2. Condition approval is subject to comments in Part III of the 3/31/22 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

Motion: Ms. Falcone moved, seconded by Mr. Jones to approve the Shake Shack Sign Plan except for the wall sign on the south façade, which shall be resubmitted to the planning commission for review.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

**Carlton Roadway Dedication Plat, Carlton Ave., PP#21708001 to 005,
043 to 049, rep. K. Hoffman, Ward 6**

Motion: Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Carlton Ave Roadway Dedication Plat with the following conditions:

1. To erect a four-foot high black, brown or dark green ornamental metal picket fence or split rail/metal mesh fence (to match the existing split rail fence of the nearby city retention basin) around the entire perimeter of the retention basin unless the requirement of all or part of the perimeter fence is waived upon request by the owner of the subdivision by action of the Planning Commission prior to the issuance of any building permits for homes in the subdivision.
2. To erect a four-foot high black, brown or dark green ornamental metal picket fence or split rail/metal mesh fence (to match the existing split rail fence of the nearby city retention basin) around any control structure in excess of three feet in height if the said control structure is not inside the perimeter of the four-foot fence.
3. Approval is subject to comments in Part III of the 3/31/22 staff report and approval of the dedication plat by

the 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

Lagrange Plat #9, lot split & assembly, PP#21708020 to 024, rep. K. Hoffman, Ward 6

Findings of fact

1. The purpose of this request is to adjust two single-family lots in an existing undeveloped subdivision relative to a proposed permanent cul-de-sac that is required by the engineering department.
2. No legal non-conformities are created because of this action.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to approve the Lagrange Assembly Plat #9 involving permanent parcel numbers 217-08-020 to 024 with the following:

1. Condition that the plat meets the requirements of the County and State as indicated in the Ohio Revised Code and final engineering department approval is subject to the review of the completed plat.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Bretton Woods Condo Association, site improvements (fence), 29981 Center Ridge, PP#21724001, rep. T. Lawrence, Ward 6

Findings of Fact

1. The proposed fence is located within 25' of the planned right-of-way requiring a modification.
2. The fence is needed to establish the boundary of the Bretton Woods Condominiums property.
3. The performance measures in 1220.06 are met.
4. The fence is very open in design and of a residential scale that will not interfere with traffic site lines or look out of place with the existing landscaping.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Bretton Woods Condo Association site improvements (fence) with a modification for the fence to be located within 20' of the planned right-of-way line, so it is 5' off the right-of-way.

ROLL CALL ON APPROVAL:

Yeas: Jones, Lamb, Falcone

Nays: Van Dyke

Hilliard Meadows Major Subdivision Preliminary Plan (4 lots), Hilliard, PP#21622020, 21625001, rep. D. Neff, Ward 6

Findings of Fact

1. This subdivision stems from a 2012 lot split and assembly plat approval for this purpose.
2. The proposal is for essentially the same subdivision but with only four lots (previously 10 lots).
3. The only modifications are for a reduction of the lot depth to width ratio to allow lots that are more square than rectangular. Due to the size of the lots, there are no issues with these modifications. Modifications are in accordance with 1127.01, 1133.01 and 1133.02.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to approve the Hilliard Meadows lot split and assembly plat.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the

Hilliard Meadows Major Subdivision Preliminary Plan with the following:

1. Modification for the lot depth to width ratio to be less than 1.4:1.
2. Condition that available storm sewer exists along property frontage and shall be used for lot drainage.
3. Condition that final Engineering Department approval is subject to the review of the completed plans and details.
4. Condition that approval is subject to comments in Part III of the 3/31/22 staff report and approval of the preliminary plan by the Engineering Department 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

Concord Reserve garage development plan, 2154 Dover Center, PP#21226026, rep. M. Cope, Ward 4

Findings of Fact

1. The proposed accessory use is in accordance with Conditional Use Permit Ordinance 2016-73.
2. No zoning modifications are required.
3. The garages are a necessity for the residents and the design complements the independent living facility and rest of the campus.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Concord Reserve Garage Development Plan with the following conditions:

1. Condition that the additional cultured stone features be examined for the middle and east buildings rear facades and to be administratively approved.
2. Approval is subject to comments in Part III of the 3/31/22 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

Dover Village Townhomes Development Plan, Hillsborough & Center Ridge, PP#21706033, rep. L. Sampat, Ward 6, tabled 12/6/21, 1/10/22, 3/7/22

Mr. Lamb left the room due to a conflict of interest.

Motion: Mr. Jones moved, seconded by Mr. Van Dyke to table the Dover Village Townhomes Development Plan to the May 9, 2022 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Falcone

Nays: None, motion carried

Nike Live Storefront & Sign Plan, 236 Main St., PP#21124308, rep. M. Farr, Ward 5, tabled 3/7/22 – applicant requests to be tabled to 5/9/22

Motion: Ms. Falcone moved, seconded by Mr. Jones to table the Nike Live Storefront and Sign Plan to the May 9, 2022 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

MISCELLANEOUS

None

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ADJOURNMENT

Meeting adjourned at 11:15 pm. The next meeting is scheduled for Monday, 5/9/2022.