

**MINUTES
PLANNING COMMISSION
DECEMBER 5, 2013
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
LOWER CONFERENCE ROOM**

Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

1. Roll Call

MEMBERS PRESENT

OTHERS PRESENT

Hannah Belsito
Mary Cierebiej, Vice-Chairwoman
William Gaydos
Tamara Karel
Patrick Metzger
Mark Papke, City Engineer

Jason Russell, Project Specialist II, P&D
Ashley Belzer, Assistant Law Director
Dru Siley, Director of Planning and Development

A motion was made by Ms. Cierebiej, seconded by Ms. Karel to **EXCUSE** the absence of Mark Stockman. All of the members voting yea, the motion passed.

3 Opening Remarks

Mr. Russell read the Opening Remarks; Mr. Russell reminded the public that anyone giving testimony was to state one's name and address and sign the Oath

2. Approve the Minutes of the November 7, 2013 Meeting

A motion was made by Mr. Gaydos, seconded by Mr. Metzger to **APPROVE** the minutes of the November 7, 2013 meeting. Ms. Belsito, Ms. Cierebiej, Mr. Gaydos, Mr. Metzger and Mr. Papke voting yea, and Ms. Karel abstaining, the motion passed.

Item 8, Docket No. 12-36-13 was moved forward in the hearing.

ADD-ON:

8. Docket No. 12-36-13

**Communication from Planning and Development
Director Dru Siley Regarding Outdoor Dining During
Light Up Lakewood 2013**

Paramjit Singh, Gini Enterprises, LLC, applicant requests lot consolidation of four parcels into one parcel (PPN#s 315-14-013, 315-14-014, 315-14-022, and 315-14-023), pursuant to Section 1155.03 – General Requirements. The property is located in a C3, Commercial and General Business district. (Page 23)

Howard Selee, Howard R. Selee & Associates, Inc. a professional surveyor was present to explain the request. If approved, the two houses on Franklin would be demolished and replaced with a convenience store.

Mr. Papke said the plans had been reviewed and found to be to code. Mr. Siley said the consolidation was approved at the September 6, 2012 PC meeting but due to the plat not being submitted within 180 days, it needed resubmission. Ms. Cierebiej closed public comment as there was no one present to address the item.

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

COMMUNICATION

6. **Docket No. 12-34-13** **Update to the Planning Commission Regarding Traffic Study for the Property Located at 13123 Detroit Avenue, Discount Drug Mart**

Discount Drug Mart has completed a traffic study for its newest Lakewood location, 13123 Detroit Avenue. ~~The study was conducted at the request of residents adjacent to the new location.~~ The study was conducted as requested by the Planning Commission as a part of its conditional approval granted on August 2, 2012. This new study looks at current traffic conditions at the site and compares them to the pre-construction traffic impact study conducted June 29, 2012. Discount Drug Mart will share the findings of this report as an update to the Commission and community. The property is located in a C3, Commercial and General Business district. (Page 31)

Mr. Russell clarified for the record that the request was at the behest of the Planning Commission and not the residents adjacent to the new location as written on the agenda; the correction is reflected in the above docket.

Tim Moran, Discount Drug Mart and Andy Comer, TMS Engineers were present to answer the technical questions. Based on the previous and current counts, the vehicular traffic was less than projected. They did not find that trucks travelled south from the subject site. The level service grading of the trucks was on a scale of A through F; A being best and F as a fail. Trucks a level service grade of A with the exception of Grace Avenue which was graded B. Current traffic study indicated no changes were required.

The Planning Commission had no comments or questions. The City administration had no comments or questions.

Tammi Hanson, 1501 Grace Avenue asked for the specific hours that the study was conducted, and if off hours were taken into consideration.

Mr. Comer responded that data was collected in a nine hour period throughout the day; 7:00 am to 10:00 am, 11 am to 2:00 pm, and 3:00 pm to 6:00 pm. People gathering the information used electronic count boards. The peak hours of the traffic were deemed to be 8:00 am to 9:00 am and 5:00 pm to 6:00 pm. Mr. Comer visited the site on several different days for his own observation.

Colleen Cotter, 1437 Grace Avenue commented on truck traffic. She said trucks were not to use the Grace Avenue entrance.

The Commission asked if the trucks were entering the Grace entrance from Detroit Avenue or northbound on Grace Avenue. Ms. Cotter said they were entering from Detroit Avenue but were in view from her house.

The Commission said the conditional use was subject to a second traffic study. If there was an issue with idling trucks, that was something that had to be reported to the City because of the no idling ordinance.

Mark Buckley, 1437 Grace Avenue reiterated that the trucks were a major issue. He felt the City was not supportive of residents. Adherence to promises was not happening such as trucks being limited to Detroit Avenue only.

Ms. Karel said that at the time the conditional use was granted, what was important to her was that truck traffic returned to Detroit Avenue. As a Planning Commission member she requested a follow-up traffic study, and if any promises were made, it was not she who made them.

Mr. Moran told the truck drivers to use Detroit Avenue but was told it was difficult for the semi-trucks to do this without driving onto the sidewalks. Additionally, the pedestrian and bicycle traffic on the Detroit Avenue sidewalk was heavier than the side streets of Grace and Cohasset Avenues.

Michael Summers, Mayor for the City of Lakewood was also the Safety Director. As such he paid close attention to matters pertaining to traffic of all the newer businesses. At this specific site, trucks traveled approximately 160 feet north to Detroit Avenue taking 30 seconds to one minute, and that translated to one half hour per week. There were 1,700 pedestrian and 200 bicycle crossings per day at this site. Many of the residents approved of the store for its amenities offered to the neighborhood.

There were no additional comments or questions from the public or the City administration. Ms. Karel asked the City to address the issue of idling trucks. Ms. Cierebiej closed public comment as there was no one else to speak on the matter.

A motion was made by Mr. Metzger, seconded by Mr. Gaydos to **RECEIVE and FILE** the Updated Traffic Study as requested by the Planning Commission at its September 6, 2013 meeting. All of the members voting yea, the motion passed.

7. **Docket No. 12-35-13** **2014 Planning Commission Meeting Calendar**

A motion was made by Mr. Metzger, seconded by Mr. Gaydos to **RECEIVE and FILE** the 2014 Planning Commission Meeting Calendar. All of the members voting yea, the motion passed.

Ms. Cierebiej thanked Ms. Karel for her service as a member of Planning Commission. Mr. Siley thanked her on behalf of the City administration.

Mr. Siley stated the evening's Opening Remarks would be posted on the City's web site and would be the standard for all of its future meetings. Procedural decisions for the Planning Commission were under the charter.

9. **ADJOURN**

A motion was made by Ms. Cierebiej, seconded by Ms. Karel, to **ADJOURN** the meeting at 7:45 p.m. All of the members voting yea, the motion passed.



Signature *Vice Chair*

1-2-14

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. Heather Rudge
- 2. Tim Moran
- 3. Tammi Hanson 1501 Grace
- 4. Colleen Coster Moskitt Blvd
- 5. *[Signature]*
- 6. Mike Summer
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- Heather Rudge
- [Signature]*
- Tammi Hanson
- [Signature]*
- [Signature]*
- Mike Summer
- _____
- _____
- _____
- _____
- _____

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, December 5, 2013

Schwarz, Johanna

From: Siley, Dru
Sent: Wednesday, November 27, 2013 8:58 AM
To: MStockman@frantzward.com; 'Mary Cierebiej'; Hannah Belsito (HBelsito@positivelycleveland.com); Papke, Mark; Bill Gaydos (wjgaydos@bge.net); Tamara Karel; Patrick Metzger (patjmetzger@gmail.com)
Cc: Russell, Jason; Schwarz, Johanna; Butler, Kevin; Belzer, Ashley; Mladek, Jennifer; Sylvester, Bryce
Subject: DDM Traffic Study for December 2013 meeting
Attachments: Lakewood DDM TIS November 2013.pdf

Dear Planning Commissioners-

Attached is the recent traffic study that DDM did for the upcoming Planning Commission meeting. DDM retained TMS Engineering to do the study. The study did counts at all entrances/exits to the site as well as the intersections at Grace and Cohassett. The study made distinctions between the types of vehicles as well as counts for pedestrians and bicycles for Grace, Cohassett and Detroit.

My office requested that CT Consultants (under contract as the City's consulting engineer) do an independent review of the TMS's study. If you scroll down in this e-mail you will find Tammy Fuller from CT's comments. We also asked Mark Papke, City Engineer, to review the study for accuracy and to make sure that appropriate methods were used for the study.

Let me know if you have any questions.

Thanks,

Dru

Dru Siley, Director
Department of Planning and Development &
Division of Housing and Building
City of Lakewood
p. 216.529.6634
f. 216.529.5936
dru.siley@lakewoodoh.net
www.onelakewood.com

From: Papke, Mark
Sent: Tuesday, November 26, 2013 7:20 AM
To: Siley, Dru
Cc: Bob Greytak
Subject: FW: DDM 41 13123 Detroit Ave., Lakewood

Hi Dru,

See the comments below from CT Consultants. I concur with their findings.

Thanks,

Mark

From: Bob Greytak [<mailto:BGreytak@ctconsultants.com>]
Sent: Monday, November 25, 2013 4:38 PM
To: Papke, Mark
Subject: FW: DDM 41 13123 Detroit Ave., Lakewood

Mark,

Please find below the comments from one of our traffic engineers. Ms. Fuller did the review of the initial study, so she is familiar with the project.

Regards,

Robert H. Greytak, P.E.
Principal
CT Consultants, Inc.
8150 Sterling Court
Mentor, OH 44060
440.530.2301 (Direct)
440.951.7487 (Fax)

 **CT Consultants**
engineers | architects | planners
www.ctconsultants.com

From: Tammy Fuller
Sent: Thursday, November 21, 2013 10:21 AM
To: Bob Greytak
Cc: Bill Baker
Subject: RE: DDM 41 13123 Detroit Ave., Lakewood

Hi Bob,

I have finished my review of the subject study and have found no concerns. I have outlined the study findings below for your consideration:

1. New traffic counts were conducted at the 3 driveway entrances to Drug Mart, and the intersections of Detroit/Grace and Detroit/Cohasset.
2. The traffic counts were conducted from 7-10 AM, 11AM-2PM, and 3-6PM. These were the same hours that were counted in the initial Traffic Impact Study (TIS) for Drug Mart in 2012.
3. A vehicle classification study (to identify trucks to/from the development and their routes through the study area) was conducted as part of this study.
4. Pedestrian and bicycle counts were also conducted during the traffic volume counts.
5. Comparisons between the initial 2012 TIS and the 2013 conditions were made with regard to Levels of Service (LOS) and delay times at all 5 intersections. This was done to check the accuracy of the original TIS and also to assess the impact that the new development has had on traffic in the study area.
6. The study found that the traffic generated by the new development is less than the 2012 TIS projected development traffic.
7. The study found that the 2013 LOS at 4 of the 5 intersections studied matched the LOSs projected in the 2012 TIS. The intersection of Grace/Drug Mart driveway westbound currently functions at an acceptable LOS B. The 2012 TIS projected that this movement would function at a LOS A.
8. The study found that no trucks *entered* the development from the south on Grace or from the south on Cohasset during the 9 hours studied.
9. The study found that no trucks *exited* the development heading south on Grace or Cohasset during the 9 hours studied.
10. The study found that the new development has not negatively impacted the traffic on the surrounding streets.

11. The study found that the new development and associated truck traffic has not negatively impacted the residential neighborhoods south on Cohasset and south on Grace.

I hope that this synopsis is helpful. Please feel free to forward my comments to the relevant parties.

Thank You,

Tammy Jo Fuller, P.E., PTOE
Traffic Engineer

CT Consultants, Inc.
8150 Sterling Court
Mentor, OH 44060
440.530.2352 (Direct)
440.487.5410 (Cell)
440.951.7487 (Fax)



www.ctconsultants.com

From: Bob Greytak
Sent: Friday, November 15, 2013 9:29 AM
To: Tammy Fuller
Subject: RE: DDM 41 13123 Detroit Ave., Lakewood

Thanks Tammy. The City is fine with an email response. No need for anything more formal.

Robert H. Greytak, P.E.
Principal
CT Consultants, Inc.
8150 Sterling Court
Mentor, OH 44060
440.530.2301 (Direct)
440.951.7487 (Fax)



www.ctconsultants.com

From: Tammy Fuller
Sent: Friday, November 15, 2013 9:24 AM
To: Bob Greytak
Cc: Bill Baker
Subject: RE: DDM 41 13123 Detroit Ave., Lakewood

Hi Bob,

I'll have it to you next week!! ☺

Thank You,

Tammy Jo Fuller, P.E., PTOE
Traffic Engineer

CT Consultants, Inc.

8150 Sterling Court
Mentor, OH 44060
440.530.2352 (Direct)
440.487.5410 (Cell)
440.951.7487 (Fax)



www.ctconsultants.com

From: Bob Greytak
Sent: Friday, November 15, 2013 9:03 AM
To: Tammy Fuller
Cc: Bill Baker
Subject: FW: DDM 41 13123 Detroit Ave., Lakewood

Tammy,

Can you review the attached traffic study and give me your thoughts? This is the post construction traffic study that the Planning Commission required Discount Drug Mart to perform to assess impacts on the neighborhood. I expect the City would like this reviewed prior to the next Planning Commission meeting on December 5th.

Thanks,

Robert H. Greytak, P.E.
Principal
CT Consultants, Inc.
8150 Sterling Court
Mentor, OH 44060
440.530.2301 (Direct)
440.951.7487 (Fax)



www.ctconsultants.com

From: Siley, Dru [<mailto:Dru.Siley@lakewoodoh.net>]
Sent: Thursday, November 14, 2013 3:46 PM
To: Bob Greytak; Papke, Mark
Cc: Beno, Joe; Sylvester, Bryce; Russell, Jason
Subject: FW: DDM 41 13123 Detroit Ave., Lakewood

Bob & Mark-

Please review the attached study and please review and let me know if you have any comments or concerns.

Best,

Dru

Dru Siley, Director
Department of Planning and Development &
Division of Housing and Building
City of Lakewood
p. 216.529.6634
f. 216.529.5936

dru.siley@lakewoodoh.net
www.onelakewood.com

From: Tim Moran [<mailto:TMoran@discount-drugmart.com>]
Sent: Tuesday, November 12, 2013 4:36 PM
To: Siley, Dru
Cc: Tom McConnell
Subject: DDM 41 13123 Detroit Ave., Lakewood

Dru,
Attached is the Traffic Impact Study associated with the above referenced project. Please verify if this email is adequate or you would prefer a more formal submittal of hard copies.
Thank you,
Tim

Timothy J. Moran
Director of Construction
Discount Drug Mart, Inc.
211 Commerce Drive
Medina, Ohio 44256-1398
Ph.: 330.725.2340 ext. 5097
Fax: 330.764.9124
Cell: (440)759-2130

Serving Ohio Since 1969!
www.discount-drugmart.com

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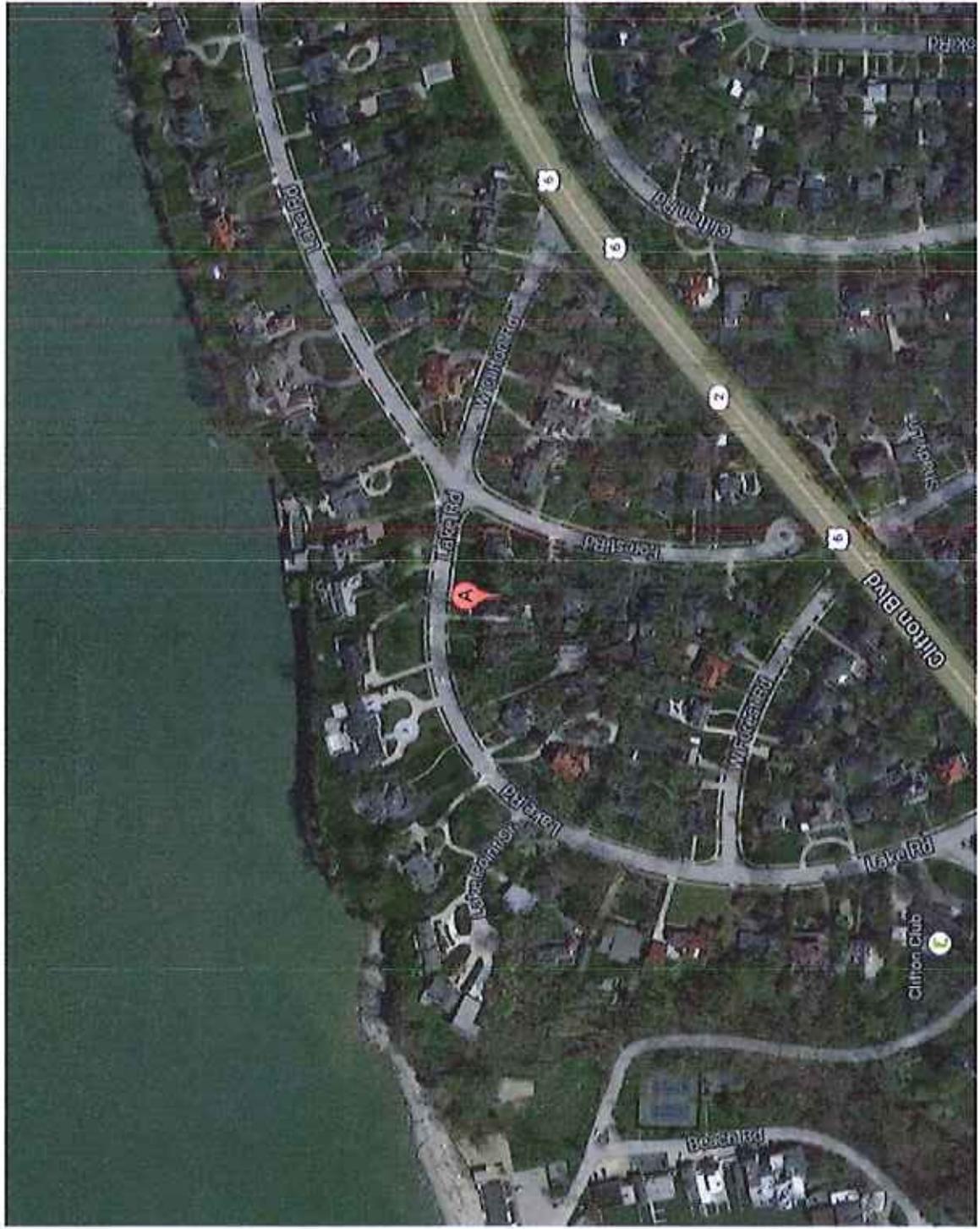
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Planning Commission

December 2013





17855 Lake Road

Planning Commission
December 2013





Planning Commission
December 2016



17855 Lake Road



Planning Commission
December 2013



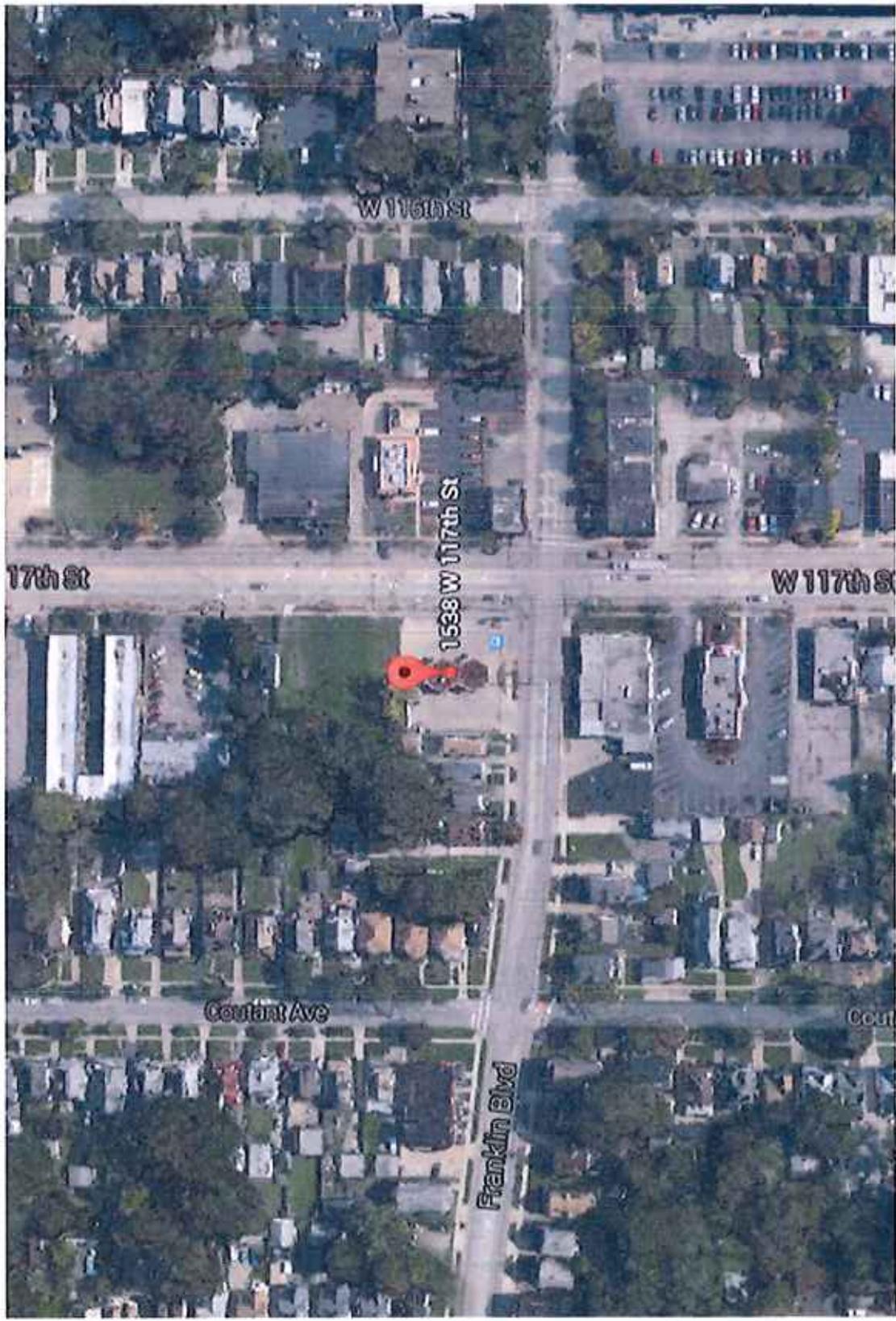
17855 Lake Road



Planning Commission
December 2018



17855 Lake Road



Planning Commission
December 2013



1538 West 117th Street



Planning Commission
December 2013

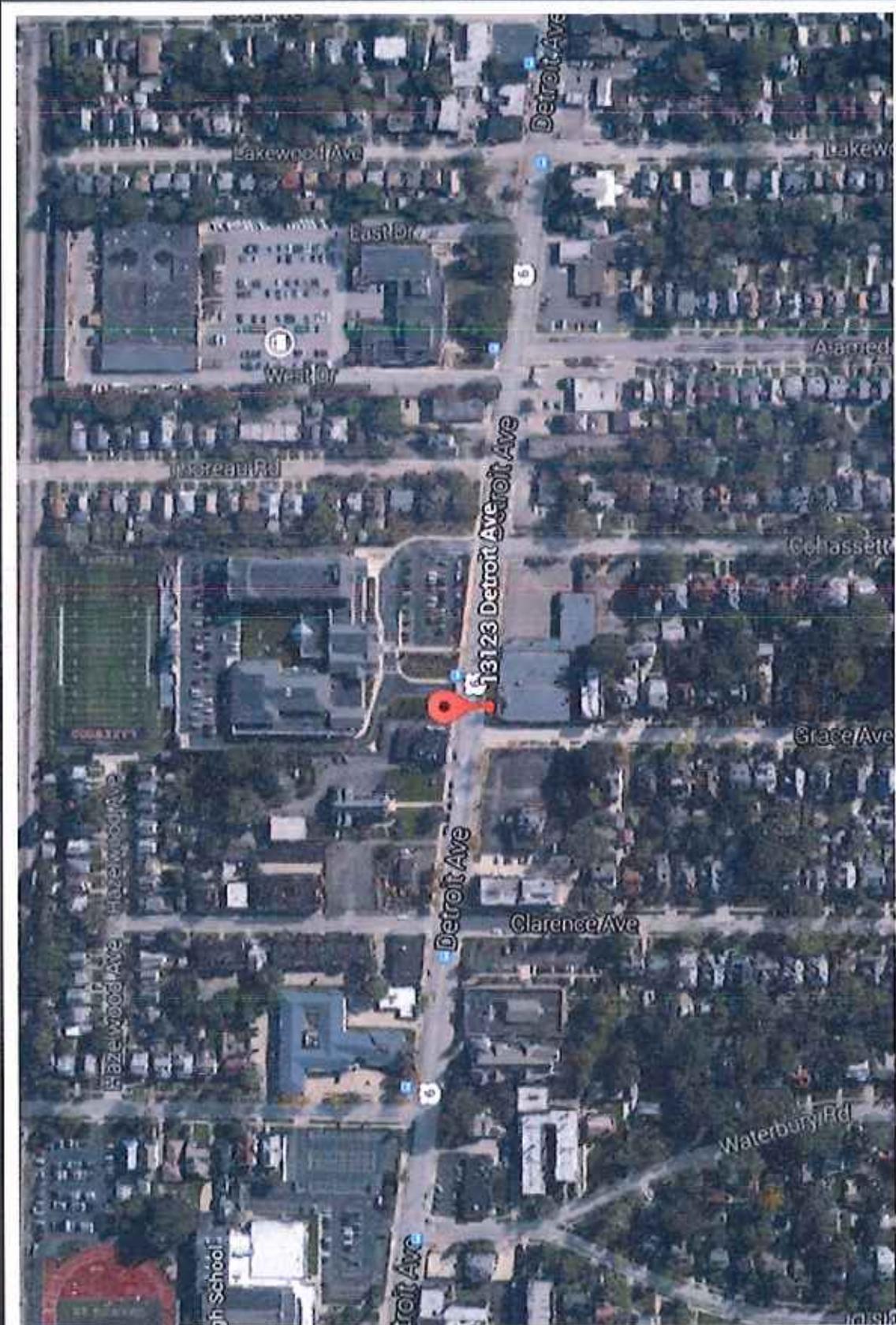


1538 West 117th Street



Planning Commission
December 2013

1538 West 117th Street



13123 Detroit Avenue

Planning Commission
December 2013

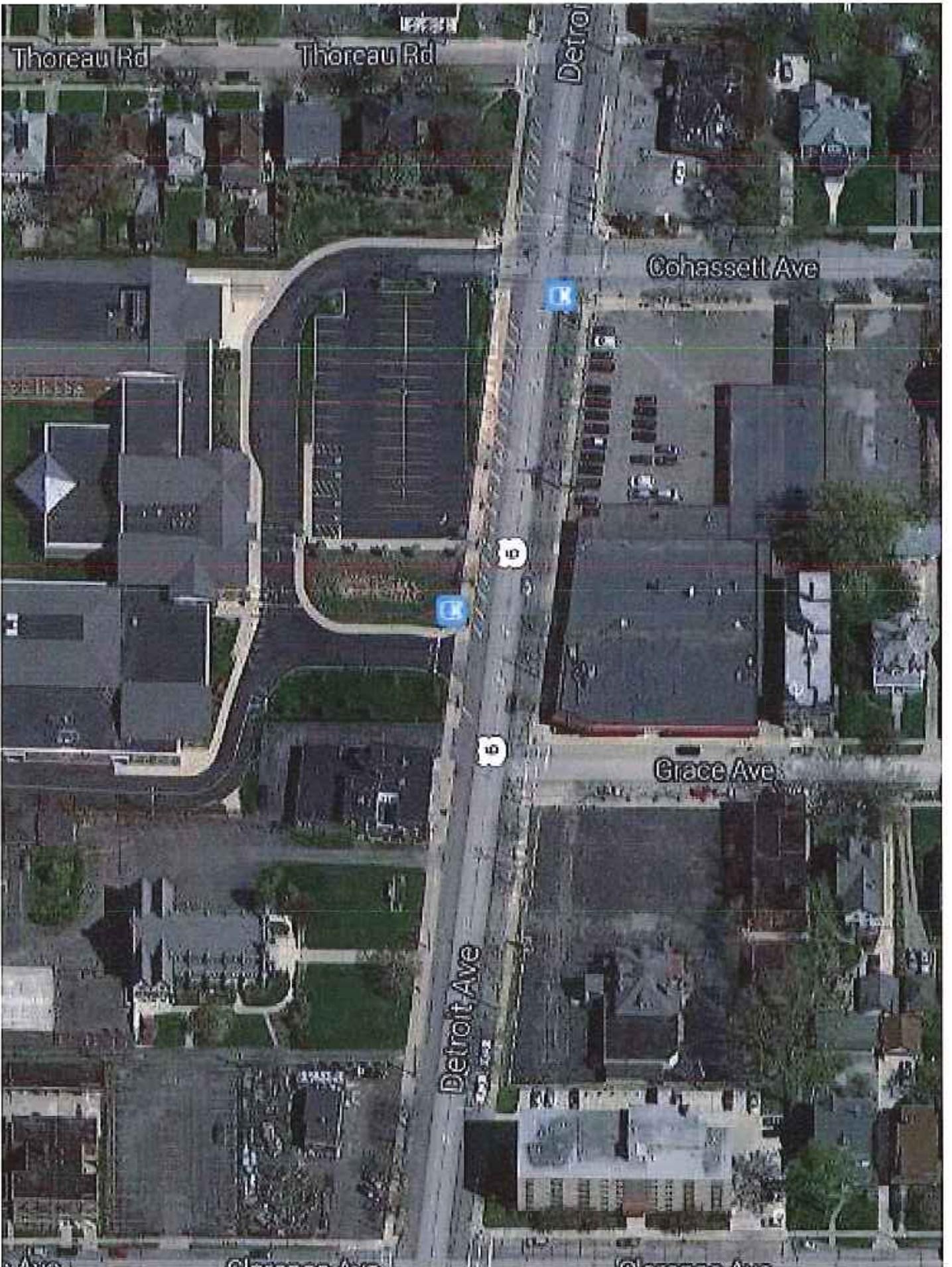




13123 Detroit Avenue



Planning Commission
December 2013



Detroit Ave.

Grace Ave.

Cohasset Ave.

Proposed Drug Mart
24,434 S.F. (1st Floor)
3,500 S.F. (Mezz.)
27,934 S.F. Total



Planning Commission

December 2013

