

MINUTES
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PLANNING COMMISSION MEETING
JANUARY 3, 2013
LAKWOOD CITY HALL
7:00 P.M.
AUDITORIUM

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

Roll Call

MEMBERS PRESENT

Hannah Belsito
Mary Cierebiej, Vice Chair
Robert Greytak
Mark Stockman, Chairman

OTHERS PRESENT

Dru Siley, Commission Secretary, Dir. of P&D
Jeff Fillar, Assistant Building Commissioner
Jen Mladek, Assistant Law Director
Bryce Sylvester, Planning & Development

A motion was made by Ms. Cierebiej, seconded by Ms. Belsito, to excuse the absences of Tamara Karel and Patrick Metzger. All of the members voting yea, the motion passed.

December 6, 2012 Meeting Minutes

A motion was made by Ms. Cierebiej, seconded by Mr. Stockman, to **APPROVE** the minutes of the December 6, 2012 meeting as amended. All of the members voting yea, the motion passed.

Opening Remarks

The reading of the opening remarks was waived. Mr. Siley reminded the applicants and public to please sign the oath when approaching the podium to speak. Mr. Siley explained that although there was a quorum with four of seven members present (two absences and one vacancy), if a motion was made by the Commission and there was not a unanimous vote, the motion would fail and result in the item being tabled.

OLD BUSINESS

4. **Docket 12-26-12** **13474 Edgewater Drive**
Heideloff House

Mary Breiner and Jeff Weber submitted an application to nominate the Heideloff House (aka Sly Mansion and aka Morgan House) (PP# 312-07-001) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in an R1M, Residential Single Family and Medium Density district. This property was designated as eligible to become an historic property (HP) at the meeting of December 6, 2012.
(Page 3)

Mr. Siley entered into record correspondence from Mary Holland, 13920 Edgewater Drive, which stated she was in favor of the designation.

Jeff Weber, 1095 Homewood Drive, said the original application for designation was submitted in early 2011 and resubmitted in September 2012 after the property owners, Michael and Stacey Semaan, announced plans to build on the back property and sell the front property. On the January Lakewood Heritage Advisory Board ("LHAB") agenda will be a work session to discuss the historic designation of six neighboring homes. A designation would make the home eligible to receive low cost county and federal loans. He disputed the reasons to defer the application until February as The presented in a letter received from the property owners' attorney.

The Commission asked if LHAB was on record as being in favor of the designation. Mr. Siley replied that LHAB reviewed the application and determined the home was eligible for designation. The Commission asked about the county and federal funding. Richard Sicha, Chairperson for LHAB, responded the funding was the Heritage Home Program conducted through the Cleveland Restoration Society.

Jim O'Leary, attorney with Joseph Szeman, 77 N. Saint Clair Street, Painesville, OH, 44077, was present to represent the property owners. He asked for a deferral to allow time to garner additional information. Ms. Belsito asked what other information was expected to be obtained. Mr. O'Leary said they needed to look at options for the property, costs for repairs, the possible approval for demolition, values, and hardship issues in order for the Semaans to present their arguments against the designation.

Gaynel Mellino, 13908 Edgewater Drive, said the statute for historic designation needed to be studied carefully prior to any decision about the proposed demolition and issuance of a certificate of appropriateness. She was for the designation.

Mark Reinhold, Architect for the Semaans, 1120 Forest Road, referred to an e-mail sent to the Semaans from the City of Lakewood that stated its opposition. He asked for a deferral. Mr. Siley clarified that the circumstances had changed dramatically between the date of the correspondence and the meeting of December 06, 2012 had changed and predated the request for demolition as deferred from December 13, 2012 the Architectural Board of Review meeting. A lot of issues remained unanswered.

Sean Riley, 1096 Homewood Drive, clarified points about the preservation programs for homes built before 1950 and asked the City to support them.

Jeff Weber said the City did not have the right to make comments outside of public hearings as per the ordinance.

Ms. Mladek said hardship could be considered by the Commission and read 1134.04(j) (1134.03?):

(j) The Commission shall give due consideration to the advice of the Heritage Advisory Board, such consents to determination and comments as have been filed with it, and

the views as may have been expressed by persons participating in the hearing before the Commission, as well as any other relevant information brought before the Commission, in making its decision with respect to the proposed determination of each HPD or HP by a majority vote of its members. The Commission shall consider any substantial hardship statement submitted by a property owner or an agent objecting to a designation.

Mary Breiner, 1092 Homewood Drive, was one of two who resubmitted the application. She had been prohibited from attending the December 6, 2012 meeting due to a prior commitment.

Thomas Otto, 1039 Homewood Drive, was in favor of the designation as it stabilized the property values.

Tom Fuller, 13513 Edgewater Drive, felt something was missing from the meeting; what would happen if the PC application for designation was deferred, and the ABR application for demolition was approved at the January 10, 2013 meeting. Mr. Siley explained that an application for demolition was typically part of a development plan. The proposal for demolition was presented to ABR without a development plan, and that meant the Board could not approve it. At the current day's ABR pre-review meeting, conceptual drawings were shown, and a more complete plan was forthcoming but not in time before next week's meeting; the soonest would be at the February 14th meeting.

Heather Rudge, 13926 Clifton Boulevard and LHAB member, said landmark designation did not preclude demolition and encourage the Commission to render a decision designating the property as historical at the current evening's meeting.

Mr. Stockman said that St. James Catholic Church and the First Church Christ Scientist buildings were designated historic by the PC despite the protest of the owners; however, this one was different. He felt additional information and the decision by the full seven members were needed. Ms. Belsito agreed with Mr. Stockman and said there were many residential homes that qualified. There was no eminent threat of demolition. Ms. Rudge said the policy was decided when the ordinance became law; it did not matter how many homes were eligible. The Commission said this was the first residential property being decided by them for historic designation, and they wanted to proceed cautiously. Mr. Greytak said he would probably vote the same way next month as he would have at the current meeting. Ms. Cierebiej agreed.

A motion was made by Mr. Stockman, seconded by Ms. Cierebiej, to DEFER until the meeting of February 7, 2013. Ms. Belsito suggested the Commission and LHAB meet to discuss residential properties and the forward movement of future preservation. Mr. Sicha said LHAB would put it on their agenda for the January 24, 2013 meeting. Ms. Rudge suggested a retreat among LHAB, PC, and ABR outside of City Hall. Mr. Siley said it would have to be an announced and open meeting. Ms. Belsito, Ms. Cierebiej, and Mr. Stockman voting yea and Mr. Greytak voting nay, the motion failed resulting in the item being tabled until the meeting of February 7, 2013.

5. **Docket 12-27-12 Communication from Planning and Development
Director Regarding Clifton Boulevard Bus Shelter
Enhancements**

The proposed Clifton Boulevard Bus Shelter Enhancements plan will be presented for approval. As collaboration between the City of Lakewood and the Greater Cleveland Regional Transit Authority, the project will traverse from West Clifton Boulevard to West 117th Street.

In the latter part of 2012, it was announced the Lakewood local investment will be capped at \$50,000 for nearly \$950,000 of federally funded improvements. The City will redirect other existing transportation dollars to fund its share. This presents an opportunity to improve Clifton Boulevard with a much smaller investment while keeping our options open for future projects funded by state and federal dollars. This item was deferred from the meeting of December 6, 2012. (Page 25)

Mr. Siley and Kenneth Emling, Richard L. Bowen + Associates, were present. Because of problems with federal, state and other mandates, the original plan was modified. Before PC that evening was the question of granting approval for the reduced number of bus shelters. Mr. Emling described the project as his PowerPoint was displayed. After a number of meetings, he felt a consensual decision was reached by all parties involved. New informational signage would be erected. The bus shelters would be on the south side of Clifton Boulevard only; bus stops were along the north side. Mr. Emling described the materials of the proposed shelters; there would be gutters and lighting and would meet ADA requirements. Progressing west on Clifton Boulevard, he described the attributes of each stop. The finalized construction documents were planned for March with the project going to bid after that. Construction would begin the spring of 2013 and end December 2013. Asked if the Lakewood side would be finished before Cleveland, Mr. Emling said there was more roadway work to be done in Cleveland but would not commit to a timeframe; that would be the decision of the winning bid contractor. Signal timing was not part of the current project.

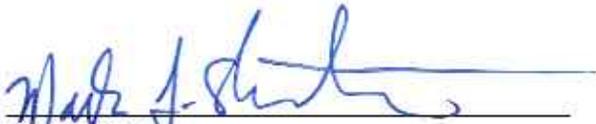
A motion was made by Ms. Cierebiej, seconded by Mr. Greytak to **GRANT** the request as submitted. Asked if there was public comment, there was none. All of the members voting yea, the motion passed. Mr. Siley thanked Mr. Emling for his hard work.

6. **ELECTION OF OFFICERS.**

A motion was made by Mr. Stockman, seconded by Ms. Cierebiej, to **DEFER** the election of officers to the meeting of February 7, 2013. All of the members voting yea, the motion passed.

7. **ADJOURN.**

A motion was made by Ms. Belsito, seconded by Mr. Stockman, to **ADJOURN** the meeting at 8:17 p.m. All of the members voting yea, the motion passed.


Signature

2-7-13
Date



3

Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. Jeff Weber
- 2. RICHARD SICHA
- 3. Jim O'Leary
- 4. Gaynel Mellino
- 5. MARK REIS WOOD
- 6. [Signature]
- 7. [Signature]
- 8. Thomas O'Leary
- 9. [Signature]
- 10. Heather Pudez
- 11. KENNETH EMLING

- [Signature]
- [Signature] CHAIR
- [Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS/Sign Citizens Advisory Civil Service Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Planning Zoning Appeals Other:

Date of Proceeding: Thursday, January 3, 2013

From: "Mary Holland" <maryholland@cox.net>

Subject: Re: Semaan Property

Date: January 2, 2013 9:45:29 PM EST

To: "Jeff Weber" <jkweber@cox.net>

Jeff,

I will not be able to attend the meeting tomorrow evening, but I wanted to share some of my thoughts as the owner of one of the other two 2+ acres of property on Edgewater Dr.

As you may know, when we purchased our home now almost 19 years ago (May 1994), it had been vacant for over two years and had been for sale for over 3. The house was scheduled to go to sheriff's sale, and we were able to retain an attorney and negotiate to purchase the house out from under the sheriff's sale. We had 30 days to close, no home inspection, and waived all rights to any recourse, definitely buyer beware. To say that the property needed work is an understatement, but we could see that the house had "good bones", and a quality of workmanship and materials that one can't duplicate today, without incurring an extraordinary expense. It has taken time, and money and finding the right craftsman, and a vision or maybe just a love of the potential that we saw in this property and our home built in 1908.

I would like the Semaan's to come see our house. It is hardly 'old'. We have gleaming hardwood floors, plaster walls, not drywall, but plaster walls without a crack, marble fireplaces that draw without the help of gas, 10 foot ceilings and wonderful crown molding. Solid brass hinges, all of which we removed and sent off to be restored. Original bathroom sinks, and an original marble shower that rivals the ones at the Union Club. We weren't up to code when we purchased the house. All the wiring had to be done; as did the plumbing--when we turned the water on to the house, we had water pouring out of ceilings and floors because pipes had burst when the heat was turned off without draining the pipes. Fuses blew if one used the toaster when the kitchen light was on. We lived here for over 5 years before we renovated the kitchen. The pillars in the front of the house were held together with straps. I could go on.

I can't believe the challenges that the Semaan's might face could be worse than what we encountered, but perhaps I am wrong. I also cannot believe that the cost of any renovation could possibly exceed the cost of the construction of a new home, especially when possibly coupled with the demolition of the existing one.

I have to question why the Semaan's purchased this property if they had no wish to bring that gracious old home back to life. Needless to say, I am very much in support of the City granting the property an historic designation. I hope that designation will be an impetus for the Semaan's to reconsider their plans to build a new home on the property, and to consider again the potential of what they already own.

Sincerely,

Mary and Tom Holland
13920 Edgewater Dr.
Lakewood, Oh 44107

ENHANCE CLIFTON



CLIFTON BOULEVARD TRANSPORTATION ENHANCEMENT PROGRAM

Clifton Boulevard Transportation Enhancement Program

Planning Commission— Lakewood, Ohio

January 3, 2013

*A Project of the Greater Cleveland Regional Transit Authority in
partnership with the City of Cleveland and the City of Lakewood*



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CLIFTON BOULEVARD TRANSPORTATION ENHANCEMENT PROGRAM

Project Schedule

Project Launch	January 12, 2010
Public Meeting #1 (Cleveland & Lakewood)	April 07, 2010
Field Survey Complete	April 12, 2010
Conceptual (30%) Design	June 11, 2010
Public Work Session (Cleveland)	August 5, 2010
Public Work Session (Lakewood)	August 11, 2010
Preliminary (60%) Design	October 15, 2012
Final Public Meeting (Cleveland)	November 8, 2012
Final Public Meeting (Lakewood)	November 14, 2012
 Planning Commission (Lakewood)	January 3, 2013
Construction (100%) Documents	March 1, 2013
Begin Construction	Spring 2013

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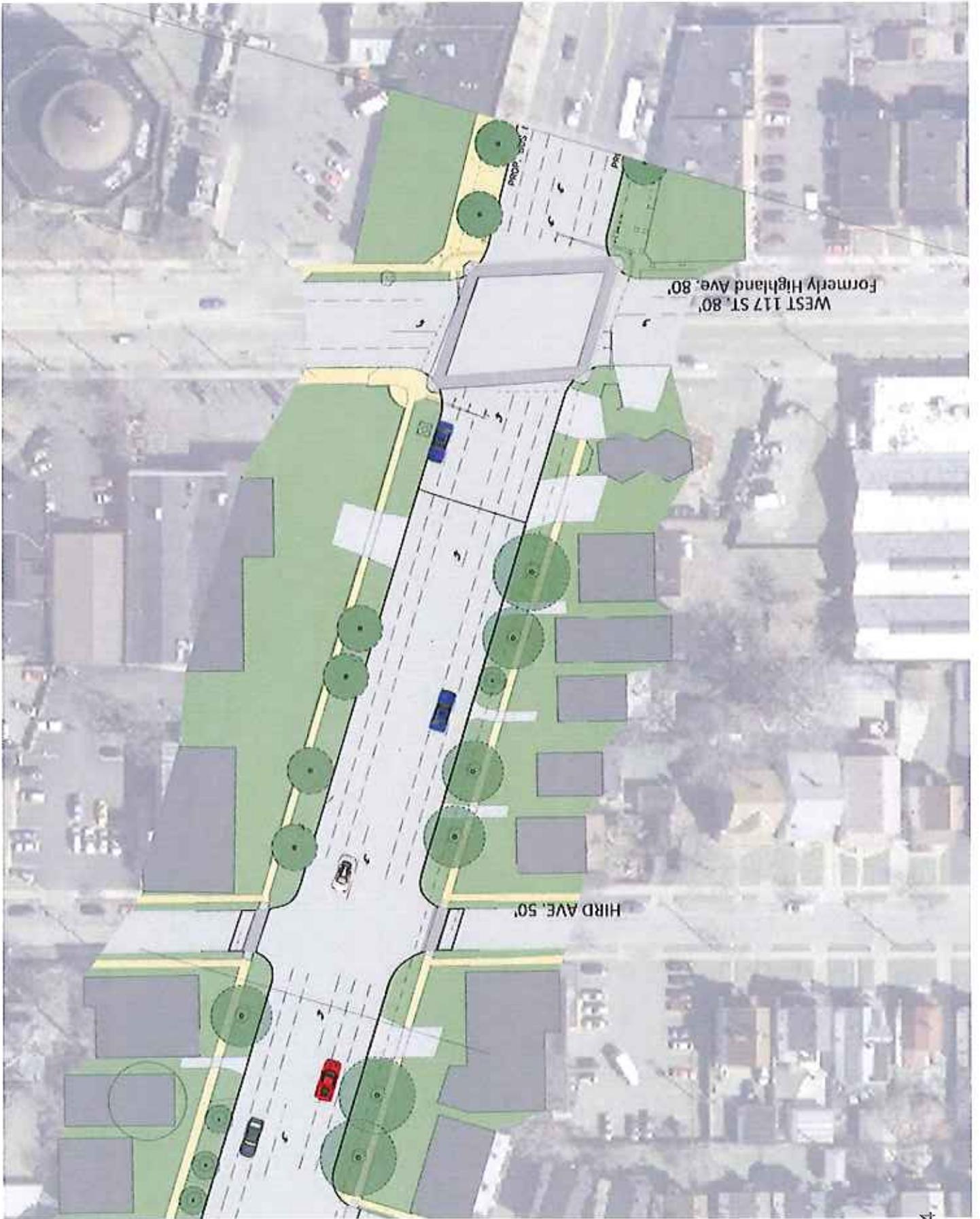
CLIFTON BOULEVARD TRANSPORTATION ENHANCEMENT PROGRAM

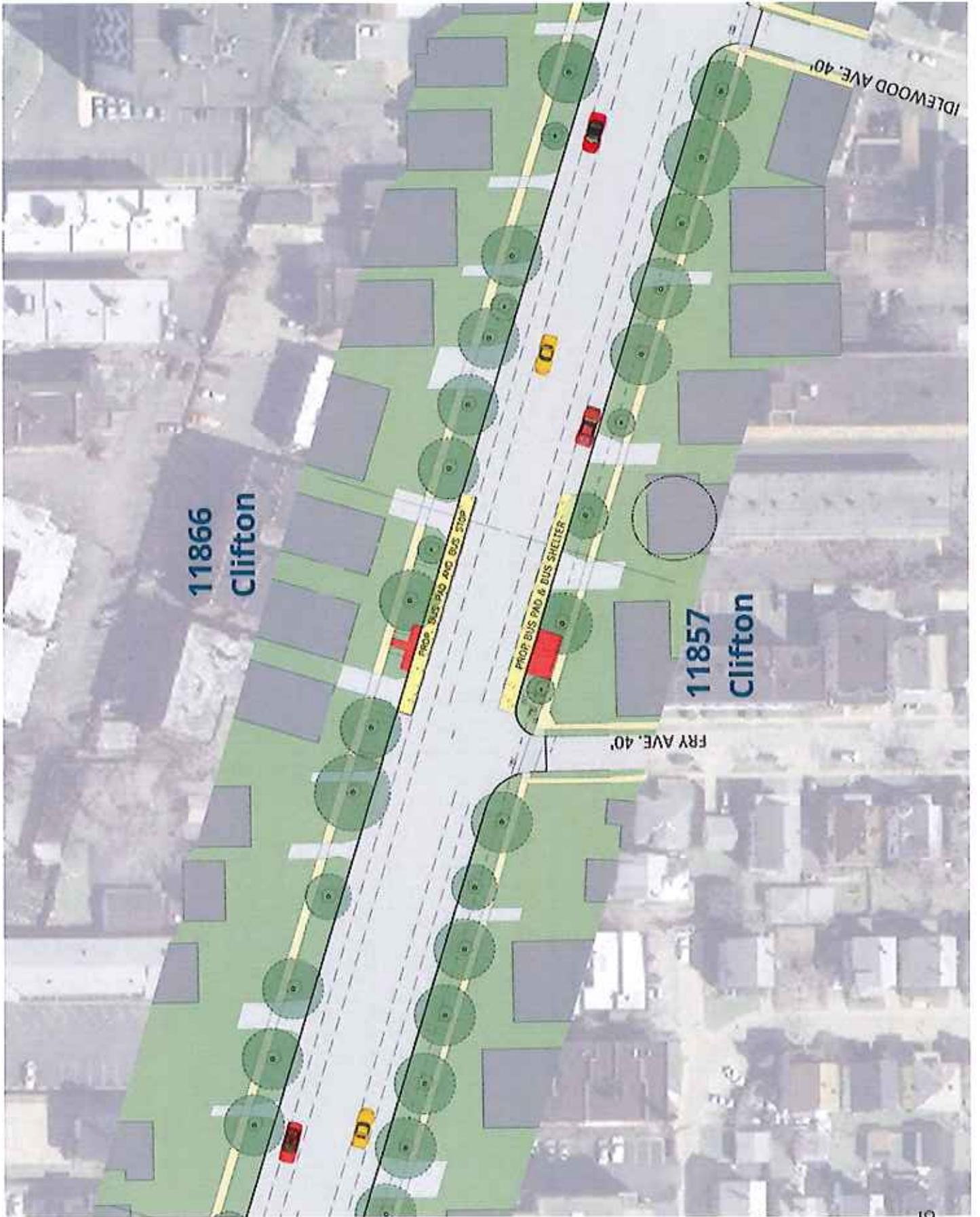
Project Scope - Lakewood

- The new permanent stations will still be constructed at the previously determined locations.
- Each new station will also have a new concrete bus pad within the curb lane.
- The curb lane will receive new signage and pavement markings to designate the peak hours when the lanes are bus-only.
- No other construction within the City of Lakewood will occur.

A Project of the Greater Cleveland Regional Transit Authority in partnership with the City of Cleveland and the City of Lakewood







11866
Clifton

11857
Clifton

PROP. BUS STOP AND BUS STOP

PROP. BUS STOP & BUS SHELTER

FRY AVE. 40'

IDLEWOOD AVE. 40'

ENHANCE CLIFTON



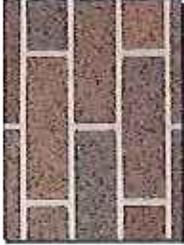
EXISTING ENVIRONMENT-1



EXISTING ENVIRONMENT-2



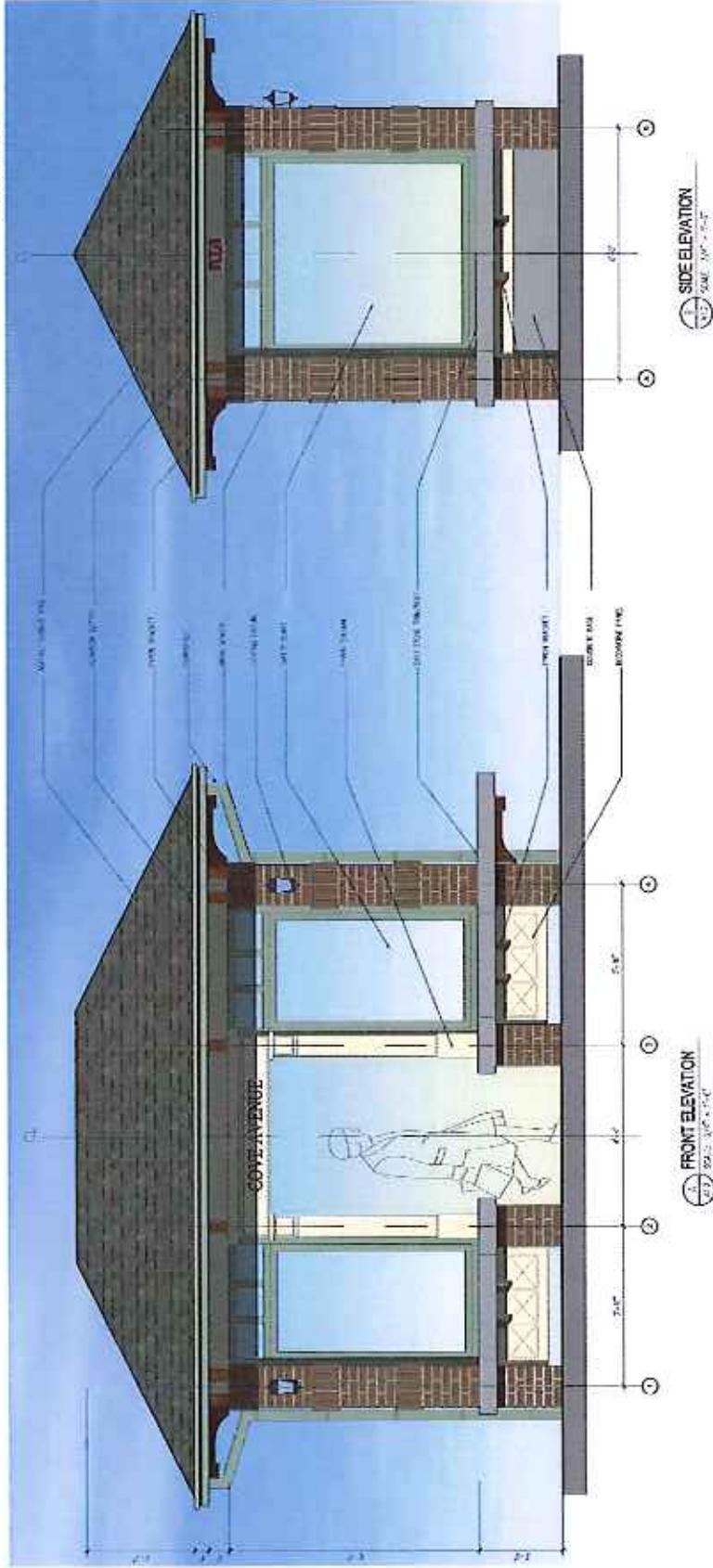
EXISTING ENVIRONMENT-3



BELDEN
STYLE: NAPER BLEND



TANCO
STYLE: HERITAGE 2x4
COLOR: AGED WOOD



A Project of the Greater Cleveland Regional Transit Authority in partnership with the City of Cleveland and the City of Lakewood







13412
Clifton

13407
Clifton

NICHOLSON AVE. 60'

CLIFTON BLVD. 120'
CLIFTON BLVD. 120'





14530
Clifton

14531
Clifton

BELLE AVE. 60'

MARLOWE AVE. 58'

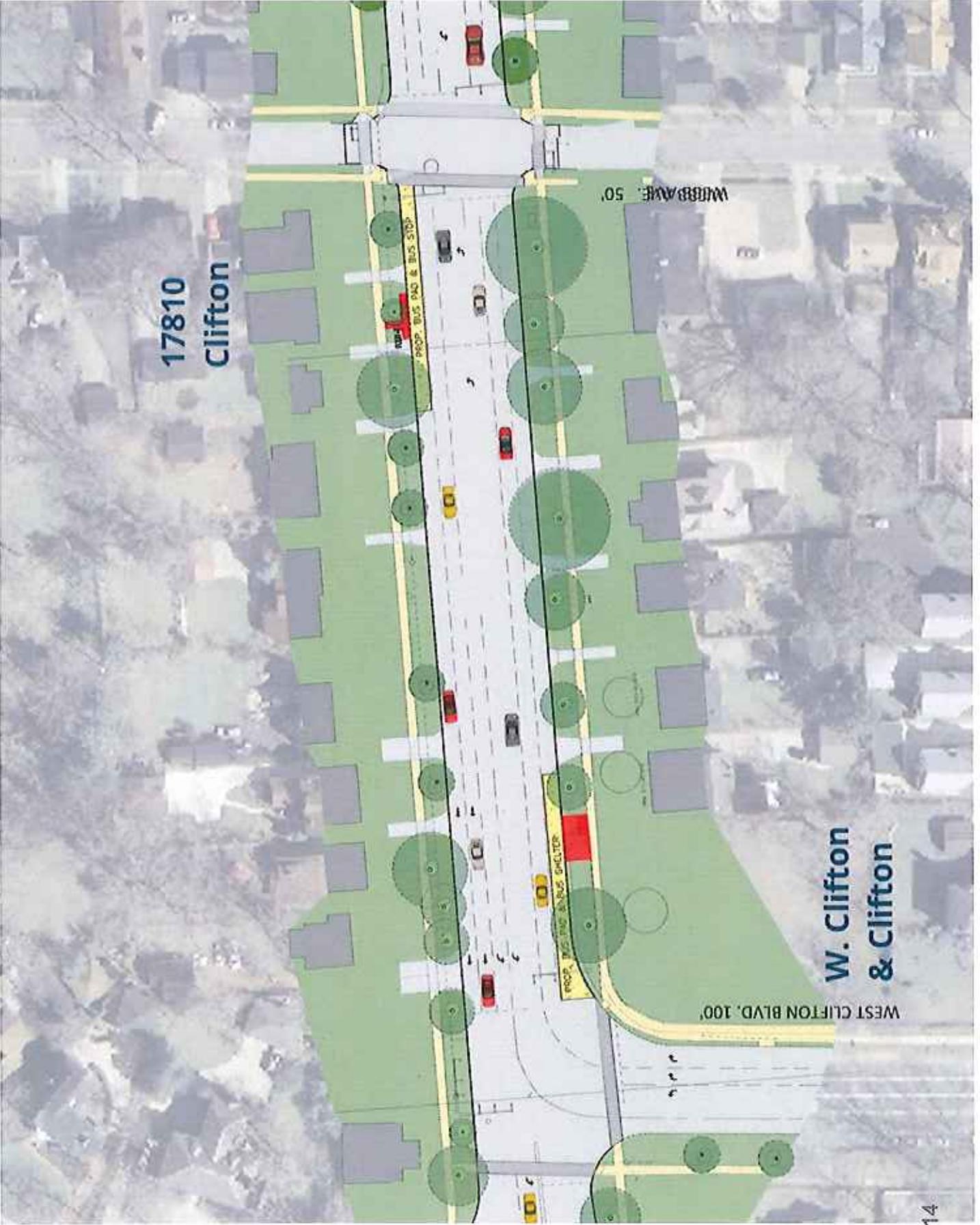
PROP. BUS PAD & BUS SHELTER

PROP. BUS PAD & BUS SHELTER









ENHANCE CLIFTON



CLIFTON BOULEVARD TRANSPORTATION ENHANCEMENT PROGRAM

Next Steps

1. Evaluate input from today's meeting
2. Complete Section 106 Documentation
3. Complete Construction Documents
4. RTA Board Approval of Selected Bidder
5. Construction

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CLIFTON BOULEVARD TRANSPORTATION ENHANCEMENT PROGRAM

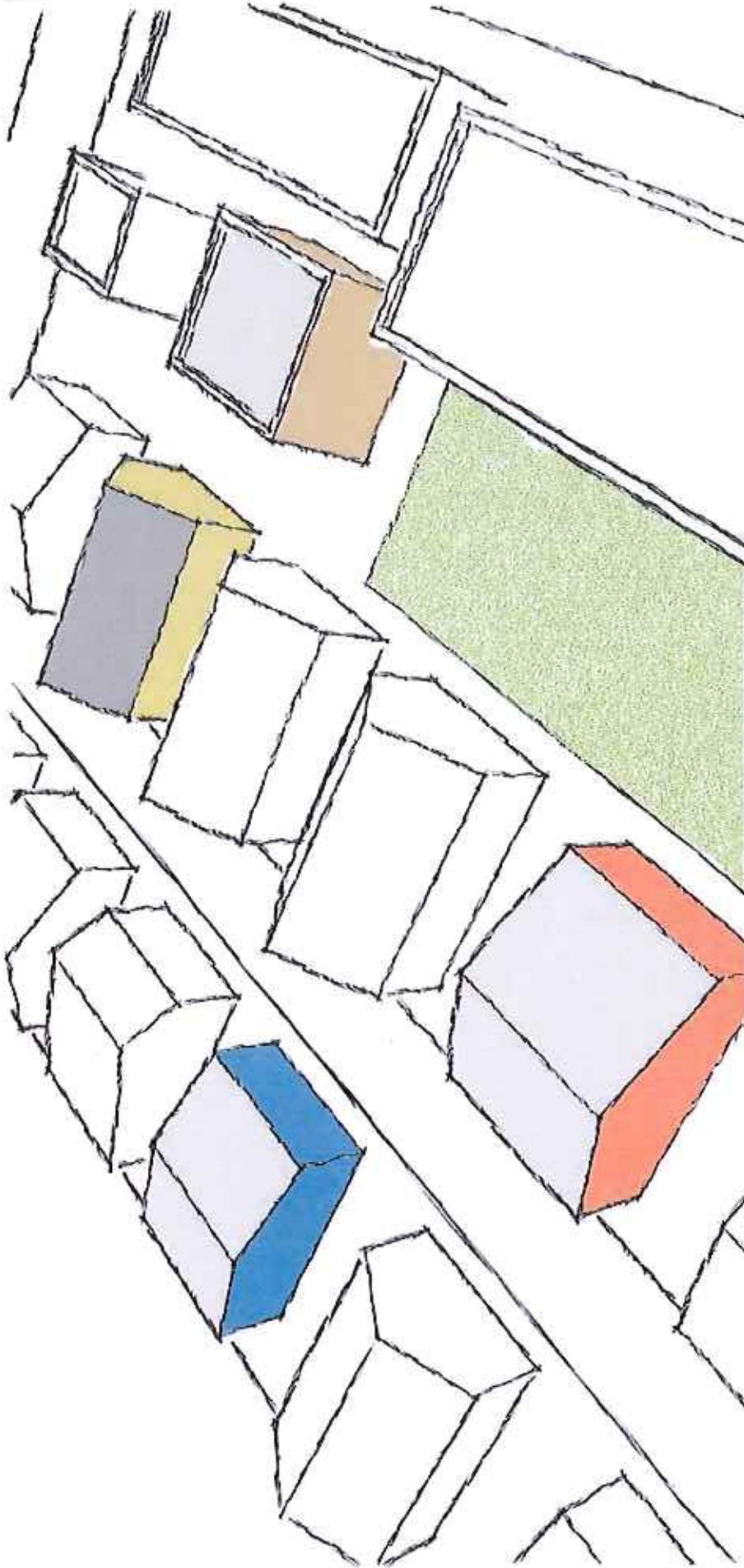
Thank You...

Questions?

www.EnhanceClifton.com

A Project of the Greater Cleveland Regional Transit Authority in partnership with the City of Cleveland and the City of Lakewood

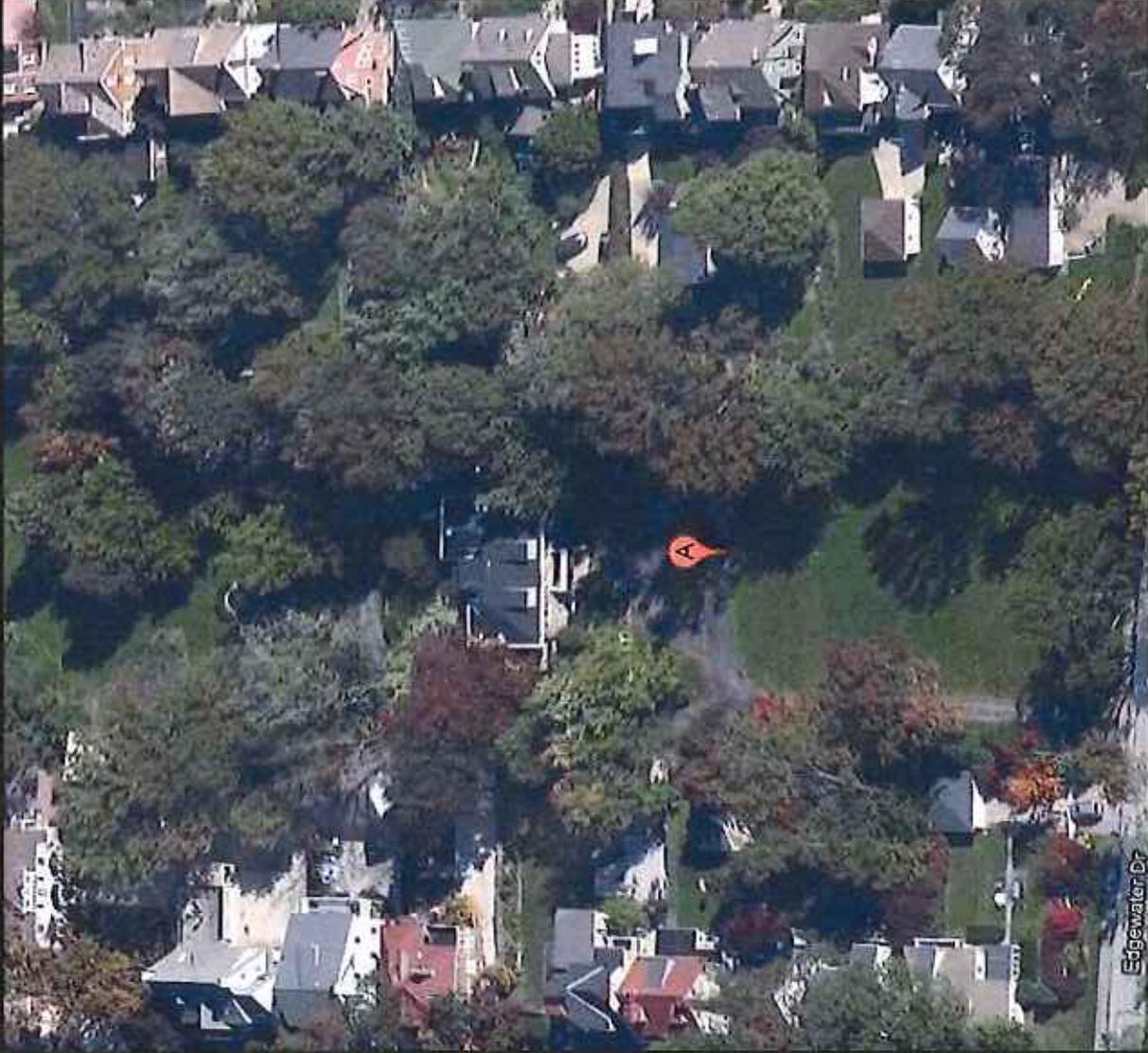




Planning Commission

January 2013

Planning Commission
January 2013



13474 Edgewater Drive Heideloff House

Planning Commission
January 2013

Edgewater Dr



13474 Edgewater Drive
Heideloff House

Planning Commission
January 2013

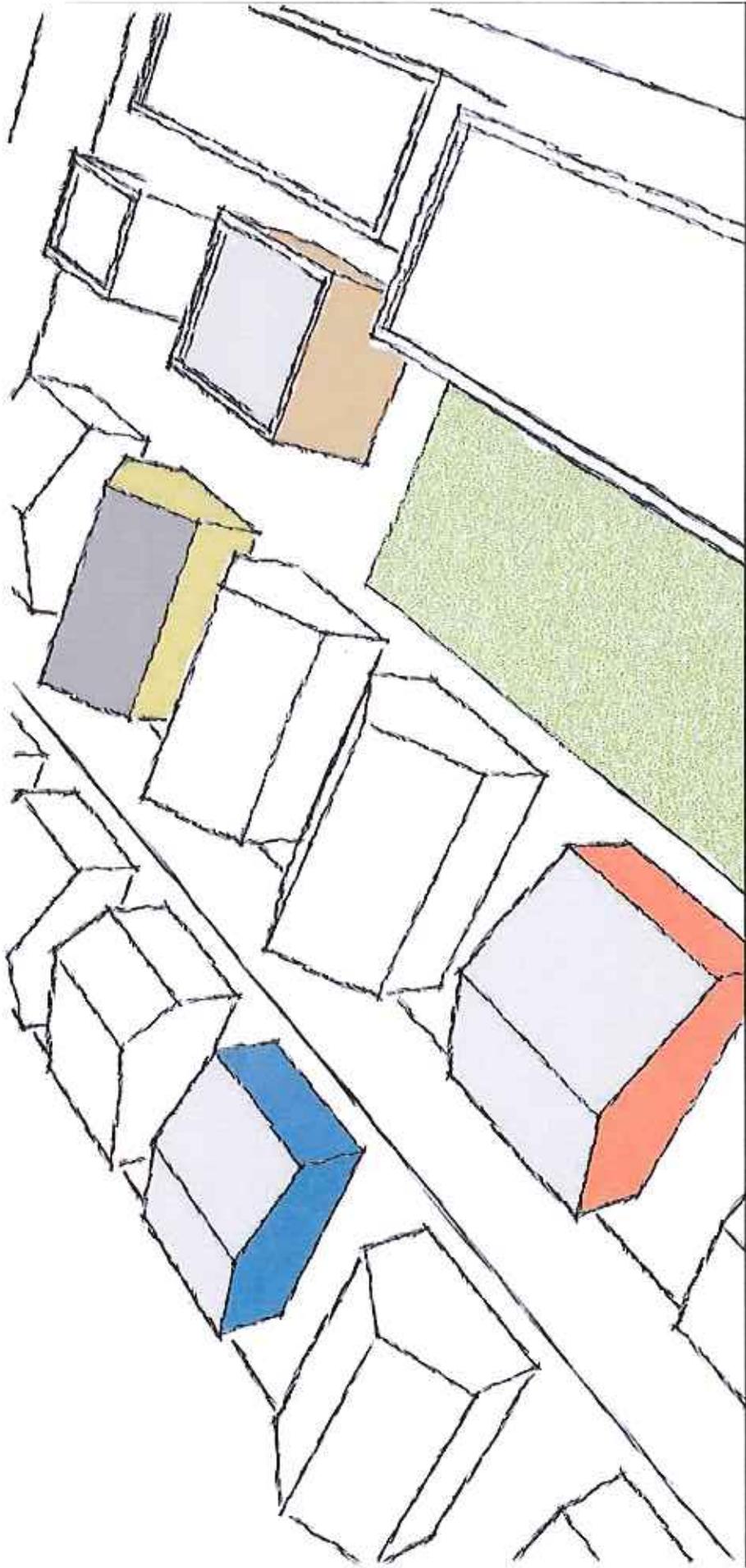
Clifton Boulevard Bus Shelter Enhancements



Intersection of
Clifton Boulevard
and West Clifton
Looking
East/South



Intersection of
Clifton
Boulevard
and West 117th
St. Looking West



Planning Commission

January 2013

Planning Commission
January 2013