



**PLANNING DEPARTMENT**

27700 Hilliard Blvd.  
Westlake, OH 44145

Phone 440.871.3300  
Fax 440.617.4324

**WESTLAKE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
JANUARY 6, 2026**

Present: Lauren Falcone, Matt Jones, Bonnie Smith, Councilman Dave Del Regno  
Also Present: Planning Director Jim Bedell, Assistant Law Director Dean Valore, Clerk of Commissions  
Nicolette Sackman

The regular meeting was called to order at 6:00 p.m. by Chairman Falcone.

**APPROVAL OF MINUTES**

Mr. Del Regno moved, seconded by Mr. Jones to approve the minutes of the regular meeting of December 1, 2025.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Jones, Del Regno, Smith

Nays: None, motion carried

**COUNCIL REPORT**

Chairperson Falcone welcomed Councilman Del Regno as the new council representative on planning commission and thanked Councilman Van Dkye for his years of service. Councilman Del Regno had no new report.

**BUSINESS**

**Dover Village Townhomes, Fee Simple Plat, Center Ridge & Hillsborough Pt., PP#21706033, Ward 6**

Mr. Bedell, members of the planning commission, and Mr. Zarbavel reviewed a proposal concerning the Dover Village Townhomes fee simple title plat. Mr. Bedell explained that the plat's primary purpose was for recording, allowing each townhome to occupy a distinct parcel to address the financing challenges that have existed since 2008. This method, which has become standard practice for multi-family developments since 2019, ensures that each unit—including driveways, patios, and surrounding land—is clearly delineated without altering their previously approved locations. The project's representative, Mr. Zarbavel, confirmed that the county had granted final approval of the plan, and arrangements were being made to obtain all necessary signatures for recording.

Findings of Fact

1. The plat for Dover Village Townhomes is required to create fee simple title lots under each unit, ensuring homeowners can obtain conventional financing that is not available or is costlier under condominium ownership.
2. Approval of the plat changes only the form of deed and does not alter the approved site plan, setbacks, lot coverage, parking, landscaping, or common areas, which remain subject to homeowners association ownership and maintenance under Section 1211.13 and Ordinance 2019-134.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Dover Village Townhomes Fee Simple Title Plat for recording purposes.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones

Nays: none, motion carried

**Carhartt sign plan, 30045 Detroit Rd., PP# 21125002, Ward 5**

Mr. Bedell, members of the planning commission, and Mr. Tafolla reviewed the Carhartt sign plan in the Promenade Shopping Center, specifically addressing a request to install window murals covering the entire westernmost display

window on the north façade. Mr. Bedell noted that, although the Carhartt tenant space is technically part of Block K within Crocker Park, it remains subject to the Promenade’s master sign criteria. He noted a 2015 approval permitting certain window modifications and waivers—such as allowing over 30% of the window area to be covered by block-out film, as long as it was not used for advertising, and authorizing a railroad scene depiction. The current plan proposes a similar approach, with a block-out film mural depicting two workmen on a train, designed to reflect the tenant’s clientele but not bearing any text or branding identifying Carhartt, thus classifying it as a mural rather than advertising for sign code purposes. All modifications and waivers were clarified to apply solely to this tenant, and calculations ensured no additional net signage would be created; instead, the signage allotment would be adjusted by removing 24.67 square feet to accurately reflect the existing signage of 25 square feet. During the meeting, the applicant, represented by Mr. Tafolla of RGLA Solutions, confirmed the scope was limited to replacing the box with full window glazing. After brief discussion and confirmation of the final mural image.

Findings of Fact

1. The proposed non-advertising railroad-scene mural is consistent with the industrial bridge mural previously approved in 2015 and represents a window treatment not expressly addressed in the Promenade Master Sign Criteria but similar to the prior approval for this frontage it also requires a waiver from the criteria.
2. The request parallels the 2015 approval, allowing window coverage over 30%; however, in this instance the proposed mural replaces existing signage and results in a 24.67 square foot reduction in total sign area.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to approve the Carhartt sign plan with the following:

1. Waiver from the Promenade Sign Criteria to permit the window-vinyl depiction of the railroad scene.
2. Modification permitting more than 30% of the westerly window on the north elevation to be covered with block-out film, provided the film is not used for advertising.
3. Modification permitting the north frontage to be included in the tenant’s total signage allotment, not to exceed 152 square feet.
4. Condition that these modifications and waiver shall apply solely to this tenant.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones

Nays: none, motion carried

**Abercrombie & Fitch sign plan and storefront, 175 Crocker Park Blvd., PP# 21124302, Ward 5**

Mr. Bedell, members of the planning commission, and Mr. Farr reviewed the proposal to remodel the former Our House store into two separate tenant spaces for Abercrombie & Fitch and Hollister, with Abercrombie & Fitch occupying a corner space fronting Crocker Park Boulevard. The proposal included the removal and replacement of the existing storefront with a new entry feature constructed from aluminum composite material in a classic black finish, complemented by a projecting canopy, accent wall sconces, and a metal slat wall in a matte tan color. Modern signage elements were described in detail, including a canopy sign with illuminated channel letters, two projecting blade signs, window decals of specified sizes, and a banner sign, all conforming to the established sign criteria and being well below maximum allowances. The commission was assured that the design adheres to the Crocker Park mixed-use design guidelines and that all requirements have been met. The commissioners offered favorable comments, noting the coordinated design with the adjacent Hollister store and the aesthetically pleasing wrap-around feature.

Findings of Fact

1. The contemporary storefront design with a new entry feature, canopy, accent lighting, and updated wall and storefront materials complies with the Crocker Park Mixed Use Area Design Guidelines.
2. Signage meets the Crocker Park Master Sign Criteria without requiring waivers.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Abercrombie and Fitch storefront with the condition that the Fire Department comments are addressed.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones

Nays: none, motion carried

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to approve the Abercrombie and Fitch sign plan.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones

Nays: none, motion carried

**Hollister sign plan and storefront, 195 Crocker Park Blvd., PP#  
21124302, Ward 5**

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Mr. Bedell, members of the planning commission, and Mr. Farr reviewed the proposal to remove the existing storefront to create a new façade featuring a tile wainscot with Blue Rocca tile, steel blue aluminum composite material, and a main wall finished with a light stucco-like coating, all in compliance with mixed-use area design guidelines. The storefront will incorporate character-enhancing wood beam trim and a storefront system utilizing blue ACM panels. Multiple forms of signage, including an illuminated blade sign, wall sign, window decals, and a banner, were reviewed and found to comply with all requirements, with the total signage area well within allowable limits. Commissioners raised concerns about the durability of exterior tile in Northeast Ohio's climate, particularly regarding freeze-thaw cycles and salt exposure. Mr. Farr responded with examples of similar installations that had performed well and confirmed that selected tiles would be sealed after installation. Discussions also addressed the type and weather resistance of both tile and wood trim. There was clarification that the returning businesses were previously located in Crocker Park. The commission requested administrative follow-up to confirm the exact specification and suitability of the specified Blue Roca tile, as well as assurance of compliance with fire department recommendations.

Findings of Fact

1. The contemporary storefront design with a new entry feature and updated wall and storefront materials complies with the Crocker Park Mixed Use Area Design Guidelines.
2. Signage meets the Crocker Park Master Sign Criteria without requiring waivers.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Hollister storefront with the condition that the Fire Department comments are addressed.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones

Nays: none, motion carried

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to approve the Hollister sign plan.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones

Nays: none, motion carried

**Sheiban Park revised preliminary development plan, Corporate  
Circle, PP#21126032 & 066, Ward 5  
Sheiban Park design guidelines and master sign criteria, Corporate  
Circle, PP#21126032 & 066, Ward 5**

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Mr. Bedell, members of the planning commission, Mr. Jason Sheiban, Mr. Vega-Peralta (architect), and Attorney Spellacy discussed the proposal. They reviewed the revised preliminary development plan for Sheiban Park, which featured significant updates such as relocating buildings further from northern and eastern residential properties, expanding the landscaped buffer with a 10-foot berm and 6-foot fence, and modifying surface parking allocations to accommodate phased development. The applicant detailed additional changes, including reducing land bank parking to enhance green space, shifting certain buildings and parking to increase setbacks, and relocating dumpster enclosures to minimize disruption to nearby residences.

The following were present and made comments: Mr. Radish, 2008 Farmington Turn; Ms. Boda, 2011 Farmington Turn; Mr. and Williamson, 2047 Farmington Turn. Public comments strongly supported limiting restaurant uses to the front of the development, preserving greater setback distances for land bank parking, restricting building heights, and enhancing landscaping over fencing for buffering.

Commissioners and residents engaged in extensive discussion regarding the placement of restaurant uses, predominantly objecting to restaurants being located in buildings five and six due to concerns about noise, traffic, and potential impact on surrounding neighborhoods. The applicant expressed a need for flexibility but ultimately agreed to the commission's direction restricting restaurant uses to buildings one through five, with building six prohibited from hosting such uses. The commission also addressed details regarding site plan compliance with setback codes, the orientation of building entrances and signage to face away from adjacent residences, and the design intent for color palette and architectural cohesion.

The commission's discussion on design guidelines for Sheiban Park centered on ensuring clarity, coherence, and enforceability in the project's aesthetic and technical standards. Commissioners and staff emphasized the importance of relocating all signage regulations from the design guidelines to the master sign criteria document to avoid contradictions and to ensure future consistency in approvals and enforcement. There was broad agreement that the design guidelines should promote architectural cohesion, a muted and elegant color palette, and quality open spaces, while still allowing flexibility for tenant branding and contemporary building design. Members also remarked on the subjective nature of design guidelines, noting that their main concern was maintaining the intended visual unity and upmarket character as represented in the project renderings. The applicant and design team confirmed their intention to adhere to these expectations and expressed willingness to revise and clarify language in the guidelines, particularly regarding signage dimensions and placement.

#### Findings of Fact

1. The revised preliminary development plan introduces a sixth building, specifies individual building sizes, and adds parking, all while maintaining compliance with applicable zoning regulations, except for landbanked parking which is being addressed with condition of approval #5.
2. The future development plan will need to be designed in accordance with the comments in Part III of the 12/26/25 staff report.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Sheiban Park revised Preliminary Development Plan with the following:

1. Condition that commercial exterior lighting meets the requirements for lighting zone 2 pursuant to Section 1230.03.
2. Condition that the uses allowed in Section 1212.02(e) are permitted except for residential and hotel uses which are not permitted and limited to one restaurant use on the site in buildings 1-5.
3. Condition that the future development plans include the 10' high buffer mound and 6' high fence shown on the preliminary development plan and constructed concurrent with Phase 1 development.
4. Condition that retail and restaurant uses are closed by 11 p.m.
5. Condition landbanked spaces are moved to be outside of the 100' rear setback.

#### ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones

Nays: none, motion carried

#### Findings of Fact

1. The Sheiban Park Design Guidelines promote a walkable, high-quality environment through coordinated site planning, durable materials, and pedestrian-focused architecture,
2. The guidelines reinforce a cohesive development identity while preserving flexibility through the development plan approval process.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to recommend approval of the Sheiban Park design guidelines with the following:

1. Condition that Section 4.0, Signage, is relocated to the Master Sign Criteria (Master Signage Plan).

#### ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones

Nays: none, motion carried

Mr. Jones moved, seconded by Mr. Del Regno to table the Sheiban Park master sign criteria to the February 2, 2026 meeting.

#### ROLL CALL ON APPROVAL:

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Yeas: Falcone, Del Regno, Smith, Jones  
Nays: none, motion carried

**Ordinance 2025-123 conditional use permit for a bank (Twin Towers, SPE, LLC), 1991 Crocker Road, PP#21127001, Ward 5, ref. by council 11/20/25 – applicant requests to be tabled to 1/5/26**

Councilman Del Regno recused himself and did not participate in the discussion or vote. Mr. Bedell, members of the planning commission, Attorney Easton, Mr. Bush (traffic engineer), Mr. Ross (broker) and Mr. Ptacek (architect) discussed the proposal for a conditional use permit application for the development of a bank with a drive-through at 1991 Crocker Road, located within the Twin Towers executive office park. Mr. Bedell provided an overview of the proposal, noting the current site includes two office buildings and a PNC bank, and that the new bank would occupy approximately 3,000 to 4,000 square feet on the northwest corner of the parking lot. Four conceptual plans were presented, with special attention given to compliance with setback requirements and the preservation of green space, with analyses showing the site comfortably exceeds minimum landscape and parking requirements. Representatives for the applicant presented a binder of supporting materials, including site plans, aerials, conceptual renderings, and technical opinion letters. The applicant's team addressed the six standards for conditional use, explaining that the proposed use would support office park tenants, maintain harmony with surrounding uses, and would not negatively impact traffic, noise, or site aesthetics. The traffic analysis indicated a negligible increase in vehicle trips and no anticipated safety issues. Mr. Ptacek described alternative site layouts designed to minimize impact on existing parking fields. During commission discussion, members observed that the site is over-parked and expressed support for activating the space with the proposed bank, provided setbacks are respected.

Findings of Fact

1. The proposed bank is a conditional use in the Executive Office Park district.
2. Parking and traffic studies confirm code compliance with no known adverse impacts on site circulation, while the site plan demonstrates feasibility but indicates that zoning modifications or site revisions will be needed to meet setback requirements as part of the development plan approval process.
3. The proposed use has been found to meet the applicable standards set forth in Section 1227.03 of the Zoning Code.

Based upon the findings of fact, Mr. Jones moved, seconded by Mrs. Smith to Mr. Jones moved, seconded by Mrs. Smith to recommend approval of Ordinance 2025-123.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Smith, Jones

Nays: none, motion carried

**ChanceLight site improvements (playground in parking lot), 24650 Center Ridge Rd., PP#21328010, Ward 1, tabled 9/8/25, 10/6/25**

Mr. Jones moved, seconded by Mrs. Smith to table the ChanceLight site improvements to the February 2, 2026 meeting.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones

Nays: none, motion carried

**La Centre development plan (pavilion), 25777 Detroit Rd., PP#21321065, Ward 1, tabled 9/8/25, 10/6/25**

Withdrawn by applicant

**La Centre development plan addition, 25689 Detroit Rd., PP#21321006 & 007, Ward 1**

Mr. Bedell, members of the planning commission, and Mr. Foster discussed the La Centre development plan addition, which includes significant modifications to the existing facility such as a pavilion, ballroom expansion, and restaurant entrance. Mr. Bedell and the applicant presented a refined proposal featuring a modern interpretation of mid-century architecture, changes to the property line, and updated event space and lobby dimensions. Commissioners and Mr. Bedell outlined the necessity for updated development analysis, a property plat for potential

lot splits, and compliance with site governing metrics, including landscaping, setbacks, and overall lot coverage. Several compliance issues were raised, particularly regarding the need for further details on pavilion lighting, heating, and other features before final approval, as well as a realistic redesign of the land banked parking area to meet city setback, buffering, and shading requirements. Mr. Foster addressed material usage, noting that most finishes and glass would match the existing building, with the addition of a Cordova stone product and new rooftop screening, and emphasized that the parking capacity—though technically substandard—would suffice given actual usage patterns. Commissioners acknowledged the improvement in architectural design and its ability to activate previously underused portions of the property but emphasized the need for clearer civil engineering submissions, including a site plan showing all updated paving and drainage changes, and explicit plans for parking, signage, landscaping, and lighting.

The following were present and made comments: Mr. and Mrs. Chatterjee, 1341 Adelaide Street. They expressed the following: their property is adjacent to the La Centre site, they expressed concerns regarding the potential impact of the proposed development. Mr. Chatterjee recounted past problems with noise and lighting from event activities, including early-morning weddings, amplified sounds, and late-night lights that affected his ability to enjoy his home, particularly his backyard and deck. He noted that these disturbances had previously contributed to a reduction in his property value by the board of revision, although his tax assessment has since increased. Mr. Chatterjee requested assurances from the Commission and applicant that the planned changes would not create similar issues in the future, specifically in terms of noise and lighting, and emphasized his hope that the project would not adversely affect his property value again. In response to Mr. Chatterjee’s concerns about noise, lighting, and property value, Mr. Foster explained that the new addition is not expected to negatively impact his property. He also noted that there has been new ownership in recent years, which may have led to more considerate management practices. The commission expressed appreciation for Mr. Chatterjee raising these issues and assured him that sensitivity to noise and lighting impacts would remain a priority during future planning and approvals. They also clarified that while they could address development-related concerns, certain issues, such as garbage collection times, were not within their regulatory control. Overall, both the commission and applicant emphasized their commitment to being good neighbors and considering the needs of adjacent residents.

Mr. Jones moved, seconded by Mrs. Smith to table the La Centre development plan to the February 2, 2026 meeting.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Del Regno, Smith, Jones

Nays: none, motion carried

### **MISCELLANEOUS**

None

### **ADJOURNMENT**

Meeting adjourned at 8:51 p.m. The next regular meeting is scheduled for Monday, February 2, 2026, in the Westlake City Hall Council Chambers.

*Lauren Falcone*

Chairman Lauren Falcone

*Nicolette Sackman*

Nicolette Sackman, MMC  
Clerk of Commissions

Approved: *February 3, 2026*