

MINUTES
(Audio recording is available)
PLANNING COMMISSION
DECEMBER 4, 2014
LAKEWOOD CITY HALL

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

Review docket items

REGULAR MEETING
7:00 P.M.
AUDITORIUM

The meeting was called to order at 7:05 p.m.

1. Roll Call

MEMBERS PRESENT

Hanna Belsito
Mary Cierebiej, Chairperson
Louis McMahon
Patrick Metzger
Mark Stockman

OTHERS PRESENT

Jason Russell, Commission Secretary, Project Specialist II, P&D
Dru Siley, Director for Planning and Development

A motion was made by Ms. Cierebiej, seconded by Mr. McMahon to **EXCUSE** the absences of William Gaydos and Mark Papke. All of the members voting yea, the motion passed.

2. Approve the Minutes of the November 6, 2014 meeting

A motion was made by Mr. McMahon seconded by Mr. Metzger to **APPROVE** the minutes of the November 6, 2014 meeting. 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

NEW BUSINESS

- 5. Docket No. 12-32-14**
Communication from Planning and Development Director Dru Siley Regarding Outdoor Dining during Light Up Lakewood 2014

The City of Lakewood requests an exception to the Outdoor Dining Regulations in order to permit

establishments with outdoor dining facilities within the event footprint to be open during Light Up Lakewood on December 6, 2014:

Chapter 1161.03 (t) (14) An Outdoor/Seasonal Dining Facility shall operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October. The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. (Page 3)

Dru Siley, Director of Planning and Development for the City of Lakewood was present to explain the request. The item was a procedural requirement because of Chapter 1161 Zoning Code. It would be for one night only outside the allowable calendar time.

There were no comments or questions from the Commission. There were not comments or questions from the public.

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

OLD BUSINESS

4. **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. This item was deferred from the meeting of November 6, 2014. (Page 2)

Dru Siley, Director of Planning and Development for the City of Lakewood was present to explain the request. Although he was asking for a deferral until the meeting of January 8, 2015, feedback was requested from the Planning Commission to ensure the project was on the right track. There were a couple more months of working with the Architectural Board of Review (“ABR”) before the plans were finalized. Updated concepts would be presented at next week’s ABR meeting.

Jason Russell, Project Specialist II with the City of Lakewood’s Planning and Development Department spoke to the Commission. A community meeting was held on November 11, 2014 that allowed for feedback about the plans. At the November 13, 2014 ABR meeting, concept designs were presented and design principles to the surrounding buildings were discussed. Results from the continued meetings with ABR and the Planning Commission will tie into the agreement. Mr. Siley advised the Commission the city was going to request a deferral at next week’s ABR meeting. Mr. Russell continued by stating there was a need for flexibility in the designs. He then referred to the PowerPoint presentation (made part of record). Ultimately, the Planning Commission would vote on the site plan with parcels and street layout rather than individual units; it could also consider heights and setbacks. He spoke to how the rear and side of the proposed would be defined in

relationship to the surrounding structures and streets. Flexibility would allow the developer to be more responsive to the buyers.

Asked if there would be another community meeting, Mr. Siley said there could be. It was important to allow flexibility for the developer to respond to the market. Yet it was very important that the Planning Commission and City would provide clear parameters and controls. The Commission suggested defining them as buildable areas rather than parcels.

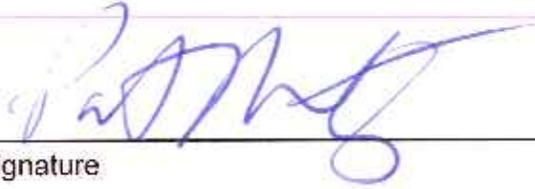
There were no further comments or questions from the Commission. There were no comments or questions from the public.

A motion was made by Mr. Metzger, seconded by Mr. McMahon to **DEFER** until the meeting of January 8, 2015. All of the members voting yea, the motion passed.

Mr. Siley noted this was Ms. Cierebiej's last meeting as an eight year member of the Planning Commission. She was thanked for that, plus her work on other projects such as McKinley and Lakewood Park. She's been an invaluable partner with the Department of Planning and Development, friend and colleague.

ADJOURN

A motion was made by Mr. Metzger, seconded by Ms. Belsito to **ADJOURN** the meeting at 7:23 p.m. All of the members voting yea, the motion passed.



Signature

01/08/2015

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. Don S. Key
2. JASON RUSSELL
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

Don S. Key

J. M. Key

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, December 4, 2014



Planning Commission

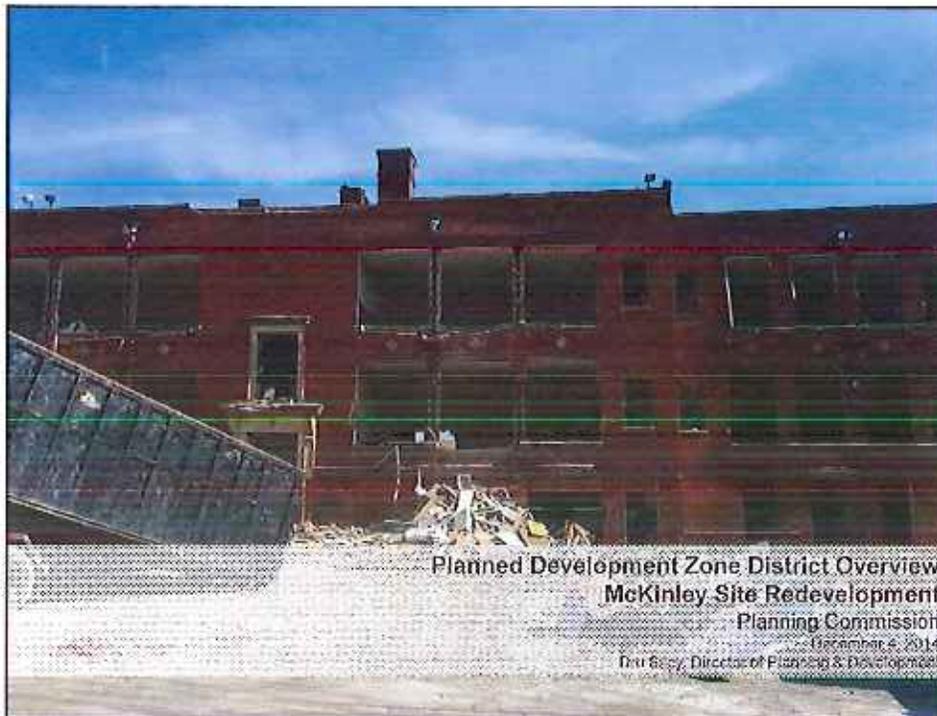
December 2014



McKinley Redevelopment

City of Lakewood





Planned Development Approval Process

- November 6th - Planning Commission approved preliminary plan for planned development
- November 11th - Community Meeting about McKinley Project
- November 13th - Architectural Board of Review reviewed concept designs and discussed design principles
- December 11th - Architectural Board of Review continues discussing design principles
- Development agreement continues to be refined.

Final Planned Development Plan Approval



Final Planned Development Plan Approval

Flexibility is Key!



Final Planned Development Plan Approval



Final Planned Development Plan Approval



Flexibility in Practice

Height	35 to 42 feet
Front Setback	Defined as frontage on West Clifton and Northwood = Building Line
Rear Setback	Defined as rear portions adjacent to existing parcels = no less than 20 feet
Side Setback	Defined as side portions adjacent to existing parcels = no less than 20 feet
Density	Not to exceed 40 units

Deferral until January Planning Commission



Light Up Lakewood Outdoor Dining Request

City of Lakewood





Planning Commission

December 2014

