

**MINUTES**  
**Audio Recording Not Available**  
**PLANNING COMMISSION MEETING**  
**March 1, 2012**  
**LAKEWOOD CITY HALL**  
**7:00 P.M.**  
**AUDITORIUM**

Meeting called to order at 7:00 P.M.

**Roll Call**

**MEMBERS PRESENT**

Mary Cierebiej  
Robert Greytak  
Tamara Karel  
Patrick Metzger  
Mark Stockman

**OTHERS PRESENT**

Dru Siley, Commission Secretary, Dir. of P&D  
Bryce Sylvester, Planner  
Jennifer Mladek, Assistant Law Director

A motion was made by Ms. Cierebiej, seconded by Ms. Karel, to ESCUSE the absence of Ms. Belsito and Ms. Gillett. All of the members voting yea, the motion passed.

**Approval of the December 1, 2011 Meeting Minutes**

A motion was made by Ms. Cierebiej, seconded by Metzger, to APPROVE the minutes of the December 1, 2011 meeting as amended. This item was deferred from the February meeting. All of the members voting yea, the motion passed.

**Approval of the January 5, 2012 Meeting Minutes**

A motion was made by Ms. Cierebiej, seconded by Mr. Metzger, to APPROVE the minutes of the January 5, 2012 meeting. This item was deferred from the February meeting. All of the members voting yea, the motion passed.

**Approval of the February 2, 2012 Meeting Minutes**

A motion was made by Ms. Cierebiej, seconded by Mr. Greytak, to APPROVE the minutes of the February 2, 2012 meeting. All of the members voting yea, the motion passed.

**Opening Remarks**

Mr. Stockman waived the Opening Remarks.

**Introduction and issuance of Oath of New Member**

Patrick Metzger, newly appointed Planning Commission Member was introduced and the

Oath of Office was administered by Ms. Mladek.

**NEW BUSINESS**

7. **Docket 03-03-12** **1301 Cranford Avenue**  
**City of Lakewood, Division of Community Development**

The City of Lakewood's Division of Community Development requests approval for Lot Consolidation of two (2) Permanent Parcel Numbers: 311-32-172 and 311-32-173, pursuant to Section 1155.06 – Procedures for Lot Consolidations and Resubdivisions. This is to consolidate the lots at 1297 and 1301 Cranford Avenue. This property is located in an R2, Single and Two Family Residential district. (Page 3)

Mr. Siley recused himself from the Commission in order to explain the request as an applicant.

There were no comments or questions from the Commission members, the public, or the Division of Housing and Building.

A motion was made by Mr. Metzger, seconded by Ms. Cierebiej, to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

8. **Docket 03-04-12** **15312-15314 Detroit Avenue**  
**Quaker Steak & Lube**

David Pontia, Pontia Architecture, applicant, requests Conditional Use approval of an Outdoor/Seasonal Dining Facility, pursuant to Sections 1129.02 – Principal and Conditional Permitted Uses, 1129.13 – Supplemental Uses for Outdoor/Seasonal Dining Facility, 1161.03(t) – Supplemental Regulations for Specific Uses, and 1173.02 – Conditional Use Permit. The property is located in a C2, Commercial and Retail district. (Page 7)

David Pontia, Pontia Architecture, was present to explain the request.

Commission members asked about the patio hours of operation. It was determined the patio would close at 12 midnight on Sunday through Thursday, and 1:00 AM on Friday and Saturday.

A motion was made by Ms. Cierebiej, seconded by Ms. Karel, to **GRANT** the request **with the following stipulations:**

1. **closing times would be 12 midnight on Sunday through Thursday, and 1:00 AM on Friday and Saturday, and**
2. **there will be a review 90 days after issuance of the Certificate of Occupancy.**

All of the members voting yea, the motion passed.

9. **Appointment to Community Reinvestment Area Housing Council**

Appointment of resident to the Community Reinvestment Area Housing Council (CRAHC) for the term ending December 31, 2014. CRAHC is responsible for making "an annual inspection of the properties within the community reinvestment area for which an exemption has been granted under section 3735.67 of the Revised Code". In Lakewood, those properties are Rosewood Place and Clifton Pointe.

A motion was made by Mr. Metzger, seconded by Ms. Cierebiej, to **DEFER** the item to the meeting of April 5, 2012. All of the members voting yea, the motion passed.

## 10. Adjourn

### OLD BUSINESS WORK SESSION

#### 11. Docket 02-02-12 **Communication from Planning and Development Director 2012 Review of the Community Vision**

On April 6, 1993 the Lakewood Community Vision was published. This report was the result of 400 hours of work contributed by members of the Planning Commission, city officials and 80 community volunteers. While it has been nearly 20 years since this report was completed, it is still relevant and many of the principals are unchanged. The strategies and action items are in need of updating though. Many of the priorities are as important today as they were in 1993.

However, after nearly 20 years since its publication a review of the Vision is appropriate. City Council has requested the Planning and Development and the Planning Commission begin a process to review and evaluate the Vision, the accomplishments and amendments to the Vision over the years and determine if modifications and updates are necessary. This initial worksession is an orientation to the Vision and is the beginning of an iterative process for public review and discussion. (Page 23)

Director Siley gave a presentation entitled "Start with Why," in which he asked the board and audience to answer the question, "Why do we have a community vision?" He asked for responses on why a community vision is important to Lakewood. Audience and board members shared feedback on why a community vision is important to Lakewood. Ms. Karel explained that the community vision gives Lakewood goals to strive towards.

Paula Reed, an audience member and a contributor to the 1993 community vision, spoke at the podium about the process 20 years ago. She explained the significant amount of time that went into the plan, and shared why a community vision was originally adopted.

Director Siley explained the next steps in the community vision review process which will include a public discussion and work session with city council.

Signature 

Date 4/5/12