



**PLANNING DEPARTMENT**

27700 Hilliard Blvd. Phone 440.871.3300  
Westlake, OH 44145 Fax 440.617.4324

**WESTLAKE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
MAY 9, 2022**

Present: Chairman Brad Lamb, Matt Jones, Duane Van Dyke, Lauren Falcone, Bonnie Smith  
Also Present: Planning Director Jim Bedell, Law Director Michael Maloney, Clerk of Commissions Nicolette Sackman

Mayor Clough administered the Oath of Office to Mr. Lamb and Mrs. Smith.

The regular meeting was called to order at 7:04 p.m. by Chairman Lamb.

Motion: Ms. Falcone moved, seconded by Mr. Jones to adjourn into executive session for the purpose of pending litigation at 7:05 pm.

**ROLL CALL ON APPROVAL:**

Yeas: Falcone, Van Dyke, Jones, Lamb

Nays: None, motion carried

Mr. Lamb did not attend the executive session.

Motion: Ms. Falcone moved, seconded by Mr. Jones to end the executive session and return to open session at 7:20 pm.

**ROLL CALL ON APPROVAL:**

Yeas: Falcone, Van Dyke, Jones,

Nays: Lamb, motion carried

**APPROVAL OF MINUTES**

Mrs. Falcone moved, seconded by Mr. Jones to approve the minutes of the work session meeting of April 4, 2022.

**ROLL CALL ON APPROVAL:**

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

Nays: None, motion carried

**COUNCIL REPORT**

No new report.

**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**

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

Mr. Sampat reviewed changes since the last meeting: the width of the buffer mound to the north so it is consistent; lengthening the buffer width an additional 20'; shifting the driveway for units 3 and 4; redesign of the rear elevations of the units adjacent to the single family residential property and added pergolas. Mr. Bedell reviewed his staff memo.

The following were present and made comments: Mr. Jim Crandall, 31323 Muirfield Way; Mr. Brian Urban 31297 Muirfield Way; Mr. John Porachan, 31427 Muirfield Way; and Mr. Mike Campo, 31193 Muirfield Way. The following was expressed: adjustments to the retention basin are needed (location, overflow; shifting the basin further to the south, increasing the berm and tie into storm basins); tree retention; the driveway is too close to Center Ridge Road; there should be no parking on Hillsborough Point; the developer has not responded to resident's comments; other communities allow only the ward a rezoning request is in to vote on the request; there is a debris pile on the lot where the landscape company is located (not owned by the applicant); additional catch basins are needed; if the buffer mound can be 8' tall the entire length of the mound; desire for the trees on the buffer mound to be fast growing staggered evergreens to provide the most opacity possible; the rear of the shopping plaza will be visible so buffering is important; safety issues and concerns relative to traffic; the development will impact nearby single family properties; residents have not seen the city's engineer's response to items; drainage has not been addressed and there should be an extra basin.

Mr. Sampat advised that the entire length of the landscape mound would be increased so it is 8' tall and the landscaping plan includes evergreen trees. The height of the mound exceeds what is required and will meet opacity requirements before trees are planted on top. They will comply with any drainage and water retention requirements and the city engineer reviews and approves all plans. Members of the commission discussed the recent changes to the proposal.

#### 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**

Mr. Farr explained the revisions to the proposal since the last meeting. The images of the artist's figures (people) were reduced in size and number and the Nike swoosh was centered and increased in area. The total sign area complies with the master sign criteria if the blue background map is not considered signage.

Mr. Bedell reviewed his staff review memo expanding that the commission needs to determine if the blue background map is considered a mural or signage. If it is considered signage the overall area of the signage increases and will require a waiver from the master sign criteria. He presented photos of murals within Crocker Park. Three members of the commission felt the blue background map was a mural, while two felt that it was signage that relates specifically to Nike. It was discussed if this type of a map is used on other Nike stores or if it was unique to Westlake. Mr. Farr stated that it is a Nike concept. Discussion ensued on the blue background, which Mr. Farr said could be changed but it was blue to tie into Lake Eire, which is a unique feature in this area. There was consensus that the commission wanted the applicant to explore options for the blue background map concept.

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**

Mr. Farr and Ms. Belknap explained the proposal is for a wall sign on a façade that is limited to three signs and there are already three signs. They would like to move the proposed sign to the same façade rather than where is it permitted. Mr. Bedell reviewed his staff memo and the commission did not have an issue with the proposal, as the façade did not look like it would have too much signage.

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 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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Mr. Uhlenbrock explained the request is for approval of the final plat that complies with the approved preliminary plan. Mr. Bedell reviewed his staff memo.

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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Mr. Hannah reviewed the proposal for a monument sign with a brick base and external illumination with a dimmer. The existing monument sign in the island between the two driveways will be removed as the new location out of the island is preferred. Mr. Bedell reviewed his staff memo.

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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Mr. Salanski (contractor) explained the existing light poles and lighting in the parking lot would remain. He reviewed the patio location, bollards, fencing and design. Mr. Bedell reviewed his staff memo. He noted if any of the lights in the parking lot are changed, they must be reviewed for compliance and approved. Members of the commission discussed the proposal.

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.

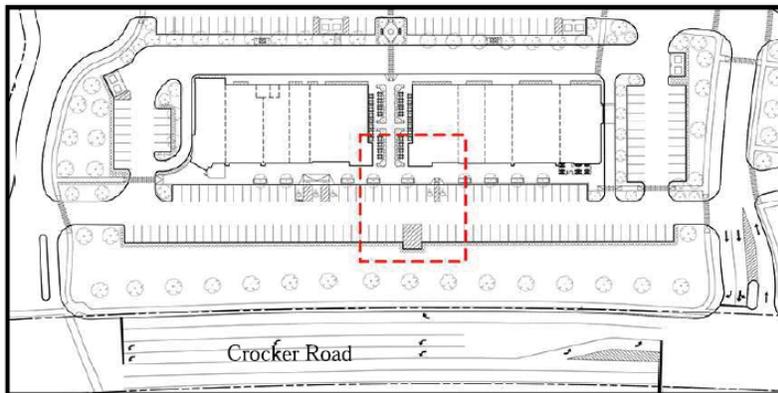
ROLL CALL ON APPROVAL:

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

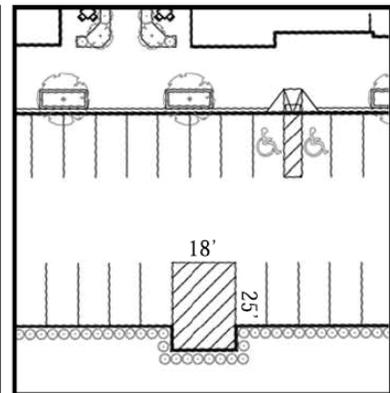
Nays: none, motion carried

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

Mr. Levitz and Mr. Rubin were present. They explained they would like to amend the master sign criteria to allow three-dimensional displays of full-size cars, trucks, and other items related to the displays subject to planning commission review and guidelines to be spelled out in the criteria. Specifically displays will only be allowed at the location shown on the site plan with the condition that they do not interfere with traffic. Therefore, there will only be one three-dimensional display for Corporate Circle. The size of the area has been tailored to the vehicle used by Mission BBQ. Due to the length of the vehicle, it extends into the green space. The hedge screening the parking lot has been adjusted accordingly and the expanded area does not encroach into the 60' parking setback.



overall site plan with display location



display location detail: 18' X 25' = 450 sf

Mr. Bedell reviewed his staff memo and members of the commission discussed the proposal. There were concerns that other plaza owners will want the same type of signage. Mr. Rubin advised that Corporate Circle is in a PUD, which is unique and allows signs that other areas of the city do not permit. He advised what he is proposing is permitted in PUD zoning. The commission discussed concerns related to the size of the Mission BBQ catering vehicle; the location of the dedicated parking space being adjacent to the street; if the parking space can be located in another location; and concerns with setting precedent. Mr. Rubin will explore options.

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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Ms. Stickel, Shake Shack, presented plans showing the string lighting ceiling plan and pattern; and moving the wall sign on the south façade down so it is at the same height as the wall sign on the west façade. Mr. Bedell reviewed his staff memo and members of the commission thanked Ms. Stickel for the revision and renderings.

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.

Mr. Rouser explained the proposal is to expand the garden center to the west in the location of the vacant land at the corner of Walter and Center Ridge. This area will only be used for outdoor plants and there will be no additional lighting. The planting beds will be in a grid pattern and the area will be screened. The existing Honey Locust trees along Center Ridge Road will be removed and replaced with more appropriate ornamental trees farther back from the curb and away from the power lines. Mr. Bedell reviewed his staff memo. Members of the commission did not have any concerns with the proposal.

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**

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

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

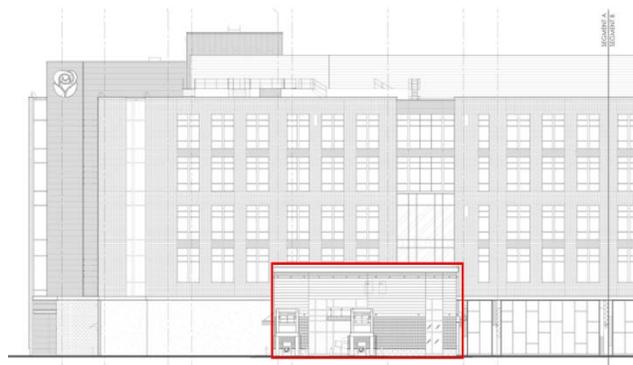
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*Revised Preliminary Development Plan:*

Mr. Payne explained the proposal is for a bank building in the FS Block along Crocker Road and American Blvd. He stated the proposal is for a one story building that meets the 30' minimum height limit in the PUD. They have tried to design the building to meet the guidelines but have issues with the setback from American Blvd. due to fire truck turning radii for circulation through the site. They tried to mirror the pavers and planting beds that exist across the street on American Blvd. to maintain a cohesive look to the streetscape.

Mr. Bedell reviewed his staff memo regarding the Crocker Park Revised Preliminary Development Plan (PDP). The purpose of this request is to amend the PDP to indicate a one story, 31'-5" bank building and surface parking lot. This is necessary to approve the Crocker Park FS Building development plan/Erie Bank storefront sign plan. The proposed height is the minimum permitted for buildings in the Crocker Park Mixed Use Area Design Guidelines, Section 5.1 "In general, buildings at Crocker Park are multi-story. However, in certain locations, one story enclosed buildings with a minimum height of 30 feet with facades and building massing that are made to appear to be two stories will be permitted, provided such buildings have the architectural integrity and desired urban block massing to be consistent with the project." The proposed building setback is not in line with the American Greetings building or the F Garage and staff questioned if it could be more in line with the east end of the F Garage, but that would eliminate parking east of the bank and disrupt the circulation for the drive-thru tellers. In 2012 when this block was added to the PDP, it was envisioned that it would be a two to six-story building. In 2019, a surface parking lot was approved for this location. The PDP still indicates the FS building at this location as an optional six story building, in support of the original vision for Crocker Park. The proposed PDP revision is for a one story bank building. The proposal is for the building mass and design to appear to be two stories. Mr. Bedell reviewed the building setbacks within Crocker Park, building massing, surface parking spaces, and drive lanes. The block massing and treatment of streetscape is a departure from the Crocker Park Mixed Use Area Design Guidelines vision for American Blvd. Mr. Payne explained the bank applicant would like to maintain a one story height that a traditional suburban bank would have but have designed the building at a taller height to meet the minimum 30' height requirement.

*FS Building development:*



Mr. Payne reviewed the proposal for the one story bank. As designed, fire trucks can circulate through the site. He reviewed the site plans for the building, drive-thru teller lanes (virtual tellers) and landscaping. He explained the drive-thru teller lanes are manned virtually and not a person within the kiosks. The building is setback from the existing buildings so it will not look like a smaller shorter building up against larger buildings. Mr. Bedell reviewed his staff memo explaining the purpose of this request is to approve the development plan for Erie Bank. This consists of the site plan, circulation, 5,318 sf building footprint,

landscaping, 12 space parking lot/ teller lanes and exterior lighting. In addition, the revised PDP, indicating the location of this building/parking lot, setbacks, and height must be approved, as well as the storefront/sign plan indicating the building elevations/signage. The building is a one story building that will look like a two story building. This building is adjacent to a parking garage, and the original intent for this corner was a six-story building with no parking lot, so there no issues with number of parking spaces. There is a hedge around the parking lot to provide screening. Mr. Payne reviewed the elevation study to put the building in context between the various surrounding buildings. He explained the renderings make it difficult to understand the distance between the buildings (90'-120') so a small building is not being placed up against larger buildings. The faux second floor was designed to mitigate any massing differences.

*Erie Bank storefront and sign plan:*

Mr. Payne reviewed the storefront elevations, materials and building design, which will have a faux second floor. Mr. Bedell reviewed his staff memo. According to the Crocker Park Mixed Use Area Design Guidelines (Design Guidelines) Section 4.2 "American Avenue is the most formal and monumental street with a sense of corporate elegance, but decidedly modern and creative. American Avenue includes high-end corporate office buildings, retail, as well as mixed-use residential." The proposed building is in the Eclectic Style (Design Guidelines Style #6): "the blending and combination of design elements and characteristics from the previous architectural design styles (Section 6.3 through 6.7), in addition to, but not limited to, other architectural styles such as, Deco/Art Nouveau, Prairie Style Modern, Modern International, and Contemporary Modern/Moderne." The flat appearance is broken up by the red parapet/pilaster that projects several inches from the wall and the wood-like canopies. The materials and colors are repeated at the drive up kiosks. The building includes copious downlights and there is also lighting indicated for the canopies and drive up kiosks, but fixture detail sheets and photometrics were not included, so no exterior lighting can be approved at this time. The glass for the storefront windows is a tinted glass that will require a waiver from the criteria. He reviewed the building materials, colors, design and sign plan.

Members of the commission discussed the overall project. They questioned the number of employees in the bank or if everyone was virtual. Mr. Galesby Erie Bank Regional President, explained there will be up to six employees and virtual employees are available via the kiosks. The commission had concerns with the massing of the various buildings and it was envisioned that there would be a taller building, possibly six story, at this location not a small building. The design of the building was not an issue but the small building looks out of scale to the surrounding buildings. A larger building covering the entire building pad fits better with the scale of the surrounding buildings. The height is permitted but unlike the Cheesecake Factory this building is surrounded by large scale buildings and does not fit with the surrounding buildings. It was also not envisioned to have drive-thru lanes at this location, which is adjacent and visible from Crocker Road. A lot of time was spent on the design and guidelines for Crocker Park and a larger building in this area was envisioned and is desirable. While the building is nicely designed the commission was not in favor of the location and another location within Crocker Park should be considered. The existing surface parking lot was designed as temporary until a larger scale building could be built.

Mr. Payne explained there are only two vacant sites within Crocker Park and branch banks are being considered for each location. He stated it becomes a challenge for a single user to occupy a six story building. At this site they did look at a two story building but it did not make financial sense for this one tenant for the building. It also is not feasible for a single tenant to have a six story building. Councilman Van Dyke noted that a multi-story building did not need to be occupied by one tenant and could be occupied by multiple tenants; and for over 20 years the building at this location was envisioned for a multi-tenant use, which other commission members agreed with. It was also questioned if there would be traffic or parking issues for bank clientele as other patrons of Crocker Park will use this parking lot to visit surrounding businesses. Mr. Payne advised they do not have a tenant looking for a six story building and this tenant desires a one story building.

Discussion ensued what is being proposed does not match the scale of the surrounding buildings or vision for this area, and the tenant desires the proposed development. The concern had to do 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 and had nothing to do with the proposed type of business.

Findings of Fact Crocker Park Revised Preliminary Development Plan:

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

Findings of Fact Crocker Park FS Building development plan:

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

Findings of Fact Erie Bank:

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**

Members discussed agenda order, caucus and continuing public comments to a 3-minute timeframe.

### **ADJOURNMENT**

Meeting adjourned at 10:46 pm. The next meeting is scheduled for Monday, June 6, 2022 in the Westlake City Hall Council Chambers.

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Chairman Brad Lamb

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Nicolette Sackman, MMC  
Clerk of Commissions

Approved: \_\_\_\_\_