



PLANNING DEPARTMENT

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REPORT TO COUNCIL

TO: Denise Rosenbaum MMC, Clerk of Council
FROM: Nicolette Sackman MMC, Clerk of Commissions
DATE: 8/15/2023
RE: Planning Commission Regular Meeting of 8/14/2023 Report to Council

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

Westlake Planning Commission, at its meeting held on 8/14/2023 at 7:00 pm and took the following actions:

BUSINESS

Clear Choice Dental sign plan, 2205 Crocker Rd., PP#21126076, Ward 5

Findings of fact:

1. Signage complies with the master sign criteria and Chapter 1223 with a waiver to allow a marquee sign as a second primary identification sign type. This is needed because the master sign criteria only allows one primary identification sign type (proposed wall sign).
2. The applicant is occupying two tenant spaces and if they were two separate tenants, each would be allowed their own wall sign under the master sign criteria and Chapter 1223.
3. The marquee sign provides wayfinding to the front door, while adding architectural interest to the building and the applicant has expressed that the wall sign is also to help their clients find the office and they would like to keep it for that reason.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve the Clear Choice Dental sign plan with the following waiver and conditions:

1. Waiver from the Crocker Commons Master Sign Plan to allow a marquee sign as a second primary identification sign type.
2. Condition the wall sign is 13' wide with halo illumination and is dimmable.
3. Condition the sign is illuminated only during the hours of 7:00 am and 6:00 pm.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

Sunoco, Development Plan (cooler addition), 27179 Detroit Rd., PP#21310001, Ward 3

Findings of fact:

1. The proposal is for a small building and cooler addition.
2. The design complies with the zoning code, except for some items that need modifications or conditional approval.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to recommend approval of the Sunoco Development Plan with the following modifications and conditions:

1. Modification for landscaping to be less than 25% and the side (south) setback to be less than 10' for the building and compressor.

2. Condition that the landscape plan is administratively approved.
3. Condition that the new compressor south of the cooler addition is screened from view of Dover Center Road by a solid fence or mechanical screen and the new compressor east of the store is screened with a solid fence extending from the wall of the building to the dumpster enclosure with the design to be administratively approved.
4. Condition that brick veneer will match the existing brick on the building and it will be on all three sides of the cooler addition and submitted to planning staff for administrative approval.
5. Condition that rooftop or wall mounted mechanical units or venting for the cooler is not approved.
6. Condition that grading and drainage of area to the south of the addition is approved by the Engineering Department.
7. Condition that the applicant submit a lighting design for the entire site for administrative approval and if it does not comply with Section 1230.03, it will be presented to the Planning Commission for approval instead.
8. Approval is subject to comments in Part III of the 8/11/23 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, Falcone, Smith, Jones, Lamb

Nays: none, motion carried

**Sgt. Clean Car Wash site improvements, 27180 Detroit Rd.,
PP#21101001, Ward 3**

Findings of fact:

1. The purpose of this proposal is to address items that were not approved in the previous development plan.

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

1. Condition that exterior lighting compliant with Section 1230.03 is administratively approved.
2. Condition the approved vinyl fence is in the "Driftwood Gray" in color.
3. Condition that landscaping will be administratively approved.
4. Condition to stake the location of trees for administrative approval prior to planting.
5. The exterior security camera and speakers recently installed on the building are included with this approval.
6. Approval is subject to comments in Part III of the 8/11/23 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, Falcone, Smith, Jones, Lamb

Nays: none, motion carried

**Minuteman Press sign plan, 26145 Center Ridge Rd., PP#21524005,
Ward 2**

Findings of fact:

1. The proposed monument sign complies with code, except for the front setback from the right-of-way that requires a modification. This is largely because the property predates modern zoning requirements.
2. If placed at the 10' front setback, it will be blocked when cars are using the parking lot.
3. The sign is shorter with less square footage than permitted by code.
4. The Planning Commission determined that these unique conditions, circumstances, and characteristics support the encroachment into the front setback.

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

1. Modification to encroach into the front yard setback.

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2. Condition that the sign is relocated at the owner's expense if Center Ridge Road is widened.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

True North sign plan, 1145 Crocker Rd., PP#21116018, rep. D. Teleis, Ward 3

Findings of fact:

1. The two wall signs and two instructional signs will direct customers to the car wash and its services. This is important because there are no signs on the building or monument sign indicating that there is a car wash or how to access it.
2. The Planning Commission determined that the unique conditions, circumstances, and characteristics support 65.2 sf of additional signage.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to approve the True North Sign Plan with the following modification:

1. Modification to allow an additional 65.2 s.f. in total site signage for the proposed signs.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

Montessori Children's School site improvements, 28370 Bassett Rd., PP#21228007, rep. D. Michaud, Ward 4

Motion: Ms. Falcone moved, seconded by Mr. Jones to table the Montessori Children's School site improvements to the September 11, 2023 meeting.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

Hopebridge Westlake site improvements, 29077 Clemens Rd., PP#21211003, rep. E. Kammer, Ward 3

Motion: Ms. Falcone moved, seconded by Mr. Jones to table the Hopebridge Westlake site improvements to the September 11, 2023 meeting.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

Ordinance 2023-61 Conditional Use Permit Athletic Training Facility, 360 Athletix, 28927 Center Ridge, ref. 7/20/23

Findings of fact:

1. The Planning Commission determined that the location, extent and intensity of the proposed use is not objectionable to nearby dwellings and will form a harmonious part of the neighboring business district.
2. No safeguards, conditions or modifications are needed for this conditional use permit.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Jones to recommend approval of Ordinance 2023-61.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

360 Athletix site improvements and sign plan, 28989 Center Ridge, PP#21618009, Ward 4

Motion: Ms. Falcone moved, seconded by Mr. Jones to table the 360 Athletix site improvements and sign plan to the September 11, 2023 meeting.

ROLL CALL ON APPROVAL:

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Yeas: Van Dyke, Falcone, Smith, Jones, Lamb
Nays: none, motion carried

Ordinance 2023-15 code amendments to Chapter 707 as to outdoor dining facilities, ref. 2/2/23, tabled 3/6/23, 4/3/23, 5/8/23, 7/5/23, 7/10/23 extension of time to 8/31/23

Motion: Ms. Falcone moved, seconded by Mr. Jones to request a 90-day extension of time for Ordinance 2023-15.

ROLL CALL ON APPROVAL:

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

Nays: none, motion carried

Motion: Ms. Smith moved, seconded by Mr. Van Dyke to table Ordinance 2023-15 to the September 11, 2023 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Falcone, Smith

Abstain: Jones

Nays: none, motion carried

ADJOURNMENT

Meeting adjourned at 9:35 pm. The next regular meeting is scheduled for 9/11/2023.