



PLANNING DEPARTMENT

27700 Hilliard Blvd.
Westlake, OH 44145

Phone 440.871.3300
Fax 440.617.4324

**WESTLAKE PLANNING COMMISSION
MINUTES OF THE WORK SESSION
JULY 10, 2023**

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

The work session was called to order at 7:30 p.m. by Vice Chairman Falcone.

BUSINESS

Tulip Park of Westlake preliminary development plans (8 townhome units), 1636 Dover Center Rd., PP#21222021, Ward 3

Mr. Bedell reviewed his staff memo. He explained the proposal is for 8 townhome units on the rear multi-family portion of the parcel. The single family portion at the front of the parcel will be used for the entrance drive and buffering. As conceptually designed there are a few minor modifications needed. The setback along the southern property line is too close and will need modifications or possibly redesigned. This is an infill project, which can sometimes require modifications. He reviewed the buffering, setbacks, parking, retention, buffering, tree preservation and signage. The percent of lot coverage and open space needs to be provided.

Mr. Sampat, Mr. DiBenedetto, and Mr. Dardir were present. They reviewed the design and layout of the units (1,600 sf on the first floor and 1,400 sf on the second floor; there will be basements; 2 car garages; first floor master bedrooms; they are five bedroom units; guest parking; buffering and the estimates sales price of \$899,000.

Members of the commission discussed the following: they liked the interior courtyard for the parking and driveways; the site looks crowded and possibly reducing the number of units; the percentage of open space; looking at some redesigns to address the setback along the southern property line; landscape and to consider islands with canopy trees between the driveways for the units; screening for the walkway and along the residential property lines; material colors; style of lighting to be used; reduction of the amount of concrete on the site; the style of the garage doors; and screening for patios.

ADJOURNMENT

Meeting adjourned at 8:13 p.m. The next regular meeting is scheduled for Monday, August 14, 2023, in the Westlake City Hall Council Chambers.

Laura Falcone
Vice Chairman Lauren Falcone

Nicolette Sackman
Nicolette Sackman, MMC
Clerk of Commissions

Approved: August 14, 2023