



**PLANNING DEPARTMENT**

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**REPORT TO COUNCIL**

TO: Denise Rosenbaum MMC, Clerk of Council

FROM: Nicolette Sackman, Clerk of Commissions

DATE: 5/10/2022

RE: Planning Commission Meeting of 5/9/2022 Report to Council

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

Absent:

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

Westlake Planning Commission, at its meeting held on 5/9/2022 at 7:00 pm and took the following actions:

**BUSINESS**

**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, 4/4/22**

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

Findings of Fact:

1. The proposed use is permitted in the R-MF-40/Multi-Family 40 district and the Guide Plan Future Land Use Map indicates multi-family residential (medium density).
2. Buffering will require field verification during construction with additional plantings added if needed to meet opacity requirements.
3. Signage will need to be approved at a future meeting.
4. There are no zoning modifications required.
5. Per section 1220.05 of the Westlake Zoning Code pertaining to Planning Commission Review and Modification Duties the development plan takes into account the spirit and intent of the Zoning Code, the standards and requirements of the Zoning Code, the location of the proposal, the effect on surrounding properties, which would be Prestwick Crossing, and the relationship of the proposal to the Guide Plan.
6. Per section 1237.01(a) the development plan strengthens, protects, enhances and improves the existing visual and aesthetic character of the City.
7. Per section 1237.01(b) the development plan integrates the development into the surrounding environment.
8. Per section 1237.01(c) the development plan protects and improves property values.
9. Per section 1237.01(e) the development ensures that the particular existing design features which contribute to the unique character of the City of Westlake are retained and re-created in a manner that ensures that the City retains and enhances its sense of community.
10. Per section 1237.01(f) the development ensures the new and redevelopment are compatible and harmonious with the existing overall character of the City.
11. Per section 1237.01(g) the development plan brings new buildings into an orderly arrangement with landscape and nature, other buildings and open areas.
12. Per 1237.04 Design Guideline, the development plan:
  - a. Enhances and improves the character of the community and is appropriate and compatible with its

surroundings in accordance with the intent, objectives and development criteria of the Zoning Code per 1237.04(a)(1).

- b. Minimizes changes to the natural grade and the removal and destruction of trees, landscaping and other natural features per 1237.04(a)(2).
- c. Provides buildings that are oriented in relation to proposed grading, natural features and to existing structures on and adjacent to the site to maintain: Satisfactory proportions and scale; Reasonable light and air; and Privacy, as appropriate; per 1237.04 (a)(3)(A)(B)(C).
- d. Is designed with buildings, structures and landscaping designed and located on the site and of a scale to complement adjacent buildings and enhance the character of the surrounding area by having features that are appropriate and compatible with existing buildings and structures. Specifically considering roof pitch and balconies as per 1237.04(a)(4)(B).
- e. Provides designs that do not detract from an architectural unity of an ensemble or group of architecturally significant buildings per 1237.04(a)(7)

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Dover Village Townhomes Development Plan with the following:

1. Condition that a maintenance easement is granted to the Prestwick Homeowners Association for maintenance of the clock feature.
2. Condition that a 4' tall ornamental black aluminum fence is installed if a wet basin is constructed, with the design approved administratively; or if retention is a dry basin, fencing is only required for control structures greater than 36" in height.
3. Condition that buffering will be field verified during construction with additional plantings added if needed to meet opacity requirements.
4. Condition the buffer mound will be consistently 8' tall as it related to the existing grade along the northwest property line.
5. Approval is subject to comments in Part III of the 5/5/22 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, Falcone, Smith

Nays: none, motion carried

Mr. Lamb returned to the meeting.

**Nike Live storefront & sign Plan, 236 Main St., PP#21124308, rep. M. Farr, Ward 5, tabled 3/7/22, 4/4/22**

Motion: Ms. Falcone moved, seconded by Mr. Jones to table the Nike Live storefront and sign plan to the June 6, 2022 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone, Smith

Nays: none, motion carried

**Edelman Financial Engines sign plan, 159 Crocker Park Blvd., PP#21125004, rep. C. Belknap, Ward 5**

Findings of Fact:

1. The proposed sign meets the requirements of the Crocker Park Sign Criteria for design.
2. A waiver from the Crocker Park Master Sign Criteria is required to allow a fourth sign on the north façade.
3. The sign is the only one for the second floor.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to approve the Edelman Financial Engines sign plan with the following:

1. Waiver from the Crocker Park Master Sign Criteria Section 1.1 and 11.4 to allow a fourth office tenant wall sign on the north wall.
2. Condition that acrylic faces of letter forms have a matte finish and illumination is in accordance with WCO

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1237.07 with LEDs being dimmable and adjusted if needed.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone, Smith

Nays: none, motion carried

**Hilliard Meadows major subdivision final plat (4 lots), Hilliard,  
PP#21622020, 21625001, rep. D. Neff, Ward 6**

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Findings of Fact:

1. This final plat is required for recording purposes.
2. It mirrors the preliminary plan.
3. A modification for a reduction of the lot depth to width ratio to allow lots that are more square than rectangular is needed due to the size of the lots (same as the preliminary plan). There are no issues with this modification that is in accordance with WCO 1127.01, 1133.01 and 1133.02. No additional modifications are created by this final plat.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Hilliard Meadows Major Subdivision Final Plat 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 approval is subject to comments in Part III of the 5/5/22 staff report and approval of the final plat by the Engineering Department in compliance with the code and the ordinances of the City of Westlake.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone, Smith

Nays: none, motion carried

**Westlake Professional Campus sign plan, 28871 Center Ridge,  
PP#21618006, rep. M. Hannah, Ward 4**

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Findings of Fact:

1. No modifications are required.
2. The applicant has agreed to lighting at 4100K and this is memorialized in the condition of approval.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to approve the Westlake Professional Campus Sign Plan, with the following:

1. Condition that the existing sign will be removed when the new one is constructed.
2. Condition that lighting is 4100K and dimmable for field adjustment if needed to address "excessive brightness".
3. Condition that the black background will be a matte acrylic finish.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone, Smith

Nays: none, motion carried

**Salty Mary's Oyster Bar and Tavern site improvements (patio fence),  
25600 Center Ridge, 21323014 & 15, rep. S. Mendrea, Ward 2**

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Findings of Fact:

1. The proposed lighting (changing bulbs) is considered routine maintenance and does not require City approval.
2. The fence (rail and bollards) does not require any zoning modifications.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Salty Mary's Oyster Bar with the following:

1. Condition that any exterior lighting that is changed to LED, except for the previously approved wall sign, requires administrative approval in accordance with 1230.03.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone, Smith

Nays: none, motion carried

**Corporate Circle master sign criteria, Crocker Rd., PP#21126067, 68  
& 21129009, rep. R. Levitz, Ward 5**

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Motion: Ms. Falcone moved, seconded by Mr. Jones to table the Corporate Circle master sign criteria to the June 6, 2022 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone, Smith

Nays: none, motion carried

**Shake Shack string lighting & sign plan, 2209 Crocker Rd.,  
PP#21126075, rep. D. Craun, Ward 5**

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Findings of Fact:

1. The design is in accordance with the Corporate Circle Design Guidelines, Chapter 1230.03 and the Corporate Circle Master Sign Criteria.
2. No modifications or waivers are needed.
3. Signage is uniform – both on canopy, versus former design that had a canopy sign facing west and a wall sign facing south. The only difference is the south sign will have white letters due to dark colored wall behind and the west sign will have black letters due to light colored wall behind. Both signs have white lettering at night.

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

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone, Smith

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to approve the Shake Shack Sign Plan.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone, Smith

Nays: none, motion carried

**Gales Garden Center site improvements, 24373 Center Ridge Rd.,  
PP#21410001, rep. R. Rouser, Ward 1**

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Councilman Van Dyke abstained from discussion and voting due to a conflict of interest.

Findings of Fact:

1. The proposal allows the business to expand but expansion is limited and not likely to be pursued unless setback modifications are granted. The proposal maintains the same 0' setback from the Center Ridge Road right of way as the existing nursery (a 60' modification). This modification is offset by landscaping and upgrades to the Center Ridge Road sidewalk.
2. The proposal indicates a 15.5' minimum setback from the Walter Road right-of-way (a 44.5' modification). This modification is offset by landscaping and repairs to the Center Ridge Road sidewalk.
3. An additional modification to waive the buffer is reasonable, as the neighboring home is owned by Gales Garden Center, zoned Office Building, and not affected by the expansion. If this is approved, a condition is recommended to require the buffer in the future, if the home is sold for residential purposes.
4. The Planning Commission determined that the modifications are in accordance with WCO 1220.06.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Gales Garden Center site improvements with the following:

1. Modification to encroach into the Center Ridge Road and Walter Road front yard setback.
2. Modification to waive buffering along the south property line; however, if the adjacent home (2063 Walter Road) is sold for use as a single-family residence, it shall be installed at that time.
3. Condition that approval is subject to comments in Part III of the 5/5/22 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: Jones, Lamb, Falcone, Smith

Nays: none, motion carried

**Crocker Park Revised Preliminary Development Plan, all of Crocker Park, rep. K. Payne, Ward 5**

Findings of Fact:

1. This Plan is being revised in concert with the proposed FS/Erie Bank Building.
2. The proposal is not consistent with the intent of the approved Preliminary Development Plan that calls for a multistory building, with a building footprint reflective of the FS Building pad depicted in said plan.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of Crocker Park Revised Preliminary Development Plan .

ROLL CALL ON APPROVAL:

Yeas: none

Nays: Van Dyke, Jones, Lamb, Falcone, Smith, motion failed

**Crocker Park FS Building development plan, 140 American Blvd., PP#21126001, rep. K. Payne, Ward 5**

Findings of Fact:

1. The proposal is not consistent with the intent of the approved Preliminary Development Plan that calls for a multistory building, with a building footprint reflective of the FS Building pad depicted in said plan.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Crocker Park FS Building development plan

ROLL CALL ON APPROVAL:

Yeas: none

Nays: Van Dyke, Jones, Lamb, Falcone, Smith, motion failed

**Erie Bank storefront and sign plan, 140 American Blvd., PP#21126001, rep. K. Payne, Ward 5**

Findings of Fact:

1. The proposal is not consistent with the intent of the approved Preliminary Development Plan that calls for a multistory building with a building footprint reflective of the FS Building pad depicted in said plan.

Motion: Based upon the findings of fact, Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Erie Bank storefront and approve the sign plan.

ROLL CALL ON APPROVAL:

Yeas: none

Nays: Van Dyke, Jones, Lamb, Falcone, Smith, motion failed

**MISCELLANEOUS**

No motions.

**ADJOURNMENT**

Meeting adjourned at 10:46 pm. The next meeting is scheduled for Monday, 6/6/2022.