



**PLANNING DEPARTMENT**

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**REPORT TO COUNCIL**

TO: Denise Rosenbaum MMC, Clerk of Council  
FROM: Nicolette Sackman MMC, Clerk of Commissions  
DATE: 6/7/2022  
RE: Planning Commission Meeting of 6/6/2022 Report to Council

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

Westlake Planning Commission, at its meeting held on 6/6/2022 at 7:00 pm and took the following actions:

**BUSINESS**

**Bay Corporation sign plan, 867 Canterbury Rd., PP#21304016, rep. R. Brady, Ward 1**

Findings of Fact

1. The proposed sign requires a modification for a second freestanding sign.
2. It is an identification sign that also provides wayfinding to their building and parking lot similar to a directional sign.
3. The sign is inwardly focused with little visible from Canterbury Road.

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

1. Modification for a second freestanding (monument) identification sign.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

**Dixon Acquisitions site improvements, 25255 Center Ridge Rd., PP#215826026, rep. M. Leszynski, Ward 2**

Findings of Fact

1. The proposal updates the look of the building and improves the site with new landscaping and parking lot refresh.
2. The only modification needed is to allow corrugated metal siding as an accent material on the building.
3. Any future signage or changes to exterior lighting will require Planning Commission approval.

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

1. Condition that the building is painted one color.
2. Condition the flag pole is bronze in color.
3. Modification to allow corrugated metal siding as an accent material on the building with a horizontal design approved administratively.
4. Condition that wall scones are limited to 4000k/800 lumens max and are dimmable.

5. Approval is subject to comments in Part III of the 6/2/22 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, Smith

Nays: none, motion carried

**Corporate Circle Master Sign Criteria, Crocker Rd., PP#21126067, 68 & 21129009, rep. R. Levitz, Ward 5, tabled 5/9/22**

Findings of Fact

1. The proposal is similar to the Crocker Park Master Sign Criteria, except that it is limited to a single three-dimensional display in an area that is designated specifically for it.
2. The Planning Commission determined that allowing the vehicle to be parked in a location visible from the public right-of-way per the limitations of the master sign criteria was acceptable.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve the Corporate Circle Master Sign Criteria revisions with a modification from 1223.11 (l) to permit a vehicle with signage regularly and customarily used to transport persons or property for a business to be parked in a location visible from the public right-of-way in accordance with the requirements of this master sign criteria.

ROLL CALL ON APPROVAL:

Yeas: Jones, Lamb, Falcone, Smith

Nays: Van Dyke, motion carried

**Verizon Wireless storefront and sign plan, 2207 Crocker Rd. Suite B, PP#21126075, rep. E. Williams, Ward 5**

Motion: Ms. Falcone moved, seconded by Mr. Jones tabled the Verizon Wireless storefront and sign plan to the July 11, 2022 planning commission meeting.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

**Nike Live storefront and sign Plan, 236 Main St., PP#21124308, rep. M. Farr, Ward 5, tabled 3/7/22, 4/4/22, 5/9/22**

Findings of Fact

1. The storefront has a very plain design that is meant to showcase the vinyl with "artist figures," blue background/map, and swoosh sign.
2. The blue background/map is a building mural.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Nike Live storefront plan with the blue background/map approved as a building mural in the darker shade (Pantone 19-4035) blue color.

ROLL CALL ON APPROVAL:

Yeas: Jones, Lamb, Falcone, Smith

Nays: Van Dyke, motion carried

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

1. The Window changeable copy box sign is granted a waiver from the master sign criteria to be 10.2 s.f. and of a sign type that is not specified in the definition of window signs.
2. The window vinyl ("artist figures") is granted a waiver from the maximum sign criteria to exceed 15% of glazing area and 10 s.f. max per structural bay.

ROLL CALL ON APPROVAL:

Yeas: Jones, Lamb, Falcone, Smith

Nays: Van Dyke, motion carried

**Bahia Bowls sign plan (banner), 225 Main St., PP#21124302, rep. M. Farr, Ward 5**

Findings of Fact

1. The proposed banner meets the requirements of the Crocker Park Master Sign Criteria.
2. No waivers or modifications are necessary.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve the Bahia Bowls sign plan.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

**Fount LLC storefront and sign plan, 255 Main St., PP#21126302, rep. M. Farr, Ward 5**

Findings of Fact

1. The proposed storefront changes are in accordance with the Crocker Park Mixed Use Area Design Guidelines.
2. The proposed signage complies with the Crocker Park Sign Criteria except for the painted circle logo that is 5" larger than allowed (3'-5" height). The logo is in proportion with the masonry between the pillars and making it any smaller may make it too small to read.

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

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

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

1. Waiver from the Crocker Park Master Sign Criteria to allow the logo to exceed 3' in height.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

**Fabletics sign plan, 112 Main St., PP#21125004, rep. M. Farr, Ward 5**

Findings of Fact

1. The proposed banner meets the requirements of the Crocker Park Master Sign Criteria.
2. No waivers or modifications are necessary.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve the Fabletics sign plan.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

**Highland Consulting sign plan, 159 Crocker Park Blvd., PP#21125004, rep. M. Farr, Ward 5**

Findings of Fact

1. The proposed sign meets the requirements of the Crocker Park Sign Criteria for design.
2. The sign is the only one for the third floor and is adjacent to Highlands offices.
3. There is room for one more sign on this building elevation.

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

Consulting sign plan with the following:

1. Condition that 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

**Lands End South Lot Assembly, Silveridge Trail, PP#21111047 & 048,  
rep. T. Valore, Ward 6**

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Findings of Fact

1. This lot assembly stems from the development of a new single-family home.
2. Modifications are related to the new lot being more square in shape than rectangular shape.
3. Modification may be granted pursuant to Chapter 1133.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve the Lands End South lot assembly involving permanent parcel numbers 21111046 and 047 with the following:

1. A modification for lot depth to width ratio to be less than 1.4:1 and more square than rectangular in shape.
2. Condition that approval is subject to the plat meeting the requirements of the County and State as indicated in the Ohio Revised Code and approval 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

**MISCELLANEOUS**

**Crocker Park F Surface Parking Lot, 130 American Blvd. and Crocker  
Park DSE Surface Parking Lot, 130 Market St.: request for a 1 year  
extension of time. Planning commission recommended approval  
5/10/2021 and city council approved 5/20/2021 for each parking lot.**

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to recommend that Council approval an extension of time for the F Surface Parking Lot development plan to 5/19/23.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to recommend that Council approve an extension of time for the Crocker Park DSE Surface Parking Lot development plan to 5/19/23.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

**ADJOURNMENT**

Meeting adjourned at 8:48 pm. The next meeting is scheduled for Monday, 7/11/2022.