

**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
JULY 11, 2005**

Present: Chairman R. Schultz, R. Lancashire, D. Meehan, J. Connole

Also Present: Planning Director Robert Parry; Law Director John Wheeler; Clerk of Commissions Nicolette Sackman and Ward 5 Councilman Ken Brady

Discussion of agenda items and fact finding was conducted at 7:00 p.m. The Regular Meeting was called to order at 7:40 P.M. by Chairman Richard Schultz.

APPROVAL OF MINUTES

None – 6-27-05 Minutes to be amended and reviewed at next meeting.

COUNCIL REPORT

Councilman Connole reported on the Council Meeting of July 7, 2005 regarding Planning Commission items.

SELECTED CORRESPONDENCE

Department Reviews

Police – **Gerent Subdivision**

Fire – **Gerent Subdivision** (2 reviews)

Letter dated July 7, 2005 from Mike Corrigan re: **Corrigan Lot Split & Assembly – pending sale**

Letter dated received June 30, 2005 from Dennis Wolf, 31323 Detroit Rd. re: **Gerent Subdivision**

Letter dated received July 6, 2005 from Peggy Kraker, 31254 Detroit Rd. re: **Gerent Subdivision**

Letter dated received July 8, 2005 from Bob & Dorothy Kerver, 31493 Detroit Rd. re: **Gerent Subdivision**

Letter dated received July 8, 2005 from Geraldine Mahon Palamar, vice president of the Walden Pointe Homeowners Association, re: **Gerent Subdivision**

Revised plans and letter dated received July 11, 2005, from S. Schill re: **Clubhouse Grille**

Memorandum dated July 8, 2005 from Assistant Planning Director Will Krause re: **Sign Plans – Rettig Music, The Original Dave’s Cosmic Subs, Journeys, Huntington Bank ATMs**

Letter received at meeting from Nancy & Joseph Kelly, 31291 Detroit Road, re: **Gerent Subdivision**

OLD BUSINESS

**DOCKET 05-04-39 – Ordinance 2005-28 AN
ORDINANCE CONSIDERING AN APPLICATION FOR
A CONDITIONAL USE PERMIT FOR A COLLISION
CENTER/ BODY SHOP. 800 Sharon Road, WARD 1
(referred by council 3-3-2005) 4-18-05 Tabled until council
acts on Ordinance 2005-25 & requested 60-day extension
of time**

Mr. Parry explained this ordinance was previously before the commission but was not acted on because the passage of Ordinance 2005-25 was necessary. Ordinance 2005-25 changed the code to allow collision centers/body shops to be permitted with a conditional use permit in the Industrial District. A condition of the code is that vehicles are not permitted to be stored outside and must be stored inside.

Cecilia Baker of 2076 Arthur Ave. expressed concerns with: Too much movement making conditional rules and regulations with allowing body shops into Industrial Districts; why this is being done; council previously approving a CUP for a body shop on Dover Center adjacent to residential; keeping industrial zoned land industrial; body shops should be in general business; and it is not right to do this. The chairman explained that the issue this evening is not discussion on where body shops are permitted because they are already permitted in an industrial district. The matter before the commission is what conditions to consider for this application. Each conditional use permit is considered on an individual basis. Ms. Baker questioned what the conditions were. Chairman Schultz advised that the commission will be discussing the issue tonight and determining what conditions to recommend to council.

Discussion ensued on the permit being requested. Mr. Robert Nottrodt, owner of the property located at 800 Sharon Road, explained that there will not be any changes to the exterior of the building, which is for a single tenant. Signage was discussed and it was noted that when a tenant is determined they will come back for sign permits. Mr. Nottrodt originally had two different clients interested in the building but due to the lengthy time frame for approval of a conditional use permit he only has one possible client interested. Currently there is an existing sign on the building, which faces I-90 but is not very visible due to vegetation. It was suggested that the existing sign should be removed as part of the CUP. It was noted that if granted, the CUP will be good for one year and if a tenant has not occupied the building within one year the CUP will expire and a new one will be required.

Motion: Mr. Meehan moved, seconded by Mr. Lancashire to recommend approval of Ordinance 2005-28 with the following conditions:

- 1) condition that the existing box sign is removed and any future signage is brought before the planning commission; and
- 2) condition that all vehicles are stored inside.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan

Nays: None, motion passed

**DOCKET 05-06-67 - ENA Enterprises (Spa West),
Development Plan, Minor Revision Gas Generator, 29103
Center Ridge Road, E. Alhadj, owner, WARD 4; tabled 6-
6-05**

Mr. Edgar Alhadj explained that a gas generator was installed on the left side of the building, 13' from the existing fence, with a width of 2' x 6'. Mr. Parry reviewed the plans advising that as installed, the generator requires a 3' side yard setback modification (east property line). The generator is enclosed and screened by the existing fence on the front and side and cannot be seen from the street or surrounding properties. The buffer along the rear was improved since previously being before the commission.

Discussion ensued that the generator was not installed in the proper location and once again an item was installed and approval is being sought after the fact. Mr. Alhadj was under the impression that his contractor received all necessary permits and approval because the contractor provided him with the notarized letter that permits and approval was obtained (this letter was not from the city but to Mr. Alhadj from the contractor). Mr. Parry advised that permits were not obtained even though Mr. Alhadj has a letter from the contractor stating they were. Mr. Alhadj relied on the contractor's word. Mr. Parry noted the generator was not on the original plans but the location of the generator is probably the best location because in this spot it is farthest from residential. If it were at the rear of the property all the noise would be back towards the residential properties. The generator is well screened. Mr. Connole expressed that Mr. Alhadj should follow codes in the future and not ask for forgiveness after the fact.

Motion: Mr. Meehan moved, seconded by Mr. Lancashire to recommend approval of ENA Enterprises (Spa West), Development Plan, Minor Revision Gas Generator with a 3' setback modification to the side yard.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Lancashire, Meehan

Nays: Connole, motion passed

**DOCKET 05-05-47 – Gerent Major Subdivision
Preliminary Plan (38 lots), North of Detroit, South of
Avon Road, West of Kilgore Dr. and Durham Dr., B.
Anderson, rep., WARD 5 – tabled 5-16-05, 6-27-05**

Mr. Gerent reviewed changes made to the plans since the last meeting. The entrance intersection at Detroit was moved slightly east by approximately 18' to 20' so headlight will not shine into the Wolf residence.

Mr. Parry noted that all possible phases for land under Mr. Gerent's control are now shown; the intersection at Detroit Road was revised so the street meets Detroit at a 90° angle; and the vacation of Avon Road is shown in the second phase. A mound and landscape will be installed in front of Mr. Wolf's yard to screen headlights. Other revisions include the layout, slope, grade of the road and future right-of-way. There is a possibility that wetlands exist in the area and the applicant's engineer has stated that any possible wetlands will be preserved or mitigated. No

modifications are requested and the plans comply with codes. It is possible that in Phase II, if it comes forward as submitted, a 50' modification may be needed for the length of the road, but will be dealt with at that time.

Ward 5 Councilman, Ken Brady thanked the residents and developer for working together on the project. Through good suggestions a much better overall plan has been presented. Mr. Brady asked that the color drawing showing landscape material and privacy fence be included in the approved plans. He also suggested adding the engineering department's comment (*condition that environmental reports by a licensed engineer should be submitted with final plans addressing any potential wetlands and storm water quality issues and how they will be handled*) as a condition of approval. Another condition of approval should be that all construction traffic use the Detroit Road entrance.

Nancy Kelly of 31291 Detroit Road advised she lives next to Mr. Wolf and with the movement of the entrance on Detroit Road she is concerned with headlights shining into her home. She questioned if additional mounding and buffering can be added onto what is proposed for Mr. Wolf's property. Mr. Gerent expressed there is existing buffer in the area but he is willing to work with Ms. Kelly for additional buffering.

Mrs. Helen Cangemi of 31365 Avon Road expressed concerns: That construction traffic not use Avon Road because it would be a hardship for them; according to city code that all developer property should be considered and that Phase II should be considered at this time; and Avon Road not being able to handle large trucks and equipment.

Mr. Ed Yakamavage of 30976 Walden Drive expressed that he hopes the concerns of the Walden Point resident's are considered; thanked the planning commission for listening; and was impressed with how the commission deals with issues and concerns.

Mr. Dan Wolf of 31323 Detroit Road expressed concerns: With adequate screening and buffering in front of his home and his neighbor's home; and that he has been trying to remove some of the existing scrub plants but has not been too successful.

Ms. Gail Davis of 31002 Durham Dr. expressed concerns: the preservation of trees adjacent to the Glens; and if future homeowners could be required to preserve the trees and not remove them. It was noted that future homeowners will be encouraged to preserve trees but there is not a code requirement for buffering between single family residential and single family residential.

Ms. Peg Kraker of 31254 Detroit Road expressed concerns: grading for the adjacent subdivision; if the grading will follow existing property slopes; the possibility of water draining into her yard; revising the proposed subdivision park because the proposed parking spaces may encourage non-residents to use the park; making it clear that the subdivision park is not a city park open to passer-bys or the general public; if the play area is necessary; and what type of fencing will be used. It was discussed that the proposed eight parking spaces should be removed so not to encourage non-subdivision owners / general public use of the park. Mr. Gerent advised that the play area was requested by the Glens' homeowners and that he is willing to work with the neighbors on location. The fence will be a 6' fence that follows code and again he is willing to

work with neighbors on material. Water drainage is required to be installed so not to flow onto surrounding properties and drainage will be installed with the city's engineer's approval and review.

Mr. Juan Gonzalez, 30992 Walden expressed concerns related to the wetlands and how they will be addressed. It was discussed that if there are any wetlands, the developer will preserve or mitigate according to requirements. However, a plan for development must be approved so any potential wetlands can be dealt with. If potential wetlands are located in the area of the proposed streets they will be mitigated.

Mr. W. Sorian of 30946 Walden Dr. thanked everyone for their hard work on the project.

Discussion ensued that the 1' dedication of property to the city is not shown along the stub streets and must be shown. The privacy fence material was discussed with determination that the fence should be cedar boards and 6' in height. The park should have screening from Detroit Road so passer-bys do not think it is a city public park. There will be mounds and screening at the subdivision entrance to enclose the park as part of the subdivision. It was noted that Phase II is not part of this approval and if and when the developer wishes to construct Phase II, he will have to present preliminary plans and go through the same process that he has done for Phase I. Mr. Gerent confirmed that construction traffic will not use Avon Road.

Motion: Mr. Meehan moved, seconded by Mr. Connole to recommend approval of the Gerent Major Subdivision Preliminary Plan (38 lots), with the following conditions:

- 1) condition that environmental reports by a licensed engineer should be submitted with final plans addressing any potential wetlands and storm water quality issues and how they will be handled, prior to the final improvement plans being approved;
- 2) condition that landscape and buffer be provide opposite the Detroit Road entrance at the Dennis Wolf property at 31323 Detroit Road and the Kelly property at 31291 Detroit Road;
- 3) condition that all construction traffic use the Detroit Road entrance;
- 4) condition that the parking off the road at the entrance for the trail, playground, gazebo area be eliminated, 8 parking spaces;
- 5) condition that a 6' cedar board on board be used as a privacy fence on each adjacent side of the entry;
- 6) condition that the 1' reserve strips at the end of the stub roads, required by the city, is addressed; and
- 7) condition that storm sewers not be located along the rear of the sublots but be placed along the side lot lines between the sublots to serve the rear yard drains.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan

Nays: None, motion passed

**DOCKET 05-06-57 – Leonard, Lot Assembly, 30618
Royal Woods Place, J. Leonard, rep., WARD 6 – tabled 6-
6-05, 6-27-05**

Mr. Parry reported that previously Mr. Leonard requested to assemble two lots into one lot. One lot has frontage on Royal Woods and the other lot has frontage on Cottage Drive. The matter had been tabled so an easement regarding storm sewers could be addressed. Since that time Mr. Leonard requested that the matter be withdrawn per a voice mail message. The department requested a letter stating the matter be withdrawn but one has not been received so therefore it is recommend to deny the request.

Motion: Mr. Meehan moved, seconded by Mr. Connole to approve the Leonard Lot Assembly.

ROLL CALL ON APPROVAL:

Yeas: None

Nays: Schultz, Connole, Lancashire, Meehan, Motion failed

NEW BUSINESS

DOCKET 05-07-68 – Clubhouse Grille, Development Plan Revision, Outdoor Patio, 857 Columbia Rd., S. Schill, rep., WARD 1

Mr. Steve Schill explained the applicant is seeking to place an outdoor dining patio on the west side of the building and to relocate the existing dumpsters to the northeast corner. The patio will be brick with wrought iron fencing and they propose to have a fireplace.

Mr. Parry reviewed the proposal, explaining two parking spaces will be eliminated. The patio will sit approximately 90' from Columbia Road and the dumpsters will need to be enclosed. The site has more parking than required; 99 required with a total of 125 spaces existing. The outdoor patio is within the 33% maximum. The code requires screening along the street side and it was suggested that some additional landscape be added along the 3' rail fence. Discussion ensued that any outdoor umbrellas used are not to have any advertising on them. Mr. Schill advised the umbrellas will match the awning with the same colors and material being used.

Motion: Mr. Meehan moved, seconded by Mr. Connole to recommend approval of the Clubhouse Grille, Development Plan Revision, Outdoor Patio with the following conditions:

- 1) condition that any umbrellas use the same material as the awnings and no advertising on the umbrellas is permitted; and
- 2) condition that there is no plastic sheeting used to enclose the outdoor patio.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan

Nays: None, motion passed

DOCKET 05-07-69 – Rettig Music, Sign Plan – minor modification to plaza sign criteria, 26469 Center Ridge Rd, D. Schramm, Rep., WARD 2

Mr. Schramm explained the proposed sign plan is in the Westlake Commons plaza (previously known as Martin's Cove). The sign has red lettering with a blue music note between the words Retting and Music. They have three stores, all with the same music note logo, which the applicant requests to keep. He made a sample drawing with the music note in red, but it didn't

look right and could not be seen. The music note is 35” and the letters are 24” in height. The applicant requests to allow the music note to be blue.

Mr. Parry advised Mr. Schramm did a good job explaining the proposal. In addition to allowing blue, an 11” modification is necessary for the music note. There are not color criteria for the plaza but all the other signs are red and the blue will be a different color. Discussion ensued that the sign will be centered over the existing column of the storefront.

Motion: Mr. Meehan moved, seconded by Mr. Connole to approve the Retting Music Sign Plan with the following modifications:

- 1) modification to allow the color blue for the music note; and
- 2) modification of 11” to allow the music note between the lettering to be 35” in height.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan

Nays: None, motion passed

**DOCKET 05-07-70 – Crocker Park, Lot Split &
Assembly, SW corner Detroit & Crocker, C. Noble, rep.,
WARD 5**

Mr. Chris Noble explained what is being proposed is a revision to what was split in November. He reviewed the changes to the plat to assemble Phase I, Phase II and the residential block. There are also vertical splits for buildings above the first floor. He presented color drawings showing the splits and assemblies.

Mr. Parry reviewed the proposal, which is complex. The splits deal with mixed use spaces and residential land. The developer (Stark Enterprises) will keep control of the first story floors and mixed use common areas. Discussion ensued that all conditions, restrictions and design guidelines should remain with the property regardless of potential parcel owners and Mr. Wheeler suggested wording for a condition of approval.

Motion: Mr. Meehan moved, seconded by Mr. Connole to approve the Crocker Park Lot Split and Assembly to be conditional upon the following:

- 1) As to the area designated as “I Block” on the approved Crocker Park Preliminary Development Plan, shown as parcels C-1 and C-2 on the Lot Split and Assembly Plat, dated received 7/8/05, that any owner, purchaser and/or developer, their heirs, successors and assigns, of whatever nature receives actual written notice of any and all conditions and restrictions regarding the referenced property, as set forth in the ordinances and documentation pertaining to the property, including but not limited to the Architectural Design Criteria manual (the “For Sale Housing in the I Block Design Guidelines”) whether or not such design guidelines are presently approved; further, that any such owner, purchaser and/or developer, their heirs, successors and assigns, acknowledges receipt of such notice in writing to the City of Westlake, and agrees to be bound by the conditions and restrictions referenced herein and further agrees to conform to these conditions and restrictions, including but not limited to the design guidelines, whether or not such design guidelines are presently approved.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan
Nays: None, motion passed

**DOCKET 05-07-71 – The Original Dave’s Cosmic Subs,
Storefront & Sign Plan, 180 Market Street Bldg. DSW, R.
Levitz, rep., WARD 5**

Mr. Levitz read a statement describing the proposed storefront and sign plan. The storefront will incorporate the existing brick piers from the upper floors; mosaic metallic tiles; purple stained glass window and colorful signage.

Mr. Parry commented that the tenant storefront is centered on and respects a brick pier from the building architecture above and storefront on both sides of the pier. Mr. Krause reviewed his July 8, 2005 memo explaining the tile on the base and west column edge of the store is similar in size and blue color to the glass tiles on the face of the Indigo Nation storefront. However, they have a metallic iridescent sheen that is not found on the Crocker Park color palette and would need a modification to not be considered part of the signage colors and to just be considered part of the storefront. The band of translucent purple fumed glass behind the primary signage looks similar to “Elderberry” which is an accent color on the approved Crocker Park color palette. However, since it is translucent and will be lit from behind by the inside of the store it also may require a modification to not be considered part of the signage. The primary signage has been calculated as two separate signs by the applicant. The applicant considers part of the primary signage as Marquee/Canopy signage but by definition in Section 2.1 Marquee/Canopy signs are: “panels and/or letter forms that are attached to or project above a vertical surface of an architectural marquee/canopy”. Mr. Krause would argue that the primary signage is really one feature sign, especially since the background of the sign itself forms a curving shape bowing out from the storefront (absent the roof that a canopy or marquee would have). If the Original Dave’s primary signage is considered one sign it requires a modification to measure 72.95 sq. ft. and exceeds the amount of sign area permitted for an individual primary sign at this location by 39.45 sq. ft. Mr. Krause was in agreement with the other sign calculations submitted. The window sign depicted as orange in the color rendering actually consists of red neon. Neon is permitted along this street-front in Crocker Park. The colors on this storefront consist of red, orange, yellow, blue, iridescent blue, purple, white, aluminum and a touch of green. This is more colors than the Planning Commission granted for all of Promenade.

Discussion ensued that the purple stained glass should be counted as signage and how much light will shine through during evening hours. The glass is translucent and will be similar to stained glass in a church. The interior lights will be downcast and not directed at the stained glass. The members of the commission did not have an issue with allowing the brick tiles as part of the storefront and not counted as signage. The colors of the signs were discussed with it being noted that the window sign, although appearing orange in the color rendering, is red neon and the same color as the primary signage which is also red. The star spray sign above the primary sign consists of many different color stars and it is preferred that they are all one color. It was questioned if the outdoor dining area is too large and if it is necessary by code to enclose the area. Since no alcohol will be served, the area is not required to be enclosed. The number of seats is close in number to those inside the restaurant. It was questioned at the meeting if the outdoor dining should be 33% of area of the indoor customer service space. It was also

questioned what color the umbrellas will be and that no plastic sheeting is to be used to enclose the area in poor weather. Further review was suggested for the outdoor dining area and that it should not be part of tonight's approval.

Motion: Mr. Meehan moved, seconded by Mr. Connole to recommend approval of The Original Dave's Cosmic Subs Storefront and Sign Plan with the following conditions and modification:

- 1) condition that the red lettering on the large sign (primary sign) and the neon sign by the door (window sign) are the same color red;
- 2) the translucent purple fumed glass is counted as signage and granting a modification of 33.5 sq. ft. of sign area;
- 3) condition that the outdoor seating is not part of the application; and
- 4) condition that the stars on the primary sign are all the same color, which is one of the colors already included in the sign package.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan

Nays: None, motion passed

**DOCKET 05-07-72 – Journeys, Storefront & Sign Plan, 34
Main Street Bldg. BE, R. Levitz, rep., WARD 5**

Mr. Levitz read a statement describing the proposed storefront and sign plan. The storefront consists of brick piers carried down from upper floors, primary signage, a secondary wall sign and a banner.

Mr. Krause reviewed his July 8, 2005 memo explaining the three colored metal panels behind the primary sign are part of the primary sign area. The calculation matrix only includes part of this background. The total 38 sq. ft. metal panels and oval sign face falls within the 38.625 sq. ft. of primary signage permitted. The purple and green panels are similar to accent colors found in the Crocker Park color palette. A secondary wall sign is being requested (a hand shape) similar to pedestrian oriented wall signs approved for Hollister's and Blake's and an internally illuminated plaque sign approved for Starbucks/Barnes & Noble. It is positioned like a plaque, but is oversized and of a different material than a plaque. It is internally illuminated with a white face. A modification to allow a secondary pedestrian wall sign or to allow an internally illuminated 7.66 sq. ft. plaque sign is necessary. There is a dimension typo on sheet A-3 which shows a dimension of 6' 9 3/4" for the distance of the proposed semi-permanent banner from the store front glazing, the criteria limits the distance for a banner from the front façade of 42", the correct dimension for the drawing is probably 3'9 3/4" from the glazing and 3'4" from the front façade (40") which complies with the criteria. It was stated that this banner is placed and functioning like a blade sign but since it is stretched fabric it is by definition considered a banner. A condition that banner does not exceed 42" from the front façade will be needed.

Motion: Mr. Meehan moved, seconded by Mr. Connole to recommend approval of the Journeys Storefront and Sign Plan with the following conditions and modification:

- 1) condition that the semi-permanent banner does not exceed 42" from the front façade; and
- 2) modification to allow a secondary pedestrian wall sign.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan

Nays: None, motion passed

**DOCKET 05-07-73 – Huntington Bank, 2 ATMs at
Crocker Park, Center Street/Building ESE & Union Street
Bus Shelter, R. Levitz, rep., WARD 5**

Mr. Levitz explained there are two proposed locations for the Huntington Bank ATMs. One will be located on Center Street by Talbot's and the E parking garage; the other is located at the Union Street bus shelter. The ATM on Center Street will have a green awning and some green signage. This will add more color into the alley. The ATM by the bus shelter will face west for customer convenience and be grey in color with simple signage.

Mr. Parry reviewed the proposal. The ATM in the alley (Center Street) will require a modification for a bright green awning. The police department expressed concerns with safety at this location because it is an isolated location. Mr. Parry expressed concerns with the ATM at the Union Street bus shelter and possible traffic congestion. It is conceivable that people will pull vehicles up along the ATM and exit for use of the ATM. This is a high traffic area and stopped vehicles along the ATM will cause traffic jams and blockage. A different location should be considered.

Mr. Noble advised that he did speak to Captain Turner regarding concerns with the Center Street location, who may be okay with this location. He explained this area does have a lot of foot traffic and is located across from a residential entrance to the apartments. As for the bus shelter location, provisions were made when it was constructed to enable an ATM at that location. The bus shelter overhang will cover the ATM. Mr. Noble suggested rotating the ATM so it faces north which could possibly eliminate vehicles stopping next to the bus shelter. He expressed that it was more likely for traffic to pull into the turn around area by the theater and felt this was a good location for an ATM due to the activity in the area.

Discussion ensued on the proposed ATM locations with the commission members feeling better about the security of the Center Street location, but they wanted confirmation from Captain Turner. The green ATM awning was discussed, which will differ from the red and black awnings of the neighboring tenant. It was suggested that possibly the bright green color be toned down to a hunter green or something darker. Members agreed with Mr. Parry regarding the ATM at the bus shelter and were not in favor of the proposed location and wished to see the proposal revised.

Motion: Mr. Meehan moved, seconded by Mr. Connole to table the Huntington Bank ATMs to July 18, 2005.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan

Nays: None, motion passed

MISCELLANEOUS

REQUEST EXTENSION OF TIME FOR FOLLOWING ORDINANCES:

DOCKET 05-07-74 - Ordinance 2005-32 – Rezoning King James North land (referred by council 3-3-2005) – requested 90-day extension of time 5-2-05

Mr. Parry advised there is not a pressing time issue for this matter, the proposed rezoning would just make the existing development on this land conforming, and it is something that can go on the ballot next year.

Motion: Mr. Meehan moved, seconded by Mr. Connole to request a 120-day extension of time for Ordinance 2005-32.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan

Nays: None, motion passed

DOCKET 05-05-43 - Ordinance 2005-31 – Rezoning on Westchester Parkway – (referred back by Council 6-2-05)

Mr. Parry advised that property owner has requested that this property be zoned for townhouses and further review is needed.

Motion: Mr. Meehan moved, seconded by Mr. Connole to request a 120-day extension of time for Ordinance 2005-31.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan

Nays: None, motion passed

DOCKET 05-05-44 - Ordinance 2005-34 – Rezoning land on northwest side of Center Ridge to Health Campus – (referred back by Council 6-2-05)

Mr. Parry advised the property owner had been looking at constructing a funeral home on the site and the rezoning will not permit that type of use and may make the size of the existing parcel non-conforming. Further review is necessary.

Motion: Mr. Meehan moved, seconded by Mr. Connole to request a 120-day extension of time for Ordinance 2005-34.

ROLL CALL ON APPROVAL:

Yeas: Schultz, Connole, Lancashire, Meehan

Nays: None, motion passed

Meeting adjourned at 10:30 P.M. The next regular meeting is scheduled for Monday, July 18, 2005 at the Westlake City Hall Council Chambers.

Chairman Richard Schultz

Clerk of Commissions Nicolette Sackman, CMC

Approved: _____