



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE WORK SESSION MEETING
APRIL 3, 2023**

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

The work session meeting was called to order at 6:00 p.m. by Chairman Lamb.

BUSINESS

**Sweet Kiddles, Storefront and sign plan, 137 American Blvd., PP#21129387,
Ward 5**

Mr. Grieder, Mr. Levitz, and Mr. Kimmel reviewed the proposed design. The design will include: frosted windows so people cannot look into the day care; spandrel glass above the frosted glass, which will be similar to the adjacent Urban Air storefront; a flat wall sign on one elevation and a sign that projects out 3'-5' on the North elevation; dark grey fencing with horizontal panels to screen the view of the outdoor play area; corner columns with matching brick materials; green and brown playground equipment; an area for drop off and pick which will not be used for long term parking; like Urban Air's storefront, there will be pops of color on the elevation in their branded colors; use of bollards where needed next to the service drive; signage for wayfinding; canopy lighting and logos on the frosted glass to add interest since the interior will not be visible.

Discussion ensued regarding the following: bollards should be in place along the playground fence; soft uplighting of the portions of windows that are spandrel glass or could it be opaque and back lit instead; back lit lighting on the signs; adjusting the canopy on the east façade so it extends out further and functional; elevation materials, glass and colors; adding canopy trees next to the playground to break up the view and provide shade; traffic flow and drop off/pick up parking; use of an existing cross walk by parents parking in the garage to the north. The applicant advised the tree canopy cannot overhang the driveway and interfere with truck traffic.

ADJOURNMENT

Meeting adjourned at 6:55 p.m.

Brad Lamb
Chairman Brad Lamb

Nicolette Sackman
Clerk of Commissions Nicolette Sackman

Approved: May 8, 2023