

This item stands as a modification to a lot split previously approved at the August 7, 2014 meeting. Updated drawings have been submitted. (Page 3)

Roger Bliss, Clifton Pointe II LLC, applicant was present to explain the request. The proposed revision was reviewed prior to submission. Mr. Russell said the lot split was required for individual ownership of the garage would be tied to the townhouse. There were no comments or questions from the Commission or the public.

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

NEW BUSINESS

Items 6 and 7 were called together as it was the same applicant, and the requests were similar.

6. **Docket No. 11-29-14** **15555 Hilliard Road**
Richard Hilliard Condo Association

John R. Sindyla, Esq., Sindyla Consulting Group LLC for T-Mobile, applicant requests the review and approval of a Conditional Use to install 3 new antennas to an existing wireless array on top of a building. A Conditional Use is required if 3 or more antennas have been installed already, pursuant to section 1159.04(c)(2) – Use Regulations. This property is located in an R2, Single and Two Family district. (Page 7)

7. **Docket No. 11-30-14** **12050 Lake Avenue**
GF7 Properties LLC

John R. Sindyla, Esq., Sindyla Consulting Group LLC for T-Mobile, applicant requests the review and approval of a Conditional Use to install 3 new antennas to an existing wireless array on top of a building. A Conditional Use is required if 3 or more antennas have been installed already, pursuant to section 1159.04(c)(2) – Use Regulations. This property is located in an MH, Multi-Family, High Density district. (Page 29)

Ron Gainar, T-Mobile, representative was present to explain the request. Mr. Russell provided aerials of the Hilliard House which showed nine antennas existed already. City staff felt the additional antennas did not pose any problems for the residents and wanted to consolidate them at the 15555 Hilliard Road and 12050 Lake Avenue buildings rather than add more sites throughout the city. Mr. Gainar said they wanted to upgrade the technology. Ms. Belsito asked for confirmation about array of antenna design. Among things, there was a rectangular panel, a box that held ancillary equipment, cabinetry (on the roof or inside the building), and white antennas. The roof would have 12 antennas. There were no comments or questions from the public.

A motion was made by Mr. Gaydos, seconded by Mr. Papke to **GRANT** the request for Docket No. 11-29-14 as submitted. All of the members voting yea, the motion passed.

A motion was made by Mr. Stockman, seconded by Mr. Papke to **GRANT** the request for Docket No. 11-30-14 as submitted. All of the members voting yea, the motion passed.

5. **Docket No. 11-28-14** **1381 West Clifton Boulevard**

Dru Siley, City of Lakewood, applicant requests the review and approval of PD (Planned Development) at 1381 West Clifton Boulevard (PPN No. 311-22-028) to accommodate future development of the former McKinley School site, pursuant to Section 1156.03 – Standards for Review of a Preliminary PD Plan, Section 1156.02 – Location of Planned Developments, and Section 1155.03 – Subdivision Regulations – General Requirements. This property is currently zoned C4, Commercial Public School. (Page 4)

Dru Siley, City of Lakewood, applicant was present to explain the request. Part of the strategy was to change the zoning from C4 to Planned Development to allow more control by the Planning Commission and the Architectural Board of Review of the development designs. Utilizing the PowerPoint presentation (made part of record), Mr. Siley outlined the proposed development. He emphasized this was a first step toward the redevelopment.

Tom Kuluris and Ty Stewart, Liberty Development Company, were introduced to the Planning Commission by Director Siley. After the mandatory selection process, Liberty Development Company was chosen to develop the site.

The Commission asked if there would be an expansion phase of the project in the future. There were no plans at this time. All of the units would be for sale, no rentals. There were no tax abatements or incentives; the units would be taxable once they were occupied. The City was looking for preliminary approval of the submission. Aside from the shape of the site, the property was clean for development as much testing had been done already.

Gloria Merritt, 17830 Northwood Avenue asked about access to the property. Where were the locations of the future ingress/egress? She was concerned about traffic on Northwood Avenue.

Mr. Siley said the access sites were on Detroit and Northwood Avenues currently (Cannon Alley would be the access to Northwood Avenue from the development). A third access point could be from the public lot next to Side Quest. Access via the church's property was another one potentially. Adequate access to the property was a very important element. Ingress/Egress would be presented to the Planning Commission at futures meetings prior to final approval.

Nadine Dwyer, 1370 Webb Road said the development abutted her property and wondered about fencing at the property line.

Mr. Siley said the final decision about buffering materials was yet to happen. The closest point to Ms. Dwyer's property would be 24 feet.

Paula Caraballo, 17839 Northwood Avenue said Northwood Avenue experienced a lot of vehicular traffic and was concerned. Her unfenced property was next to Cannon Alley.

The Commission said there would be a number of public meetings before development plans were finalized. Mr. Siley said some of the access points were public right-of-ways. The Commission and Mr. Siley affirmed that everything would be done to protect the privacy and safety of the existing properties.

Gloria Merritt, 17830 Northwood Avenue concurred with Ms. Caraballo. Cannon Alley was very narrow. There was no room for Northwood Avenue to be widened. She asked for clarification about the setbacks.

Mr. Siley said the goal is to set the proposed buildings as far from the existing property lines as possible. He explained the meaning of the different lines on the PowerPoint slide.

Asked about the amount of vehicular traffic from Northwood to the school, the public members replied there was none. Access to the school was via Detroit Avenue. Mr. Siley theorized that Cannon Alley was used as a service road.

Gloria Merritt, 17830 Northwood Avenue asked about the water and sewer system.

Mr. Siley said that was yet to be determined; it was part of the planning phase.

Nadine Dwyer, 1370 Webb Road said parking was an existing problem in the neighborhood.

Mr. Siley said each unit would have a two-car garage, and the smaller units would have two additional outside parking spots each. Additional parking was being considered for along Cannon Alley. He felt there would be adequate parking within the development for its residents and guests.

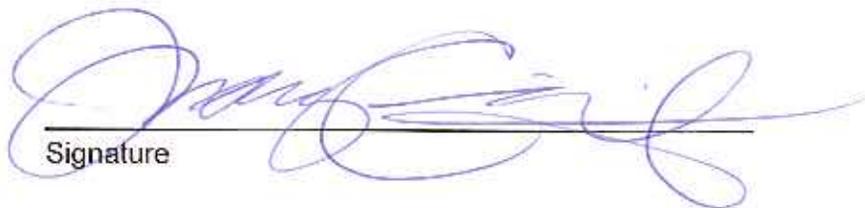
Ellen Todia, owner of the apartment building at 1360 West Clifton Boulevard said there was a lot of parked vehicles on Clifton Boulevard and wondered if the City might consider head-in parking spaces.

Mr. Siley said it was an option but was somewhat of a challenge as one traveled north because of the split intersection which would inhibit vision. The other option was to install parallel parking in the area that had been restricted because of the school.

A motion was made by Mr. Gaydos, seconded by Mr. Metzger to **RECOMMEND** to the Director to approve the preliminary Planned Development at 1381 West Clifton Boulevard as presented. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Stockman, seconded by Mr. McMahon to **ADJOURN** the meeting at 7:55 p.m. All of the members voting yea, the motion passed.


Signature

12-4-14
Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear 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. ROGER BLISS - CLIFTON APT #111

[Handwritten signature]

2. RON GARNER T-mobile

[Handwritten signature]

3. *[Handwritten signature]*

[Handwritten signature]

4. *[Handwritten signature]*

5. Ty Stewart

[Handwritten signature]

6. Tom Keweris

[Handwritten signature]

7. GLORIA MERRITT

[Handwritten signature]

8. Nadine Dwyer

1370 Webster Nadine Dwyer

9. Paula Carchula

14839 NORTHWOOD

10. *[Handwritten signature]*

1360 W. Clifton

11. _____

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

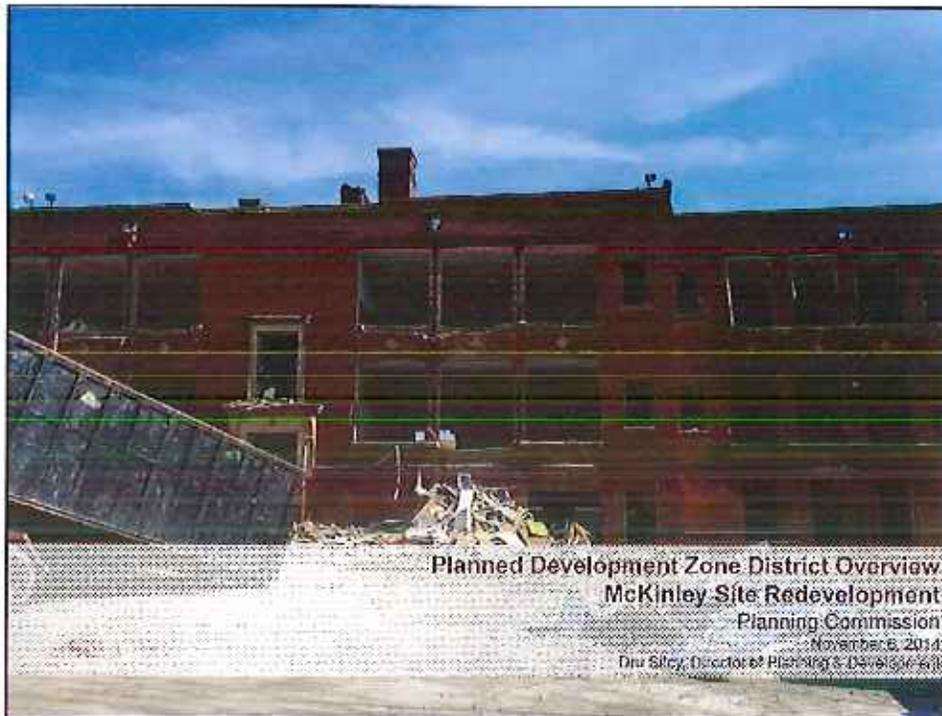
FOR CITY USE ONLY

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

Date of Proceeding: Thursday, November 6, 2014

McKinley Place Planned Development Review – Chapter 1156.03

<p>(a) The proposed PD shall contain uses that are expressly permitted either by right or as conditional or accessory uses in a C1 Office, C2 Retail, C3 General Business, C4 Public School District, or the MH Multiple-Family, High Density Residential District, in which the PD is located or as modified according to (b) below, but such uses may be mixed within the planned development or within the same structure located in the PD;</p>	<p>Property zoned C4 Public School and is permitted by right.</p>
<p>(b) The proposed PD shall comply with the subdivision requirements as set forth in Chapter 1155 of this Code, except to the extent modifications, variances, or waivers have been expressly allowed pursuant to paragraph (e) below;</p>	<p>Modifications to Chapter 1155 must be approved by the Planning Commission</p>
<p>(c) Adverse impacts on adjacent properties, including but not limited to increased traffic or noise, as described in Chapter 515 of the Ordinances, and visual impacts, shall be mitigated to the maximum extent feasible;</p>	<p>Planning Commission should place conditions on any approve to mitigate any adverse impacts.</p>
<p>(d) The PD shall be integrated with adjacent development through street connections, sidewalks, trails, and similar features;</p>	<p>Proposed site place integrates existing entrances and provides pedestrian connections.</p>
<p>(e) All district, development, and subdivision standards set forth in Chapters 1127 and 1129 (such as lot size, floor area ratio, structure height, etc.), and 1155, except those specified in subsection (f) below, may be modified or varied upon a finding that the proposed PD incorporates creative site design which represents an improvement in quality and service of the purposes set forth in Section 1156.01 over what could have been accomplished through strict application of the otherwise applicable district or development standards, including but not limited to improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or choice of living and housing environments;</p>	<p>Modifications to prescribed standards may be approved by the Planning Commission</p>
<p>(f) The proposed PD shall comply with the following requirements, which shall not be modified or varied except as expressly set forth below or as permitted by the Commission.</p>	
<p>(1) Minimum area requirement. All Planned Developments shall have a minimum size of 10,000 square feet.</p>	<p>More than 10,000 square feet. (125,450 SQ. FT)</p>
<p>(2) Setbacks from adjoining residential uses. A Planned Development shall comply with any applicable zone district standards that require minimum setbacks from adjoining residential uses or properties as set forth in Chapter 1121 and 1123.</p>	<p>Modifications to prescribed standards may be approved by the Planning Commission</p>
<p>(3) Environmental protection standards. All Planned Developments shall comply with Ohio Environmental Protection Agency regulations and local ordinances.</p>	<p>Building Commissioner and Public Works will ensure approved plans are compliant with OEPA and City Ord.</p>
<p>(4) Architectural and design standards. All Planned Developments shall comply with all architectural and design standards, including those set forth in Section 1156.05, Design Principles, of this Code and Chapter 1325 of the Building Code.</p>	<p>ABR will begin review upon the approval of Preliminary Plan Approval.</p>



Planned Development Approval Process

1. Planning Commission reviews plan for preliminary approval
2. Architectural Board of Review begins review of site plan and elevations
3. City Council reviews Development Agreement
4. Planning Commission approves final development
5. Architectural Board of Review approves site plan, elevations and materials
6. City Council approves Development Agreement

Under Consideration Tonight

Preliminary Plan Approval

1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03.

1156.03

Prescribes 9 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as:

Base Zoning	Subdivision Requirements	Averse Impacts
Integration	Development Standards	Min. Area Requirement
Setbacks	Environmental Review	Architectural and Design Standards





Lakewood's Community Vision

Housing

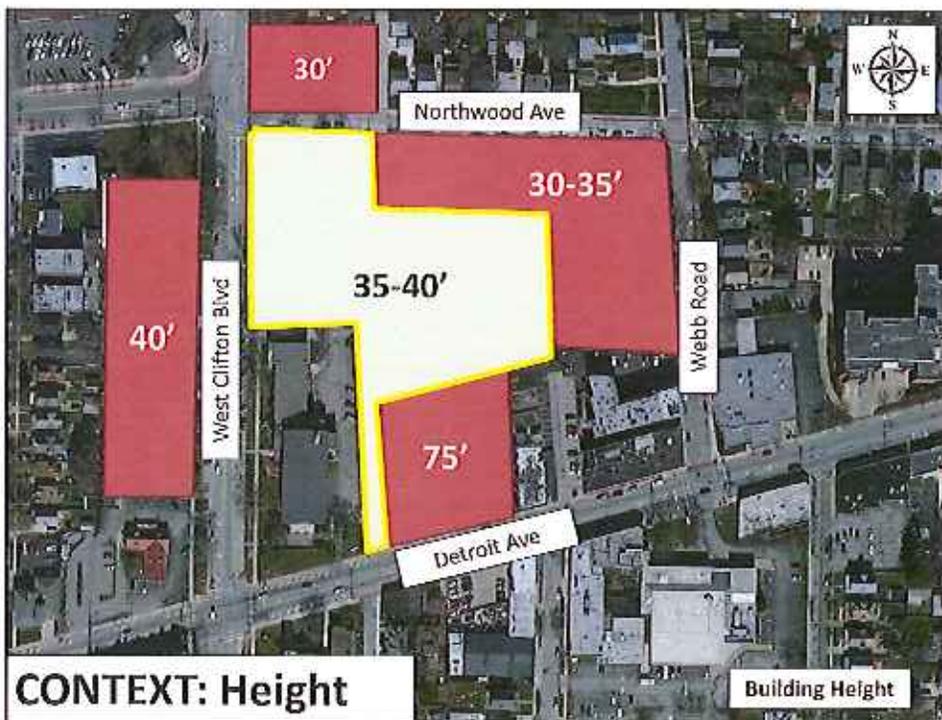
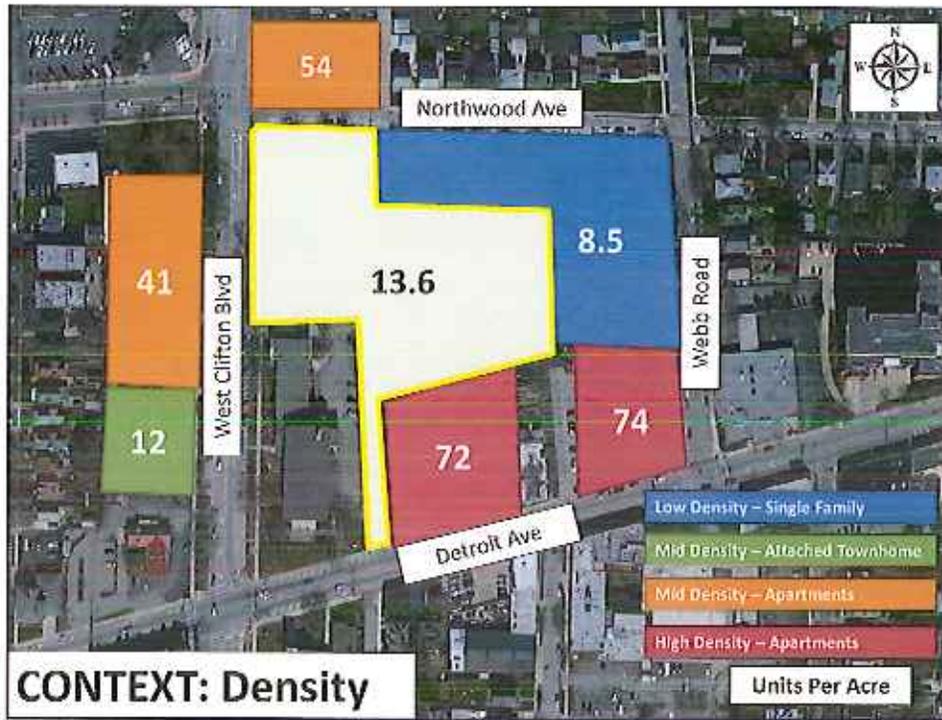
- Provide a variety of housing types that meet the needs of the whole community including seniors, low-moderate income families, and special needs households
- Encourage new and infill development which is complementary to the scale and character of surrounding residential uses

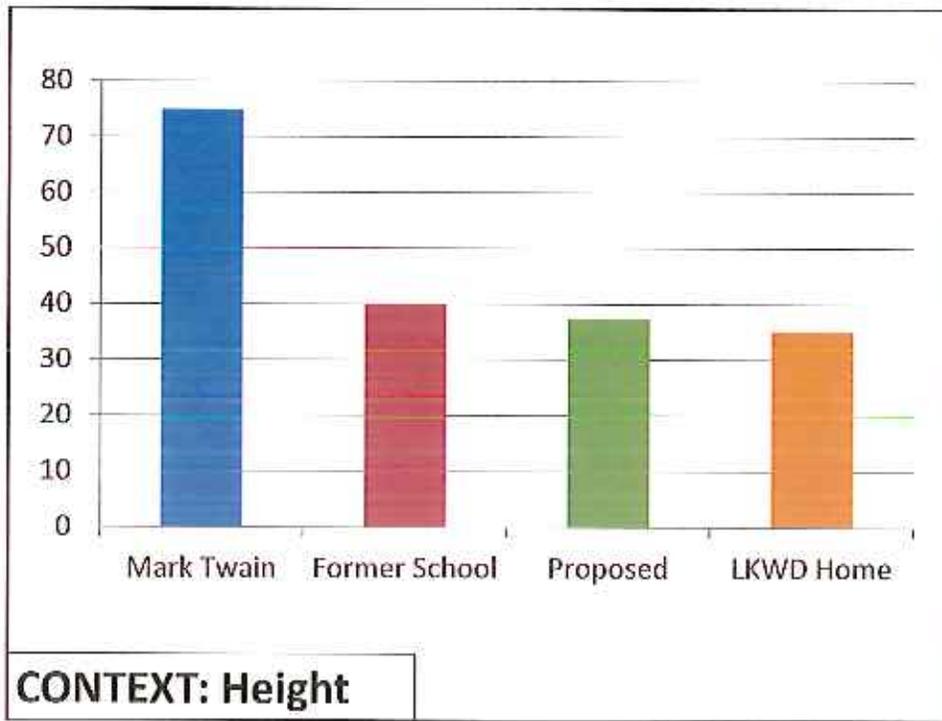
Community Wellness

- Expand available greenspace
- Consider small-scale community-based solutions to help alleviate storm runoff including the use of rain barrels, bio-swales, storm water retention, and permeable pavements

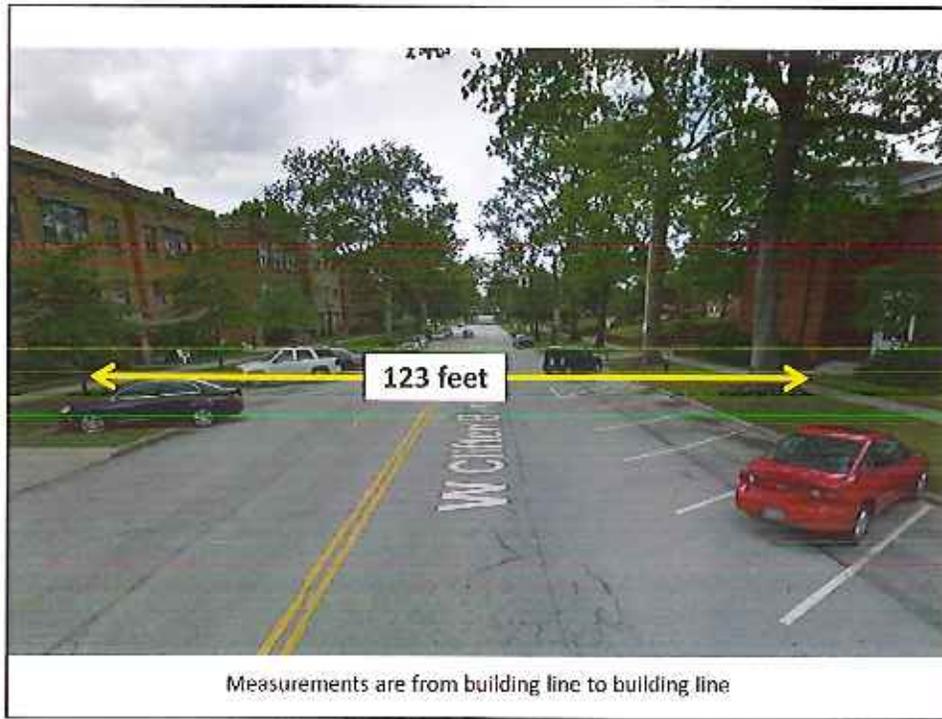
Context and Integration

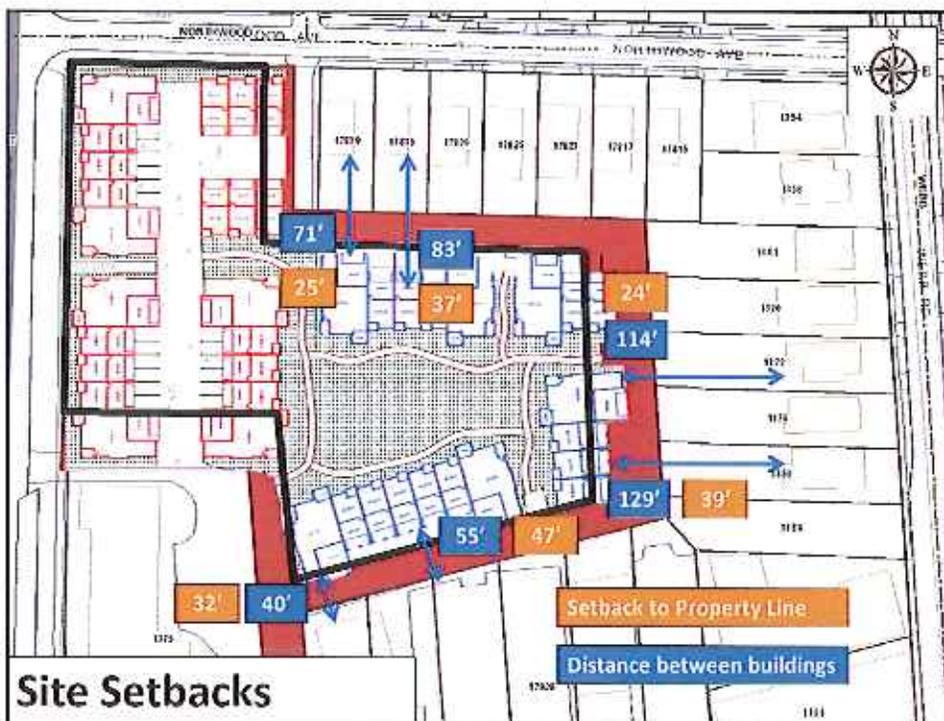
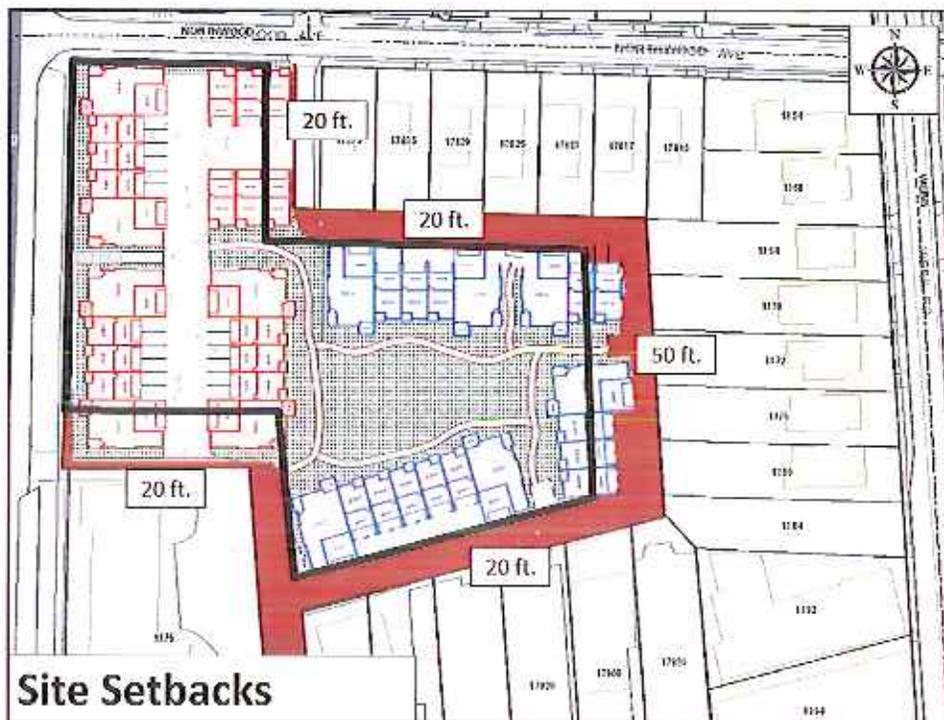
- How does the proposed density mesh with existing residential?
- How does the height of the proposed structures relate to surrounding structures?
- Are proposed setbacks inline with existing setbacks?











Under Consideration Tonight

- **Preliminary Plan Approval (1156.03 and 1156.04)**

- Preliminary Approval is the first step to begin reviewing architecture and design
- Upon approval, application is forwarded to ABR

- Final Approval will come at a future meeting

Height	Setbacks	Unit Count
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- All modifications to Final Plan must be approved by Planning Commission. (1156.04(m)(1)(A))





Planning Commission

November 2014



18828 Sloane Ave



City of Lakewood
November 19th 2011

15555 Hilliard Avenue



City of Lakewood
November 19th 2011

15555 Hilliard Avenue



Planning Commission
November 2011

15555 Hilliard Avenue



Planning Commission
November 2014

12050 Lake Avenue



LAKWOOD
OHIO

Planning Commission
November 2011

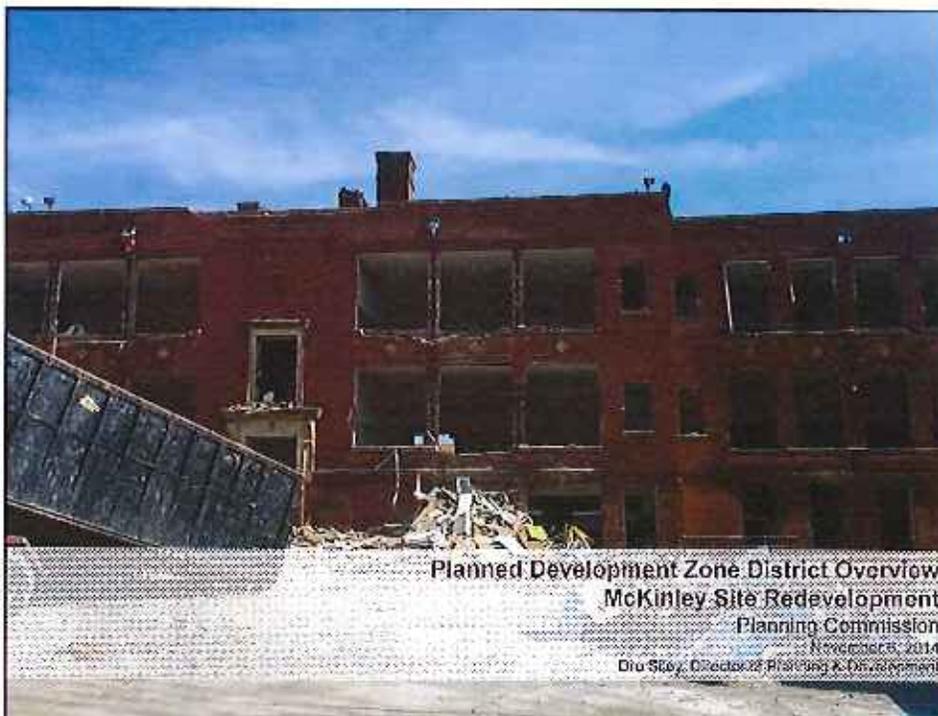
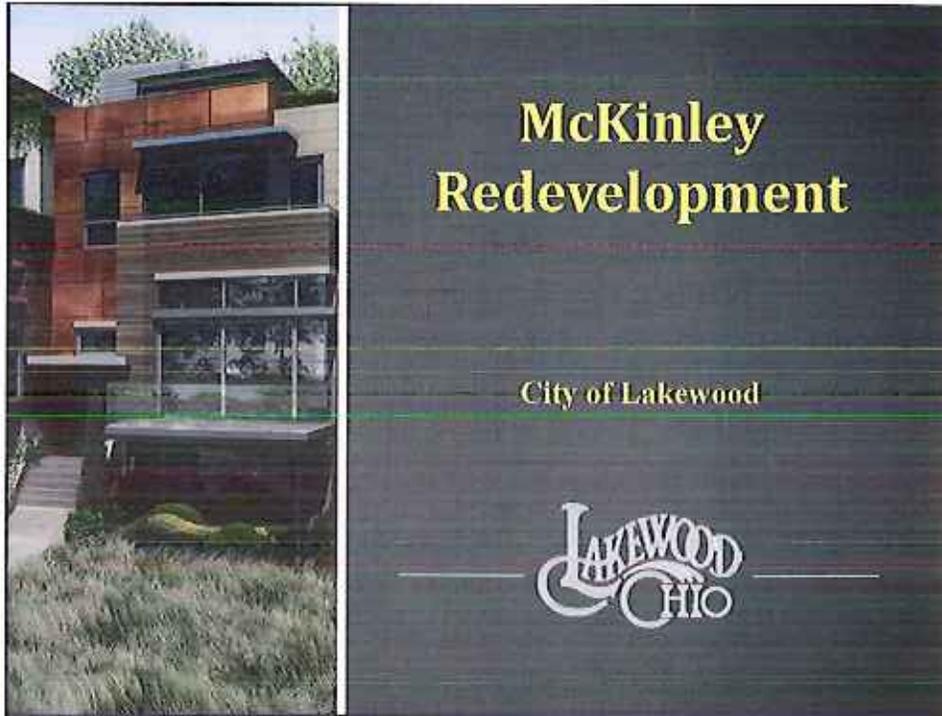
12050 Lake Avenue



LAKWOOD
OHIO

Planning Commission
November 2011

12050 Lake Avenue



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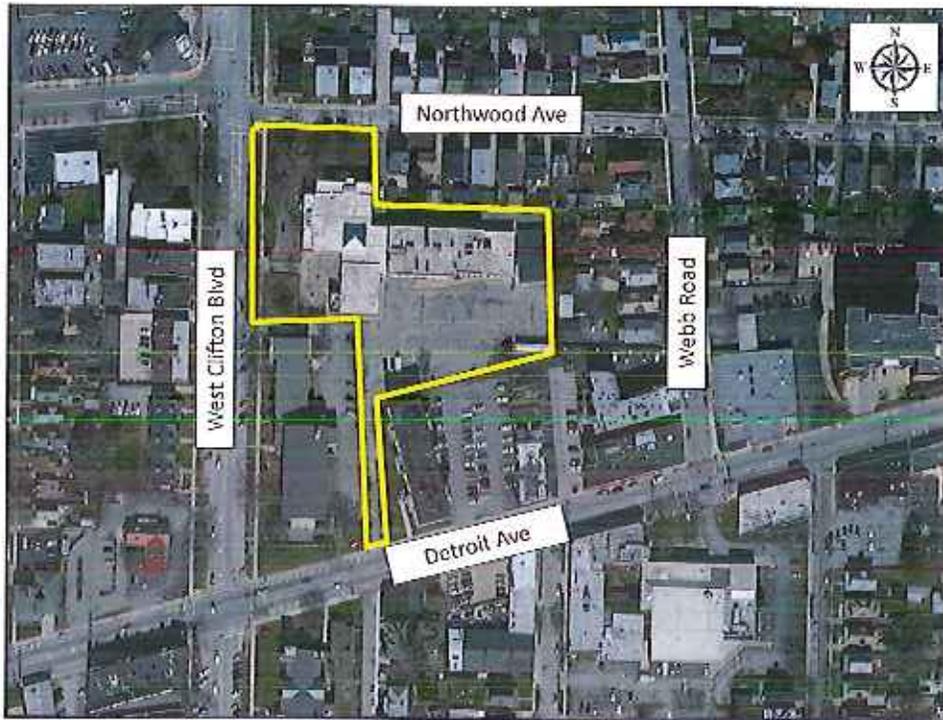
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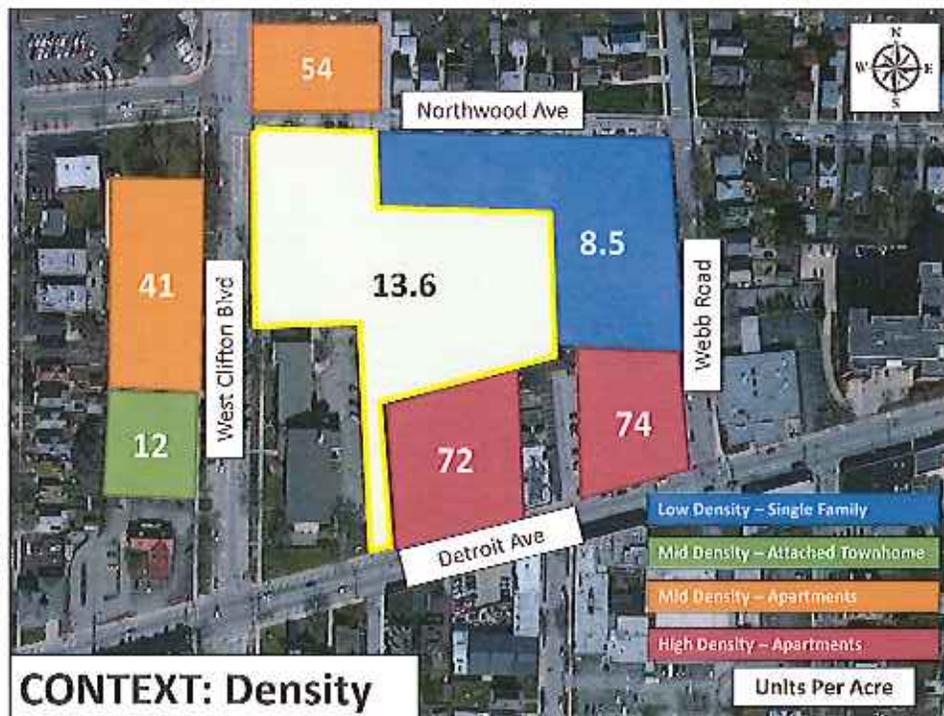
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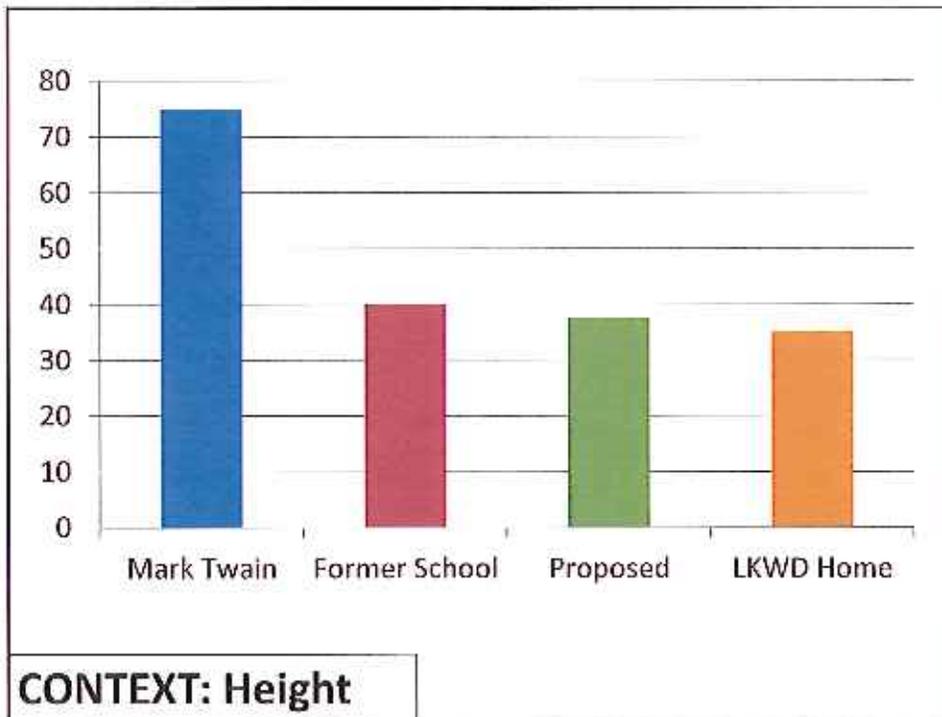
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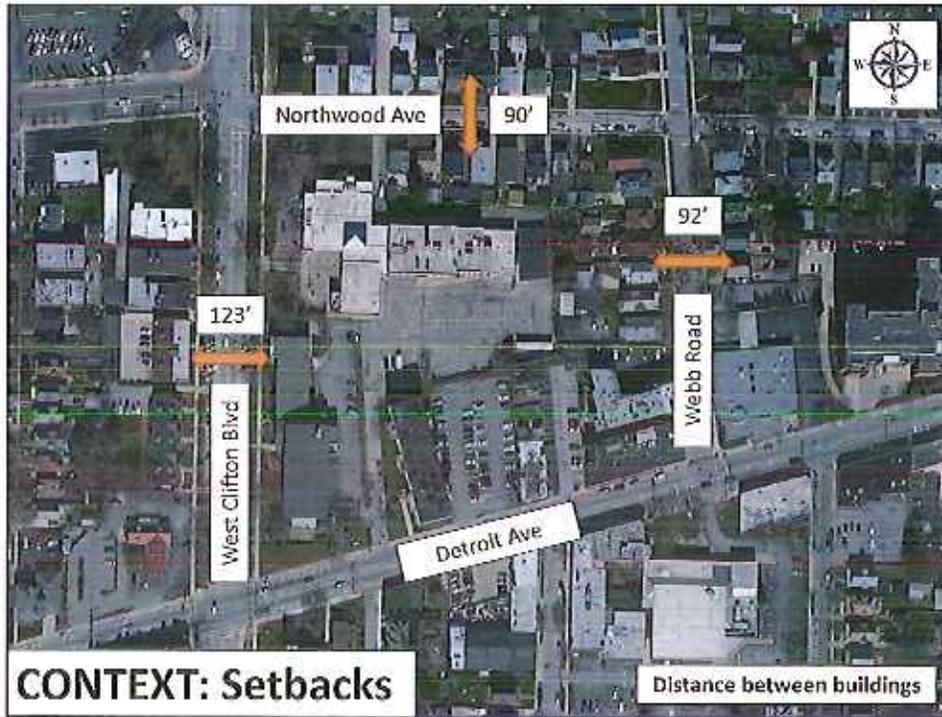
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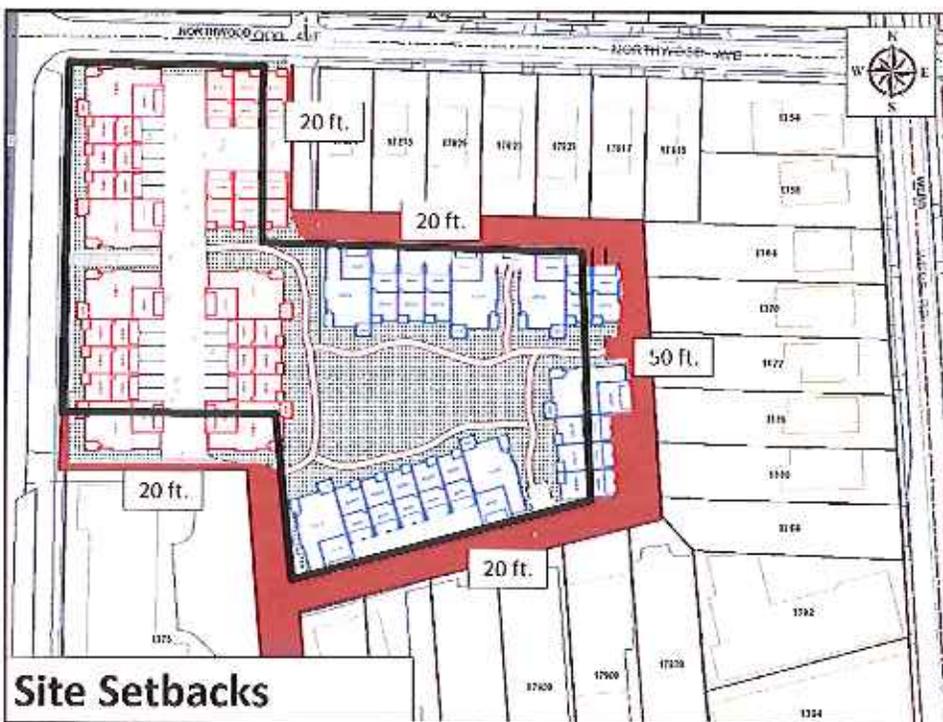


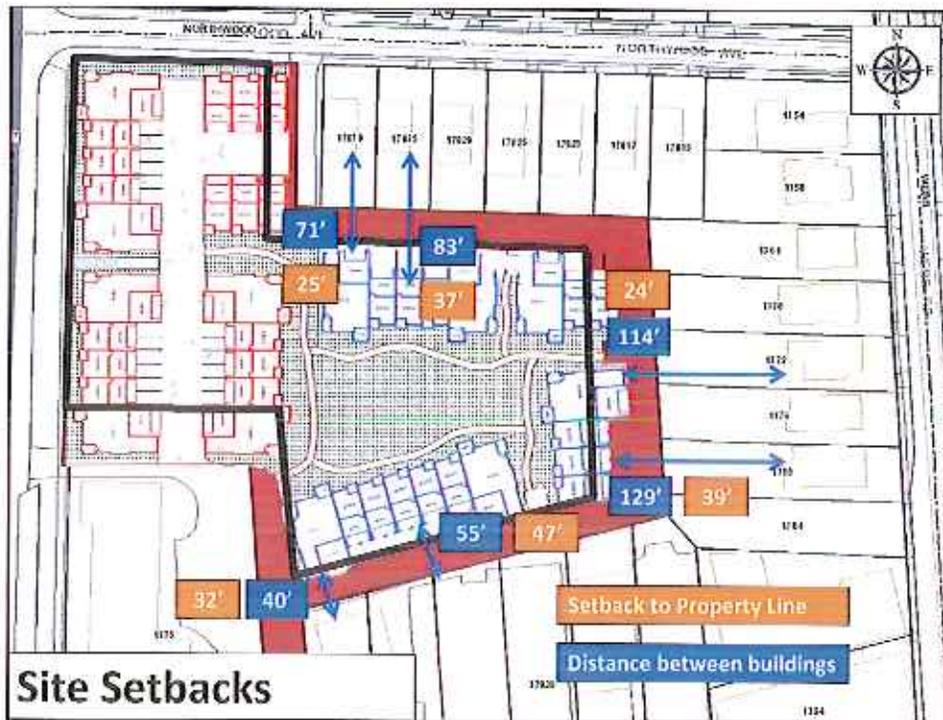


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Planning Commission

November 2014

