



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE WORK SESSION MEETING
MARCH 23, 2023**

Present: Chairman Brad Lamb, Matt Jones, Duane Van Dyke, Lauren Falcone, Bonnie Smith
Also Present: Planning Director Jim Bedell

The work session meeting was called to order at 7:00 p.m. by Chairman Lamb.

BUSINESS

Ord. 2023-6 code amendments Chapter 1211 “Residential Districts” as to Multi-family townhouse, cluster, two-family dwelling and apartment developments, ref. 2/2/23

Mr. Bedell summarized the moratorium process. He stated the purpose of this work session is to follow up on questions and comments from the first work session and other items remaining, including a new preliminary review process, parking requirements, design review guidelines, building style and scale.

Mr. Bedell and members of the subcommittee discussed the following recommendations from the City’s Consultant and the subcommittee and revisions resulting from the prior work session: potential development under the current zoning and proposed; increase buffer setback to 50’ except for clusters; updated definitions regarding names of residential unit types, residential facility regulations added per ORC; updated schedule of permitted buildings and uses to create new zone for multi-family clusters and for better separation of zoned uses; townhouse buildings changed from three to ten units to one to four units per building; yield plan still required for R-1F-Cluster zones; means of access for multi-family districts to be the same as cluster zones; setbacks to common private driveway, roadway or back of integral curb reduced from 30’ to 20’ for cluster developments; 7.5’ setback from cluster homes to fee simple title lot boundaries for outside uses like air conditioners, decks etc.; for split-zoned properties, allow the total acreage of properties with at least 70% in a multi-family zone to count towards the minimum land area required; clarify that density calculations are based on the multi-family zoned portion of the land only; set maximum story height at 10’ from floor to ceiling; maximum building height is two stories and/or 30’ for residential uses, except low-rise multi-unit buildings that are up to 3 stories and/or 40’ and high-rise multi-unit buildings that are up to 6 stories and/or 75’; define what counts towards open space; new regulations for small-scale planned unit developments reviewed; a new preliminary review process except for minor improvements, where proposals are made to the Planning Commission while still in the conceptual stages of design; guest parking set at one space per four units; design review changes including, 5’ wide sidewalks required on one side of the street when 25 units or less and two sides when more than 25 units, no perimeter roads (loop roads), all sides of the dwelling of similar design to front, building proportions consistent with adjacent structures and scaled down proportionally, and specific requirements for garages regarding location and design.

Discussion of the following items will be at the following work session: measurement of maximum height of buildings as related to potential walk-out basements, the total number of parking spaces per multi-family dwelling and tree regulations.

ADJOURNMENT

Meeting adjourned at 8:56 p.m.

Chairman Brad Lamb

James Bedell
Director of Planning and Economic Development

Approved: _____