

A motion was made by Mr. Gaydos, seconded by Ms. Belsito **GRANT** the request with the stipulation that the Architectural Board of Review approves the item at its August 8, 2013 meeting.

NEW BUSINESS

6. **Docket 08-22-13** **12405 Madison Avenue**
STEM Handmade Soap

Steve Meka and David Willett, applicants request a Conditional Use permit for the manufacturing and sale of handmade soaps and related products in a building with one storefront and one apartment dwelling unit, pursuant to Section 1129.02 – Principal and Conditional Permitted Uses. The property is located in a C2, Commercial and Retail district. (Page 5)

Steve Meka, applicant was present to explain the request. One batch of handmade soap weighed about 80 pounds. The process did not necessitate the use of venting. He stated they were in the process of renovating the interior of the building. Mr. Gaydos felt it was a wonderful addition to Bird Town.

There were no further comments or questions from the Commission. There were no comments or questions from the public.

Mr. Siley said it was a commercially zoned property; C-2. The only reason it was before the Commission was because the business was considered light manufacturing. The city's administration thanked Mr. Meka for the investment, the purchase and renovation of the property.

A motion was made by Mr. Gaydos, seconded by Mr. Metzger, to **GRANT** the Conditional Use. All of the members voting yea, the motion passed.

7. **Docket 08-23-13** **16934 Detroit Avenue**
Midtown Booths

Douglas Lamb, applicant requests a Conditional Use permit for an outdoor dining facility at the rear of the tavern, pursuant to Section 1129.13 – Supplemental Regulations for Outdoor Seasonal Dining Facility. The property is located in a C3, Commercial and General Business district. (Page 9)

Leon Sampat, LS Architects and representative, was present to explain the request. The patio would seat 24 patrons; the expanded restaurant would seat 68. The asphalt area would be graded, paved and enclosed with a six foot board-on-board fence. The Commission noted the property was surrounded by residential properties. The proposed garage doors opening onto the patio was a concern for noise issues.

Mr. Siley commented that the outdoor dining component had become an important and desirable element. Overhead doors were being installed on the front of buildings rather than the rear. Only one Lakewood establishment, Around the Corner, had doors open to a rear patio, and music coming from the inside of the bar during late hours had been disruptive to the neighboring residents. The City had

Nate Barrett, Clifton Pointe II LLC, applicant requests lot consolidation of two parcels into one parcel (PPN#s 311-14-017 and 311-14-018), pursuant to Section 1155.06 – Procedures for Lot Consolidations and Resubdivisions. (Page 28)

Andrew Brickman, Abode Living was present to explain the request. Approvals had been received from the Board of Zoning Appeals and the Architectural Board of Review already.

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

COMMUNICATION

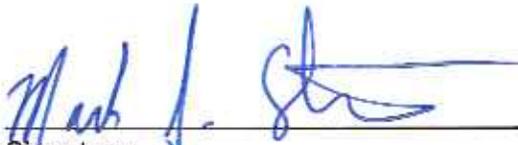
10. **DOCKET 08-26-13** **Communication from the Department of Planning and Development Regarding a Parking Study of Uptown Madison**

At the May 16, 2013 meeting, the Board of Zoning Appeals reviewed and approved a parking variance for the applicant located at 15603 Madison Avenue, Roxu, LLC. At that meeting, the Board requested a parking study of Uptown Madison to be completed to better understand the parking supply and demand. City staff will present the working draft of the parking study for review and discussion. (Page 35)

Jason Russell presented the working draft of the parking study by utilizing a Prezi presentation (made part of record). Municipal lots 2 and 36 were underutilized, and signage was inadequate. The larger lot 2 was not metered. 95% of the on-street parking was metered. Across from Barrio, 15527-33 Madison Avenue, Lot 36 was metered in the past; the meters had since been removed. Lot 36 needed to be repaved, striped and additional lighting. Lot 2 needed to be striped. It was hoped for privately owned lot owners to allow parking for the evening businesses.

A motion was made by Ms. Belsito, seconded by Mr. Metzger, to **RECEIVE AND FILE** the communication. All of the members voting yea, the motion passed.

A motion was made by Mr. Stockman, seconded by Mr. Gaydos, to **ADJOURN** the meeting at 7:02 p.m. All of the members voting yea, the motion passed.



Signature

9-5-2013

Date



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. Bonnie Lewandowski

Bonnie Lewandowski

2. Elise Masaroca

Elise Masaroca

3. Opaldine Klumber

Opaldine Klumber

4. Sten Mick

Sten Mick

5. LEON Sampet

LEON Sampet

6. Chris Mullin CHRIS MULLIN

Chris Mullin

7. Andrew Boudeman

Andrew Boudeman

8. _____

9. _____

10. _____

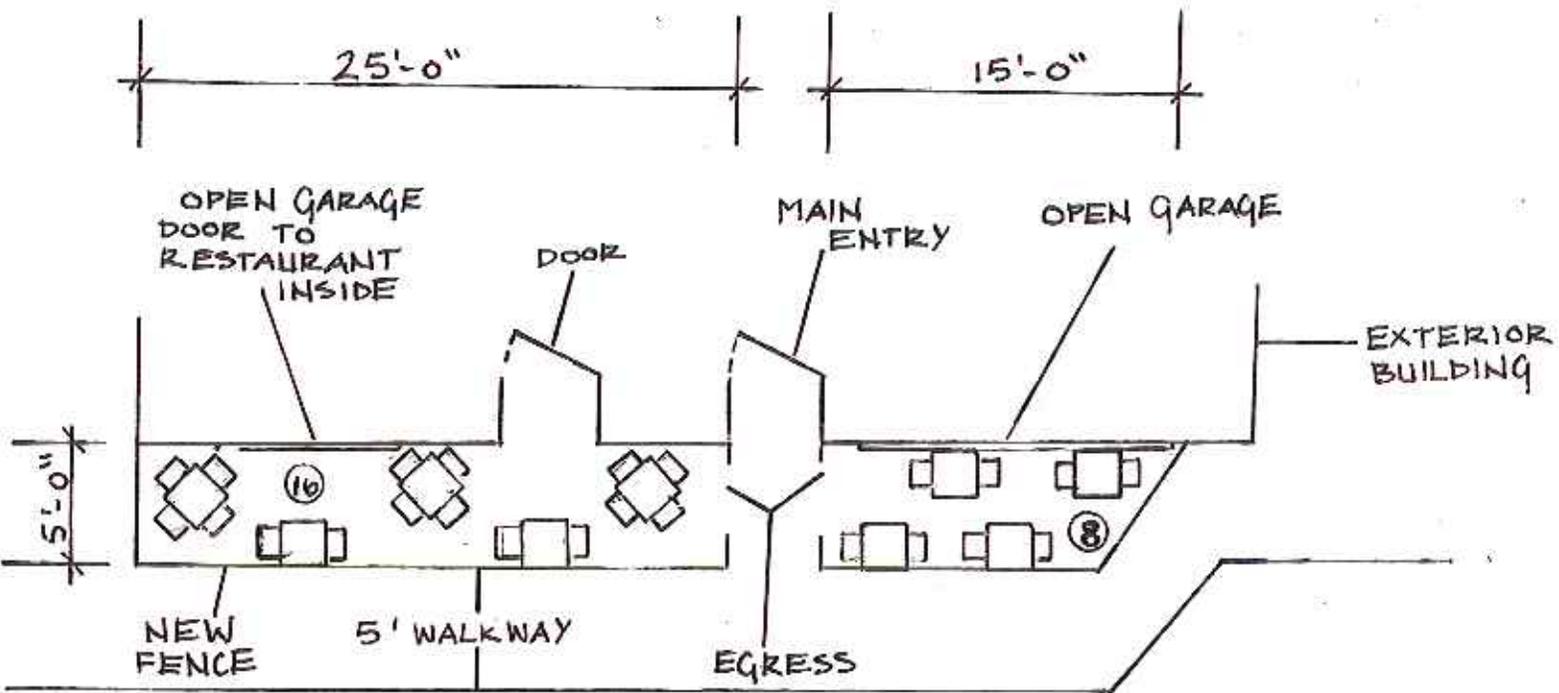
11. _____

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, August 1, 2013



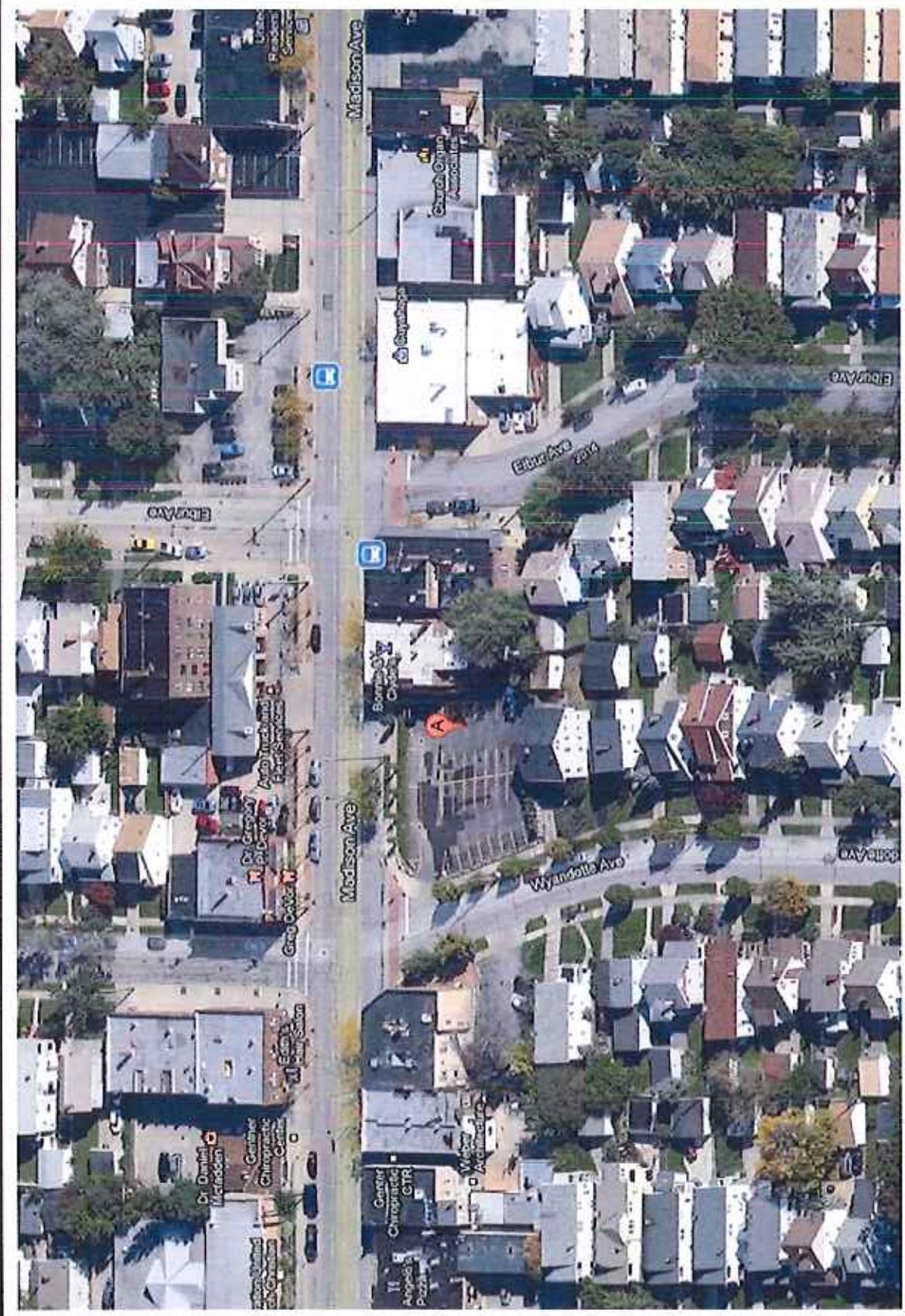
$\frac{1}{8}'' = 1'-0''$
 OUTDOOR PATIO

Barrio
 07-20-13

Planning Commission

August 2013





13603 Madison Ave

Planning Commission
August 2013





Planning Commission
August 2013



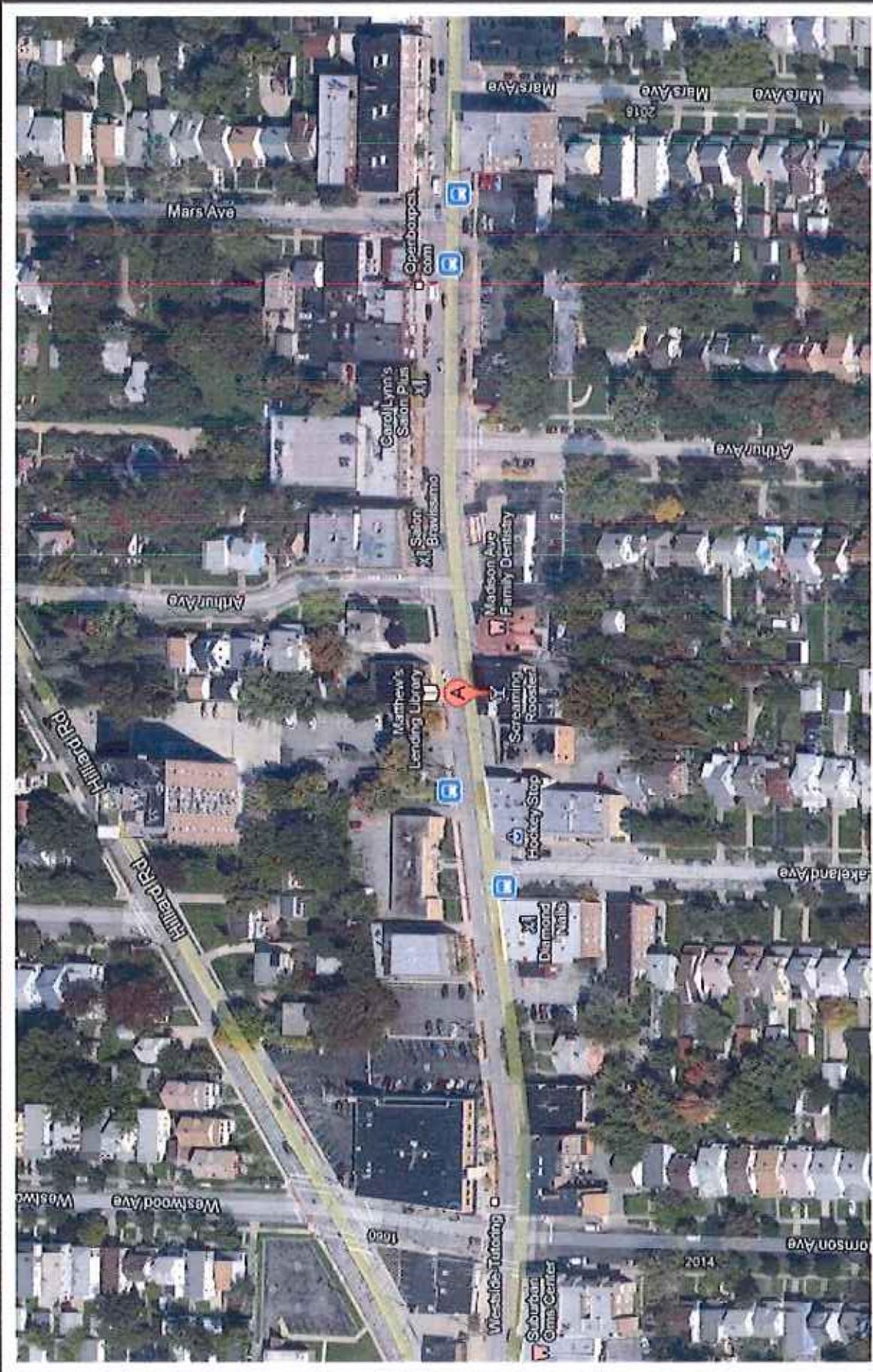
13603 Madison Ave



Planning Commission
August 2013

13603 Madison Ave





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June 2015

15527 Madison Avenue





Planning Commission
August 2016

15527 Madison Avenue

15527 Madison Avenue

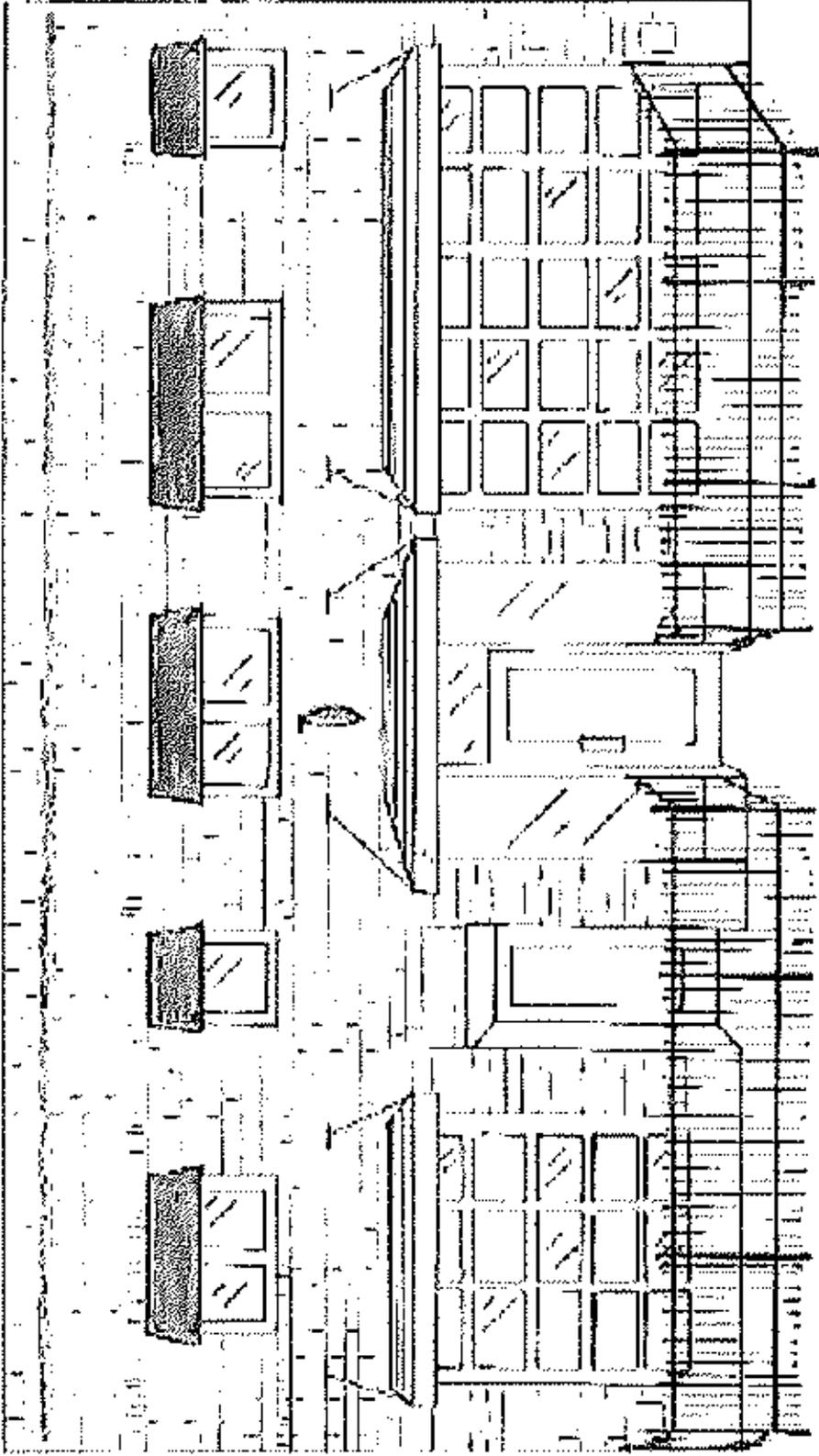




15527 Madison Avenue

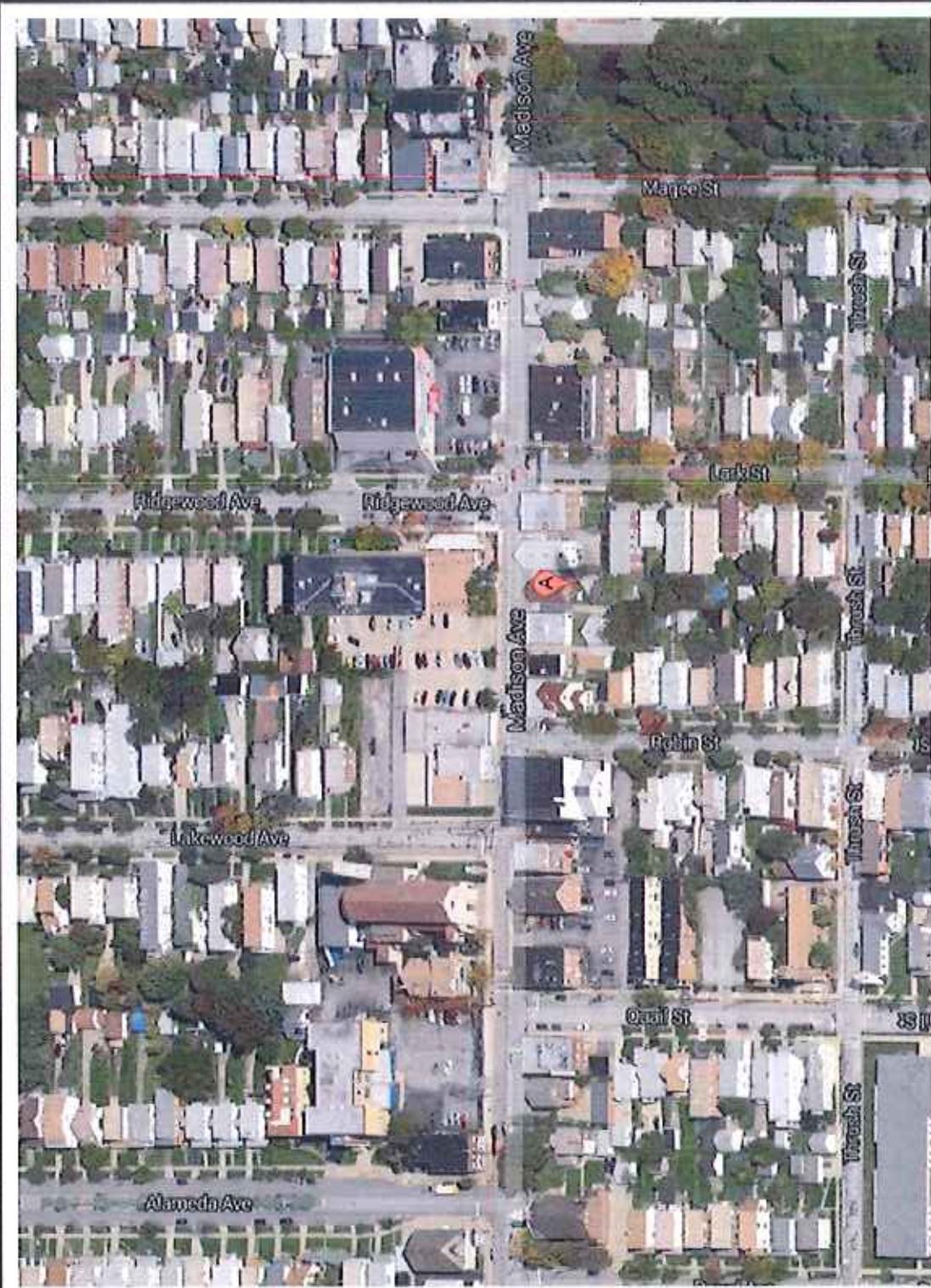
Planning Commission
August 2013





Planning Commission
August 2013

15527 Madison Avenue



12405 Madison Avenue

Planning Commission
August 2013

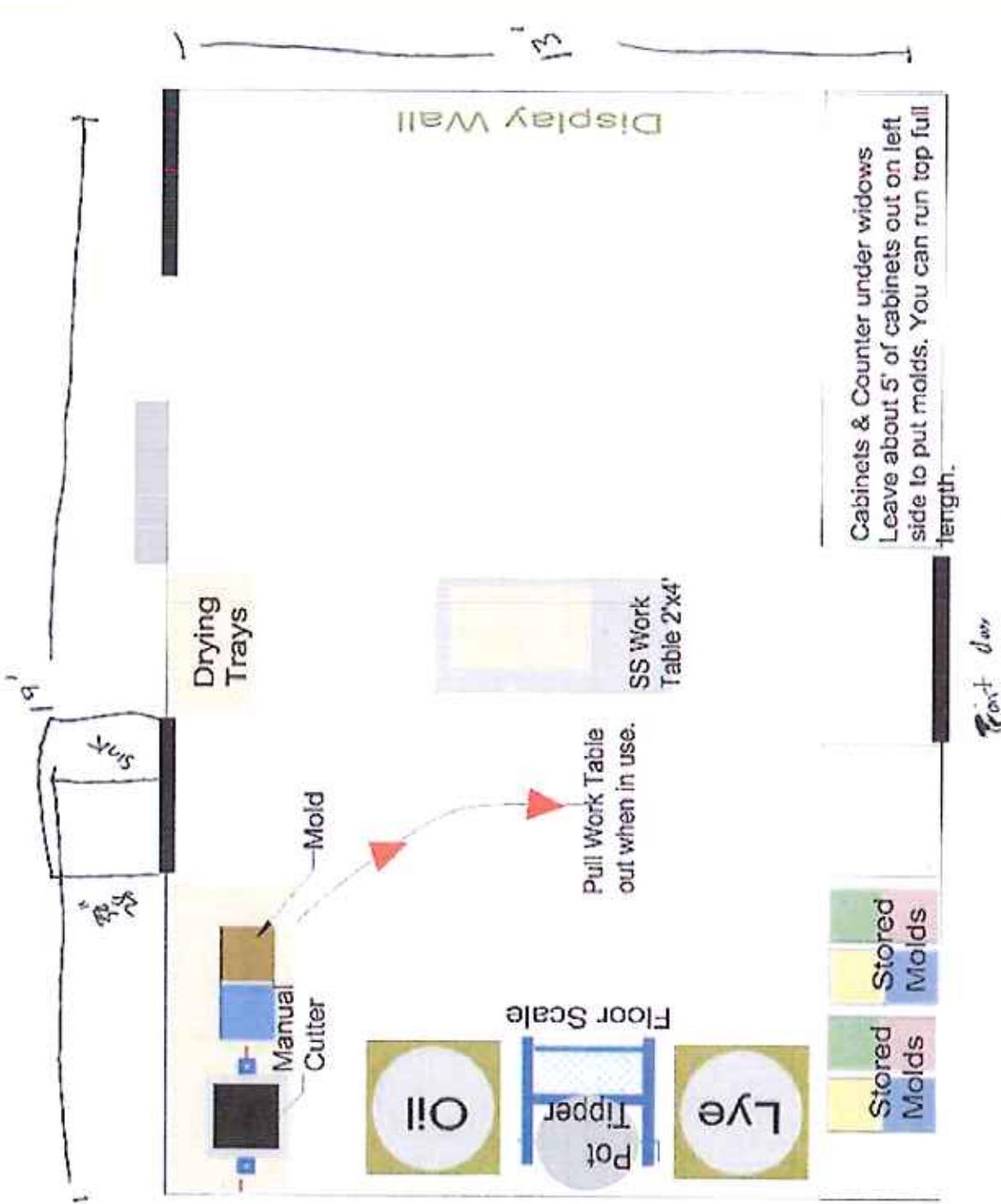




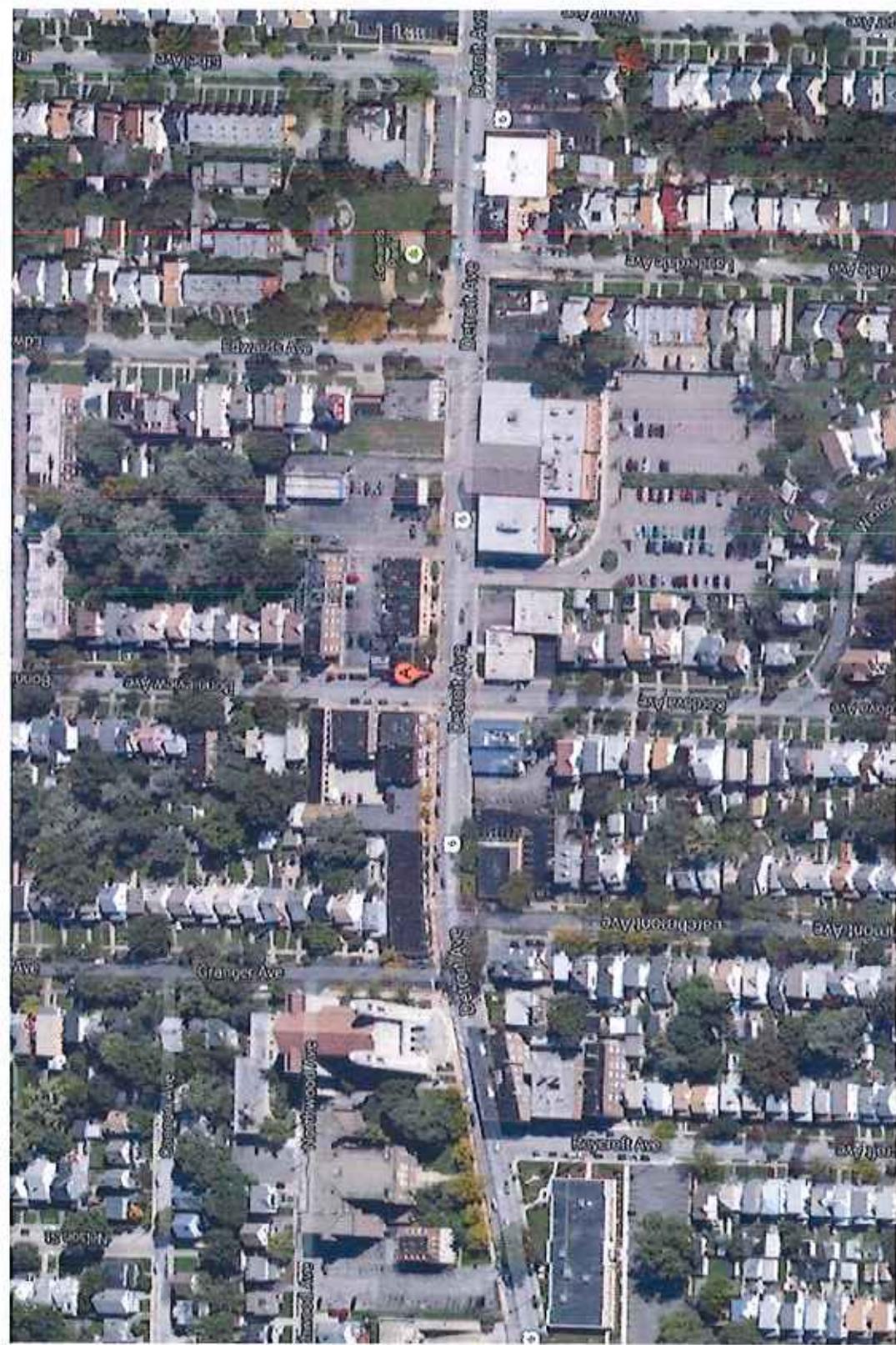
12405 Madison Avenue



Planning Commission
August 2013



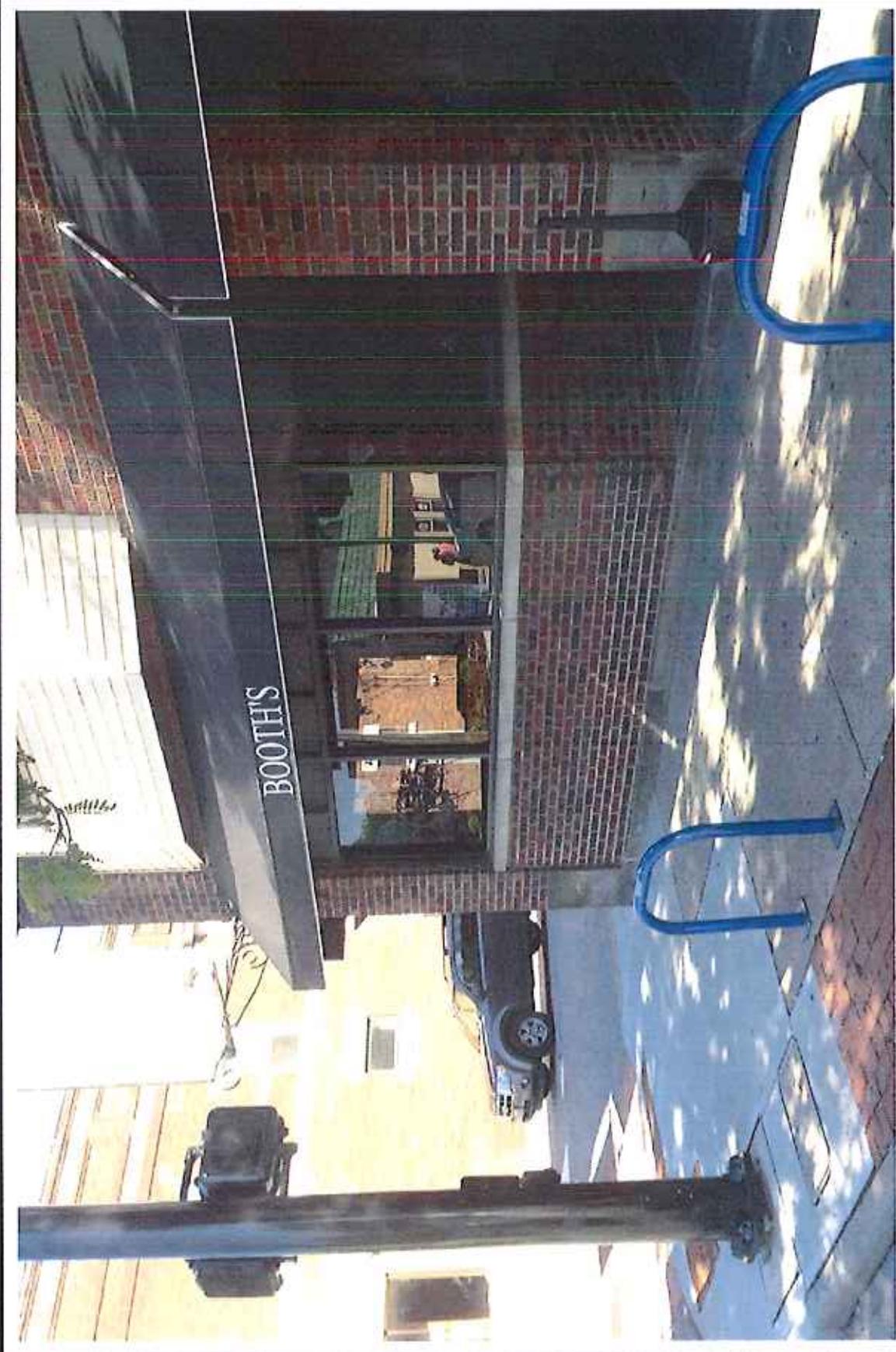
Cabinets & Counter under windows
 Leave about 5' of cabinets out on left
 side to put molds. You can run top full
 length.



16934 Detroit Avenue



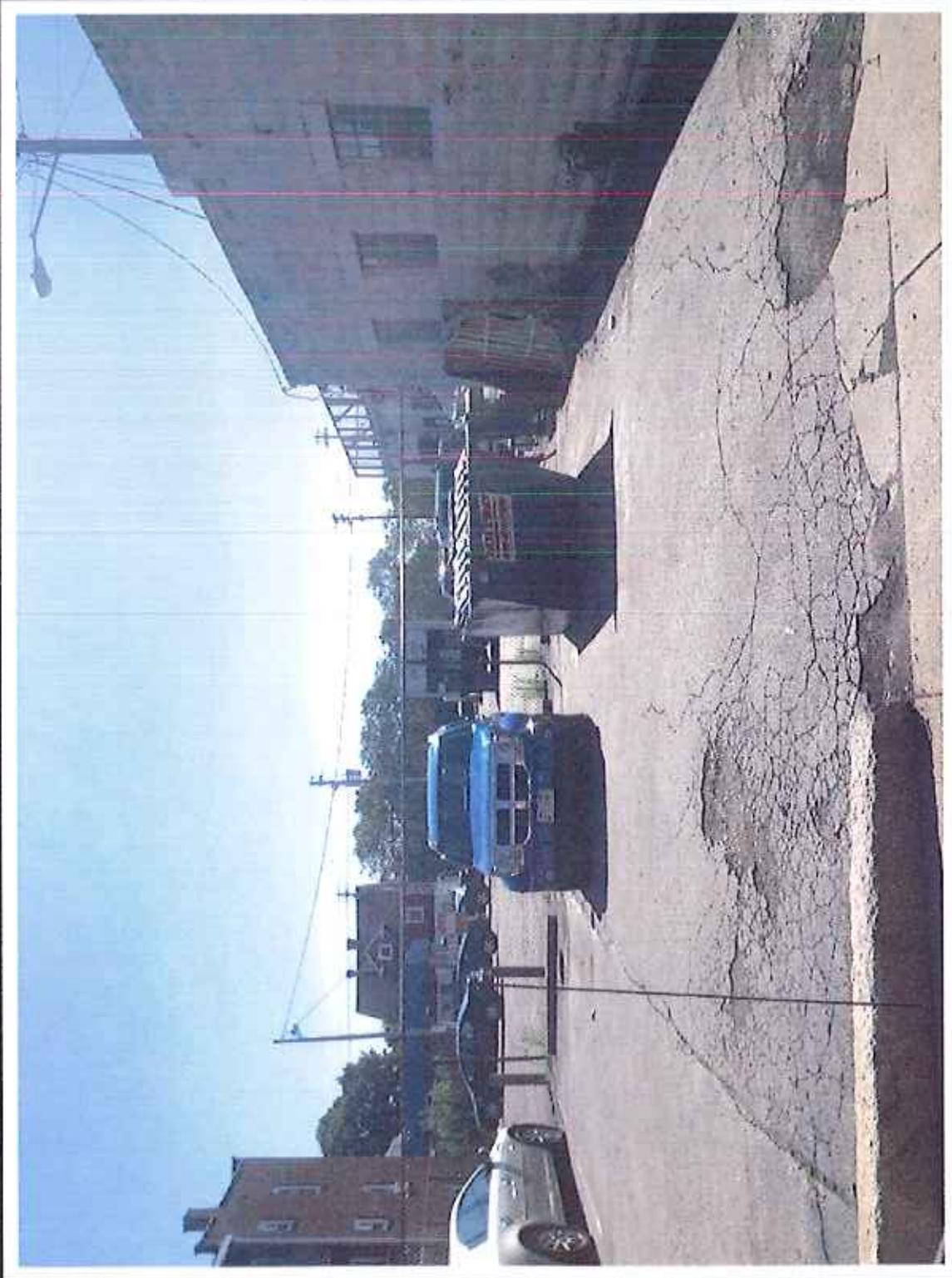
Planning Commission
August 2013



16934 Detroit Avenue

Planning Commission
August 2013





Planning Commission
August 2013



16934 Detroit Avenue

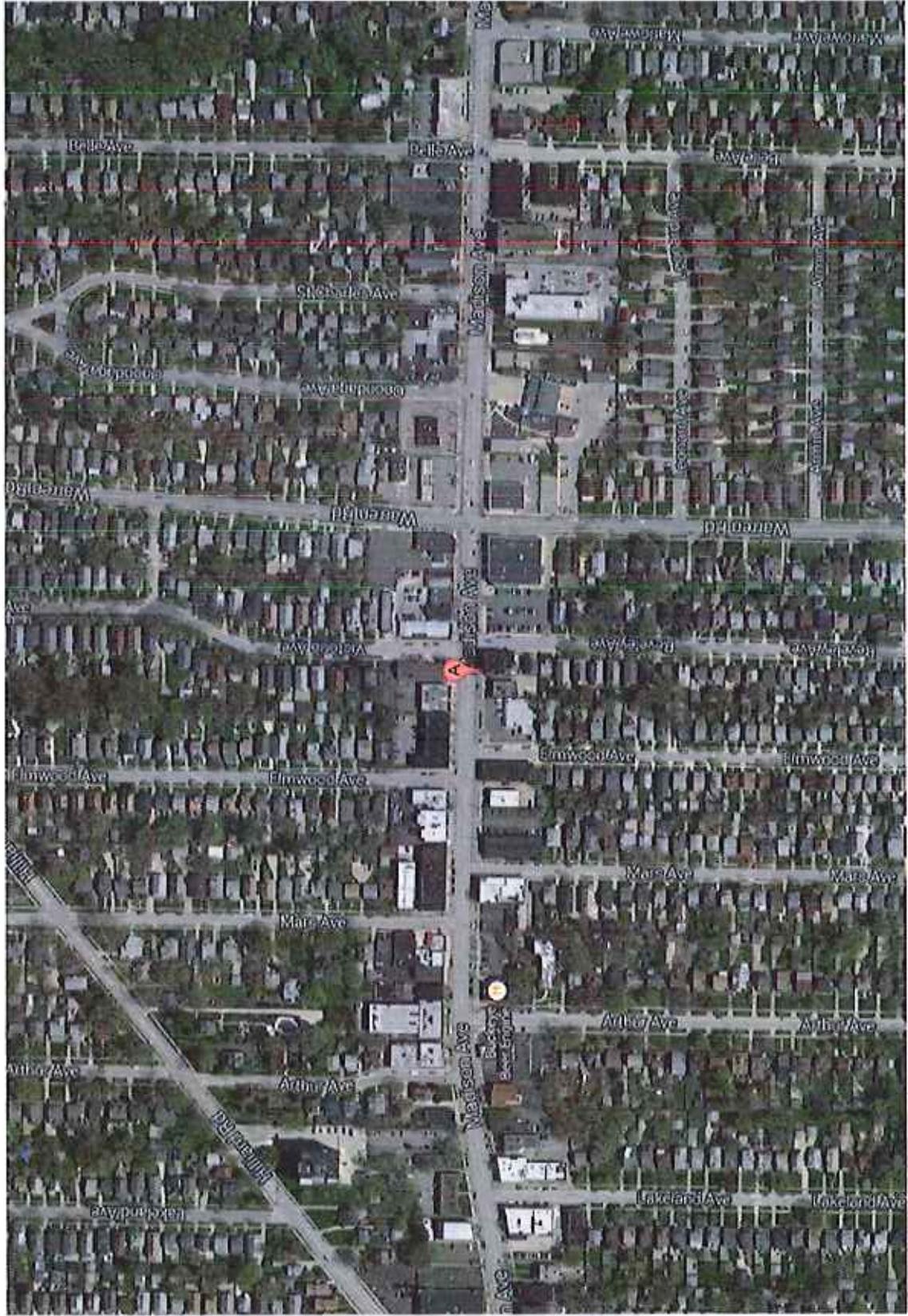


16934 Detroit Avenue



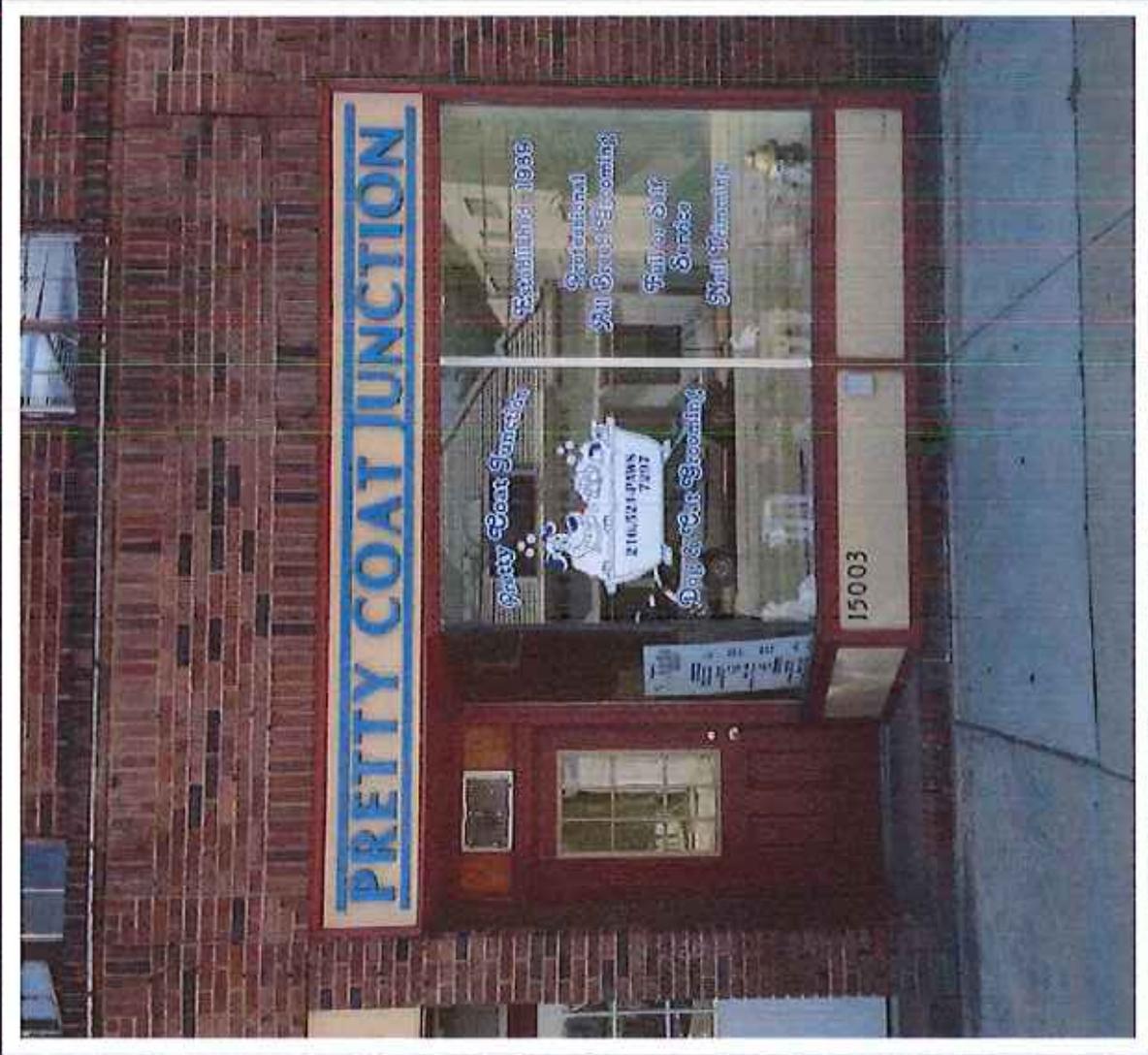
Planning Commission
August 2013

15003 Madison Avenue



Planning Commission
August 2013

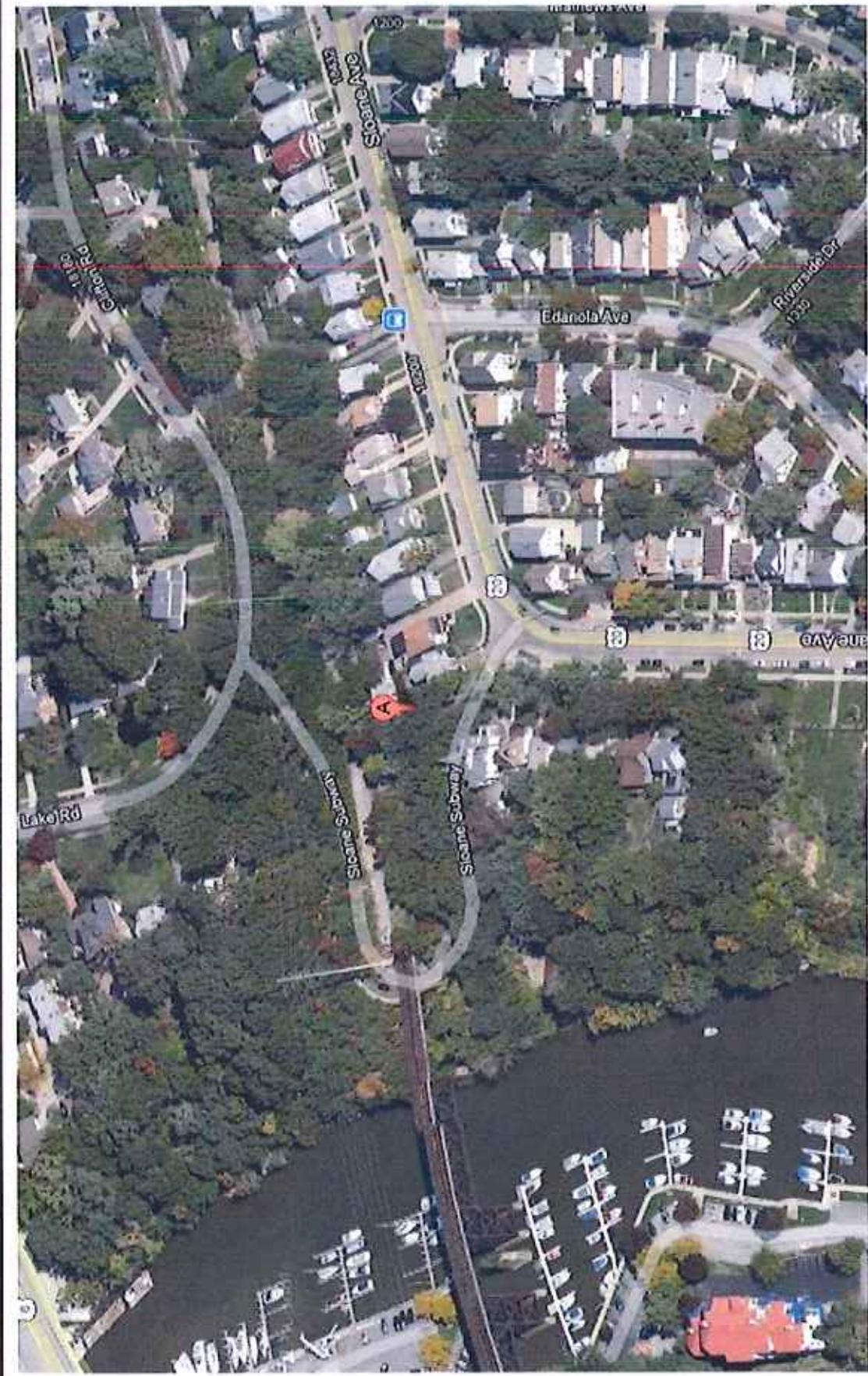




Planning Commission
August 2013



15003 Madison Avenue



18828 Sloane Avenue



Planning Commission
August 2013

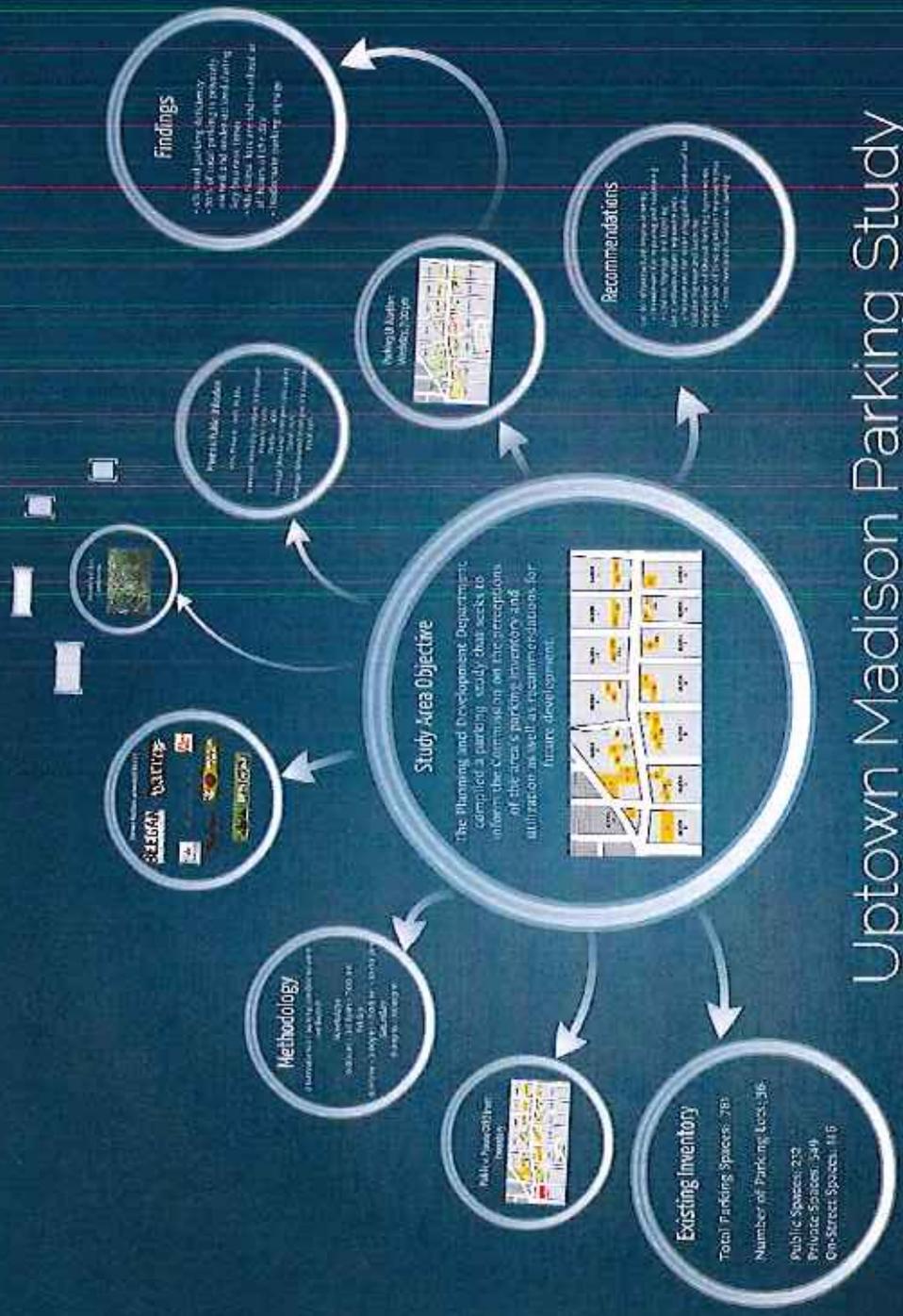
Uptown Madison Parking Study



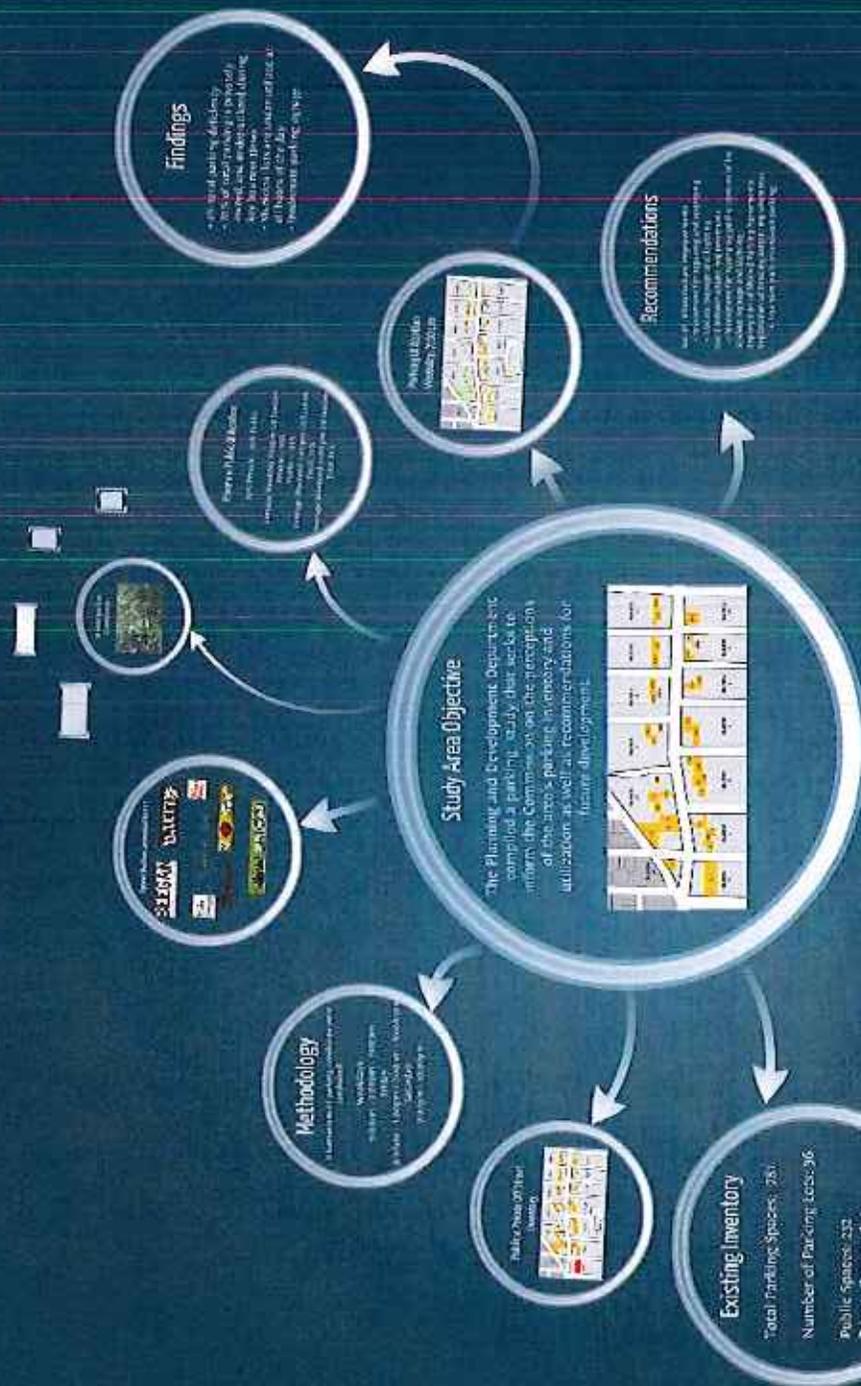
Planning Commission

August 2013





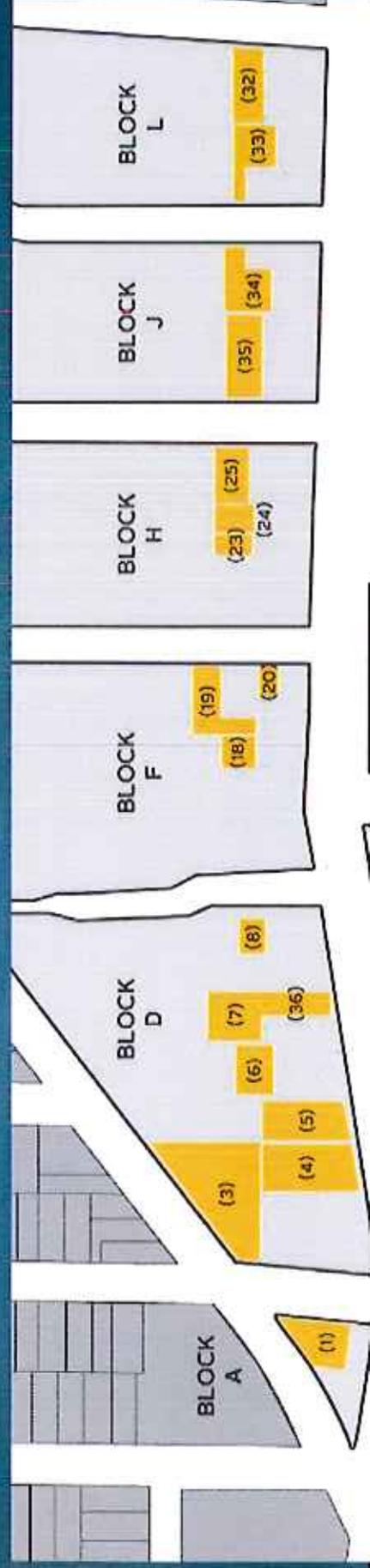
Uptown Madison Parking Study



Uptown Madison Parking Study

Study Area Objective

The Planning and Development Department compiled a parking study that seeks to inform the Commission on the perceptions of the area's parking inventory and utilization as well as recommendations for future development.



Uptown Madison Commercial District

BEEGAN
ARCHITECTURAL DESIGN

harris

Salon
Bravissimo
LUXURY

Rockflower Studio

Man's Best

Mallega
CHOCOLATES

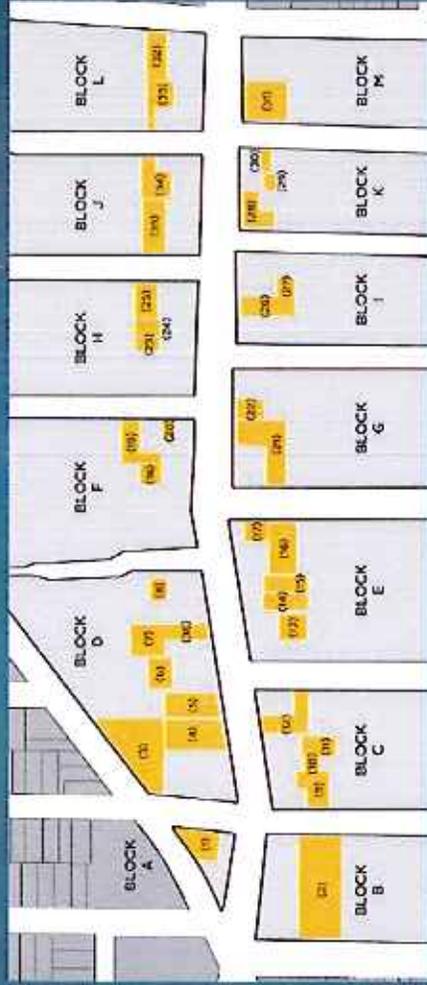
**MADISON-SQUARE
LANES**

BUCKEYE
BEER ENGINE

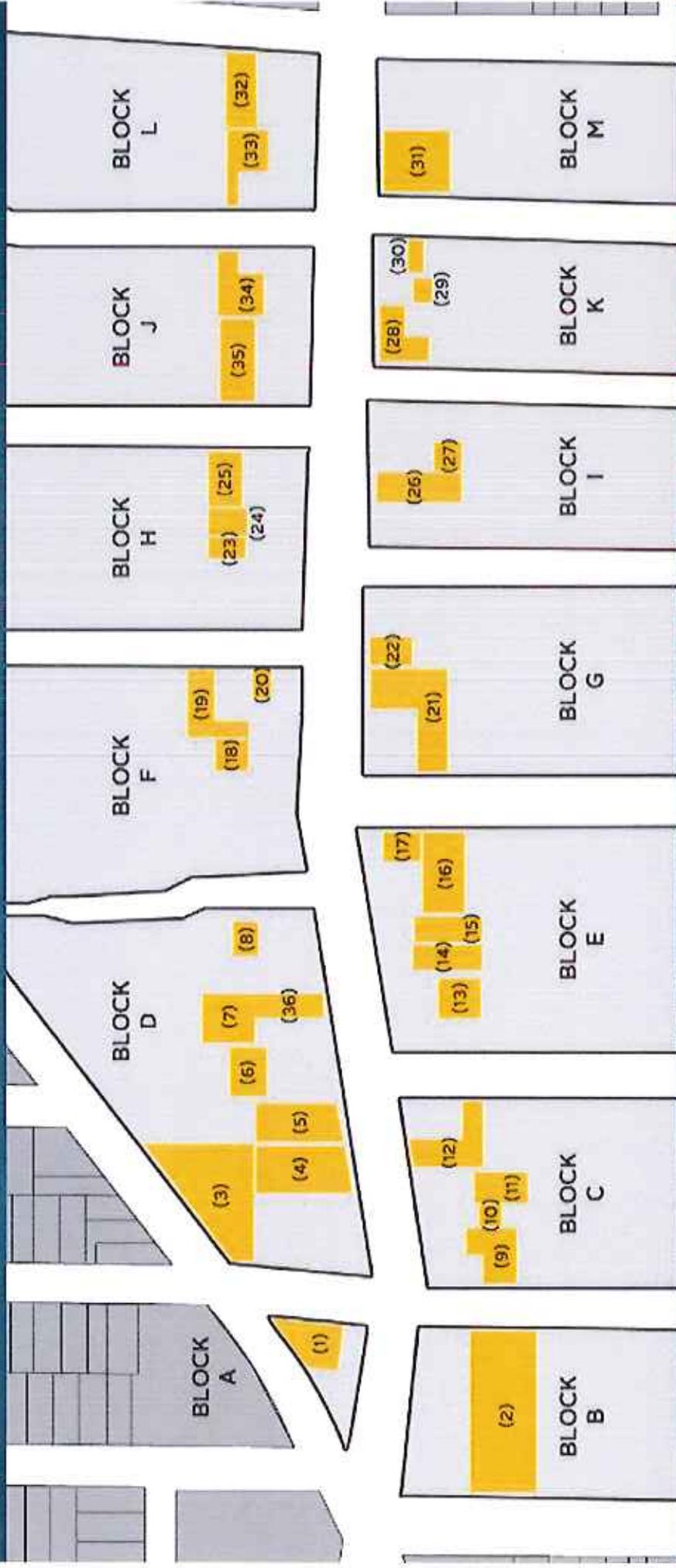
ay
7:00pm - 10:00 pm
rday
10:00pm

Study Area Objective

The Planning and Development Department compiled a parking study that seeks to inform the Commission on the perceptions of the area's parking inventory and utilization as well as recommendations for future development.



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Existing Inventory

Total Parking Spaces: 781

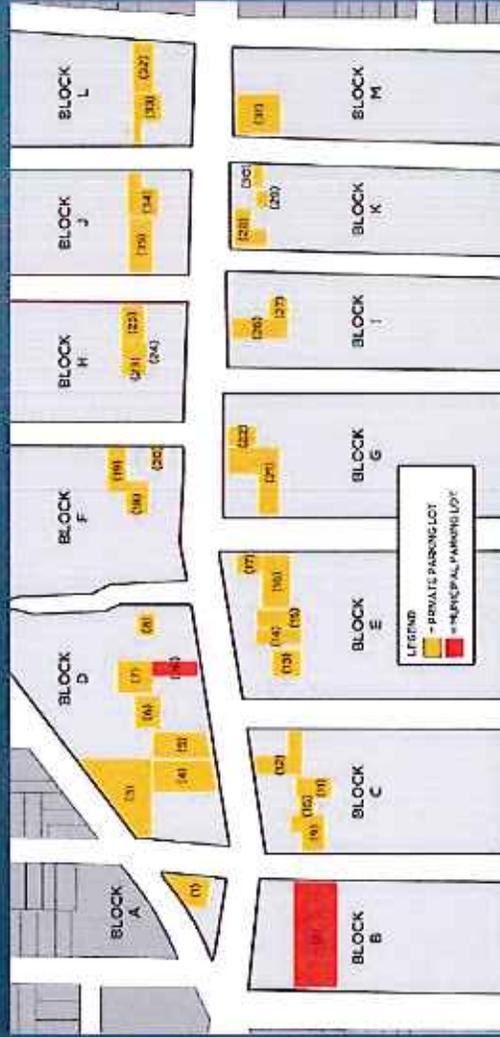
Number of Parking Lots: 36

Public Spaces: 232

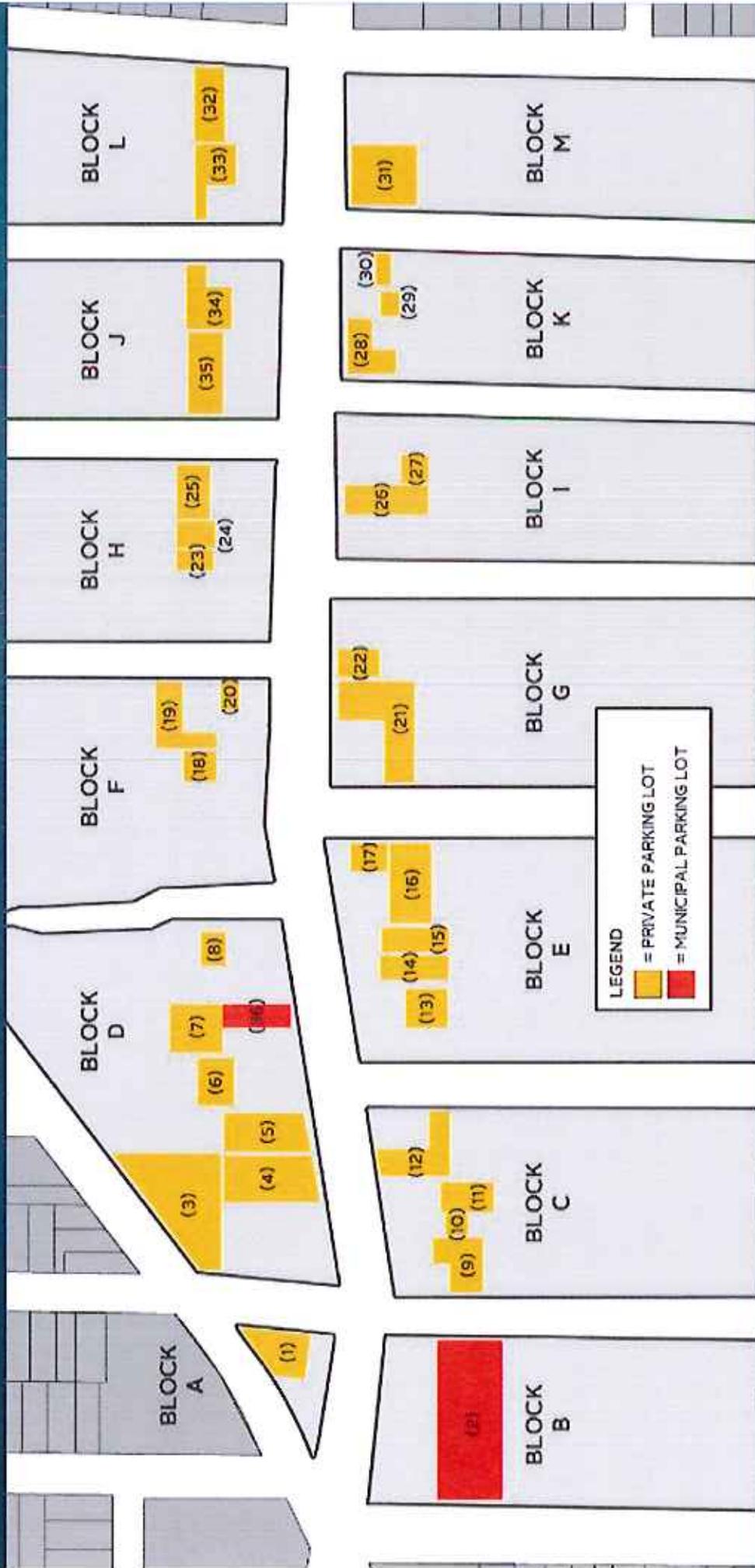
Private Spaces: 549

On-Street Spaces: 146

Public v. Private Off Street Inventory



Inventory



Methodology

Observations of parking conditions were conducted:

Weekdays

9:00am - 3:00pm - 7:00pm

Friday

9:00am - 3:00pm - 7:00pm - 10:00 pm

Saturday

7:00pm - 10:00pm

Municipal Lot Conditions



MUNICIPAL
PARKING











Private v. Public Utilization

70% Private - 30% Public

Average Weekday 7:00pm Utilization

Private = 32%

Public = 43%

Average Weekend 7:00 pm Utilization

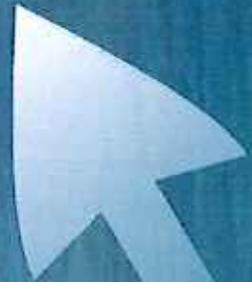
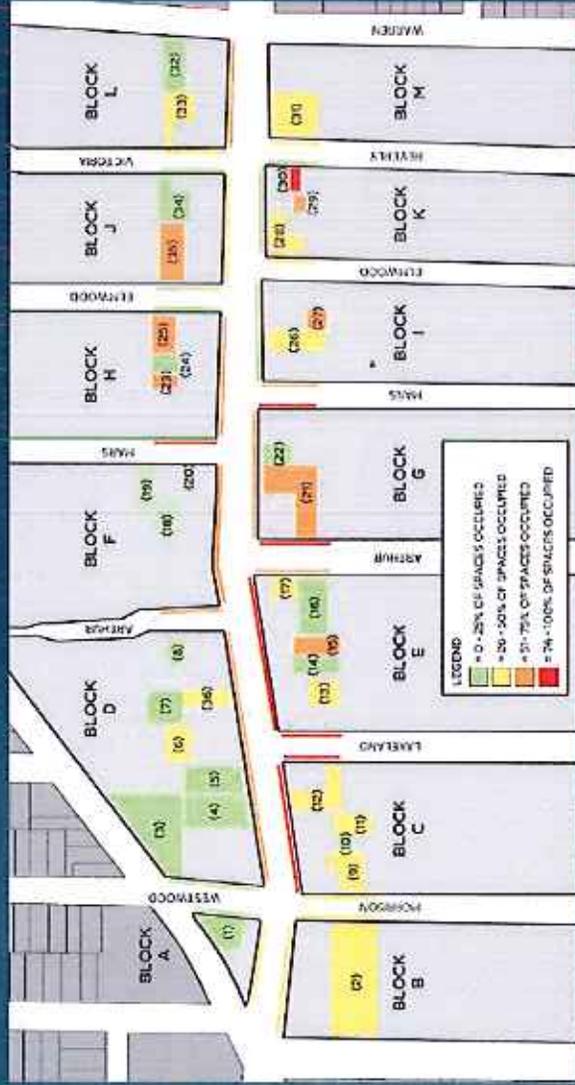
Total: 39%

Average Weekend 10:00 pm Utilization

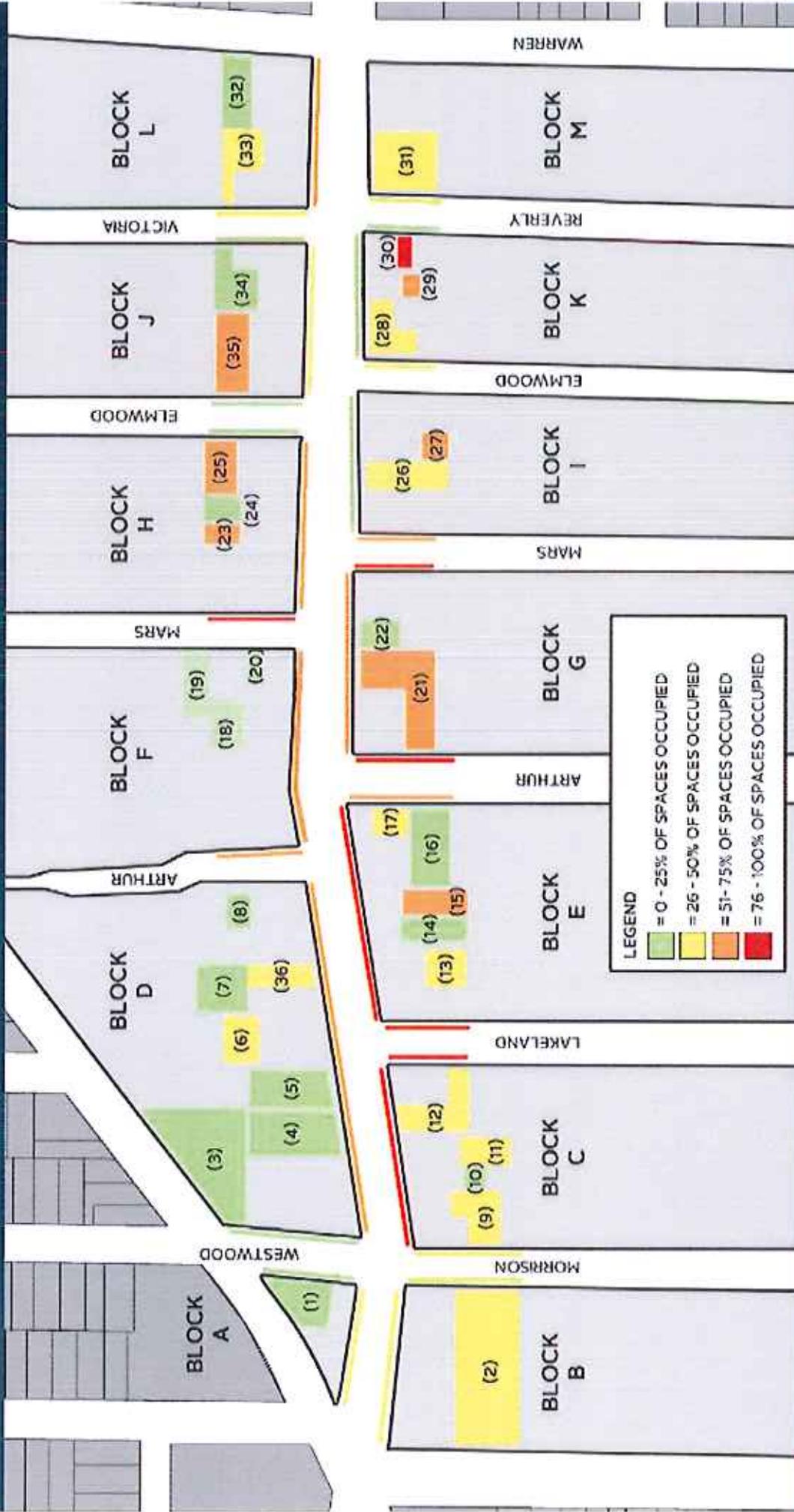
Total 33%



Parking Utilization Weekday, 7:00 pm



Weekday, 7:00 pm



Findings

- 4% total parking deficiency
- 70% of total parking is privately owned, and under-utilized during key business times
- Municipal lots are under-utilized at all hours of the day
- Inadequate parking signage

Recommendations

Lot 36 Infrastructure Improvements

- Investment for repaving and restriping
- Update Signage and Lighting

Lot 2 Infrastructure Improvements

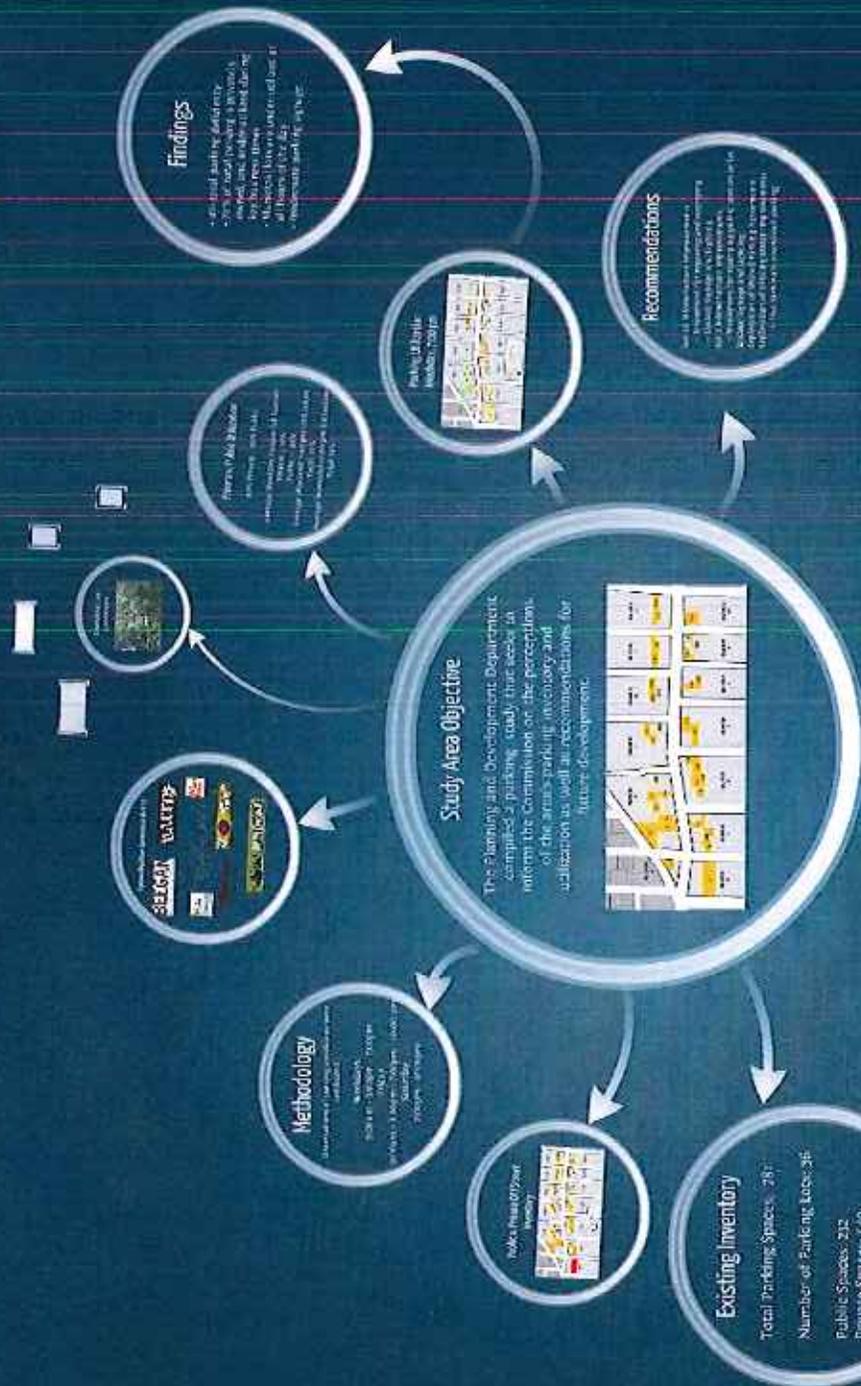
- Investment for restriping public portion of lot

Update Signage and Lighting

Exploration of Shared Parking Agreements

Exploration of Existing Meter Improvements

- Free 15-minute in-and-out parking



Uptown Madison Parking Study