

MINUTES
(Audio recording is available)
PLANNING COMMISSION
JANUARY 8, 2015
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

Hannah Belsito
William Gaydos
Louis McMahon
Patrick Metzger
Mark Papke
Mark Stockman

OTHERS PRESENT

Jason Russell, Commission Secretary, Project Specialist II, P&D
Jennifer Mladek, Assistant Law Director
Bryce Sylvester, Planner, Planning and Development

2. Approve the Minutes of the December 4, 2014 meeting

A motion was made by Mr. Stockman, seconded by Mr. McMahon to **APPROVE** the minutes of the December 4, 2014 meeting. Ms. Belsito, Mr. McMahon, Mr. Metzger, Mr. Papke, and Mr. Stockman voting yea, and Mr. Gaydos abstaining, 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

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 December 4, 2014. (Page 2)

On behalf of the City of Lakewood, Mr. Russell asked for a deferral of the item until the meeting in February.

A motion was made by Mr. McMahon, seconded by Mr. Gaydos to **DEFER** the item until the meeting of **February 5, 2015**. All of the members voting yea, the motion passed.

NEW BUSINESS

5. **Docket No. 01-01-15**

Ordinance Review Regarding Zone Code Chapter 1161.03(t) Outdoor/Seasonal Dining Facility

At its meeting in December 2014, the Planning Commission requested the Department of Planning and Development to look into potential changes to Chapter 1161.03(t) Outdoor/Seasonal Dining Facility to allow dining facilities on private property to operate year round. Project Specialist Jason Russell will present proposed changes to the Commission members for their consideration. (Page 3)

Jason Russell was present to explain the proposed changes to allow outdoor dining on private property year round, for an applicant to have a valid food vendor license, and to allow the Planning Commission to approve outdoor dining for special city sponsored or special permitted events such as LakewoodAlive's annual LightUp Lakewood. After the Planning Commission's ("PC") review of the item, the intent was for the PC to refer it to City Council for its review. Mr. Russell asked for comments from PC regarding the draft proposal and confirmed the item could be deferred.

PC members inquired why the conditional use had been seasonal in the first place. The effect on neighbors was to be considered. If an existing business wanted to expand to year round use and want protection from the elements (such as an awning, temporary enclosure), would the applicant have to be approved by ABR? Mr. Russell replied to the affirmative and offered that design guidelines might have to be developed. The members had questions about some language in the draft. Discussion continued about the language for food service such as annual contract agreements between establishments and vendors that provide food, such as the World of Beer. Ms. Mladek said that PC could require conditional eating arrangements on a case by case basis.

Ian Andrews, LakewoodAlive, agreed with Mr. Russell's summations. He asked to reconsider a timeline (food served until closing) with a buffer to allow an establishment to clean and close its kitchen. A PC member clarified the patio would close to allow for proper closing of a kitchen. Mr. Andrews felt that a formalized agreement between the establishment and food vendor should probably exist and should possibly be considered on a case by case basis. By having menus on the tables and bars might be a solution.

A motion was made by Mr. Gaydos, seconded by Mr. Stockman to **DEFER** the item until the meeting of **February 5, 2015**. All of the members voting yea, the motion passed.

6. **Docket No. 01-02-15**

Communication from the Department of Planning and Development Regarding a Parks Master Plan Update

Project Specialist Jason Russell will present an update of the City of Lakewood's Park System Strategic Plan. The original plan completed in 2009 was a 5-year plan for the entire park system. Throughout 2014, Planning and Development staff has worked to provide an update on progress at the 5 year point. The update provides not only a status update but also additional recommendations for moving forward. (Page 4)

Jason Russell was present to give the update and highlighted specific areas (presentation made part of record). The intent was for PC members to provide input. He noted that the 2009 surveys were not available as they were among the information lost in 2010 due to a lightning strike that affected the City's computer servers. One of the target improvements yet to be implemented was the coordination of strategic maintenance between the various recreational services and the City. A couple of long-term recommendations were for the acquisition of additional park land and the creation of wet lands. He explained how the different types of parks benefitted the neighborhoods, and how change was required for some of the parks' use (such as maintaining the numerous tennis courts when popularity of tennis had declined).

Improvements to Kauffman Park had been community lead. Discussion continued about the City's parks and their use in connection with the MetroParks and adjacent school properties. One suggested was to provide a map of the City's parks. The City's Public Works employees should be consulted because they did the maintenance work. For the future, some thought should be given to connecting the public with the lake physically; fishing, a beach. There needed to be a connectivity that defined all the things offered in the City of Lakewood. The development of a beach would be a major benefit and draw.

Ian Andrews, LakewoodAlive, appreciated the work done by the City as parks were important to a community. He agreed there needed to be coordination and integration effort between the Cleveland MetroParks and the City of Lakewood in respect to the parks.

The Active Living Task Force was expected have its final report around June. It would be incorporated with what the City does; there was not a deadline. The members wondered as to what could be done to initiate action for the eleven parks where there had been no improvements. PC asked to be informed when further updates were received.

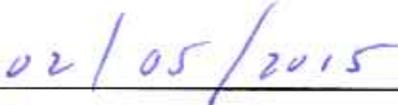
A motion was made by Mr. McMahon, seconded by Mr. Gaydos to **RECEIVE AND FILE** the item. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Metzger, seconded by Mr. Papke to **ADJOURN** the meeting at 8:11 p.m. All of the members voting yea, the motion passed.



Signature



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. Ja Andrews

Ja Andrews

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

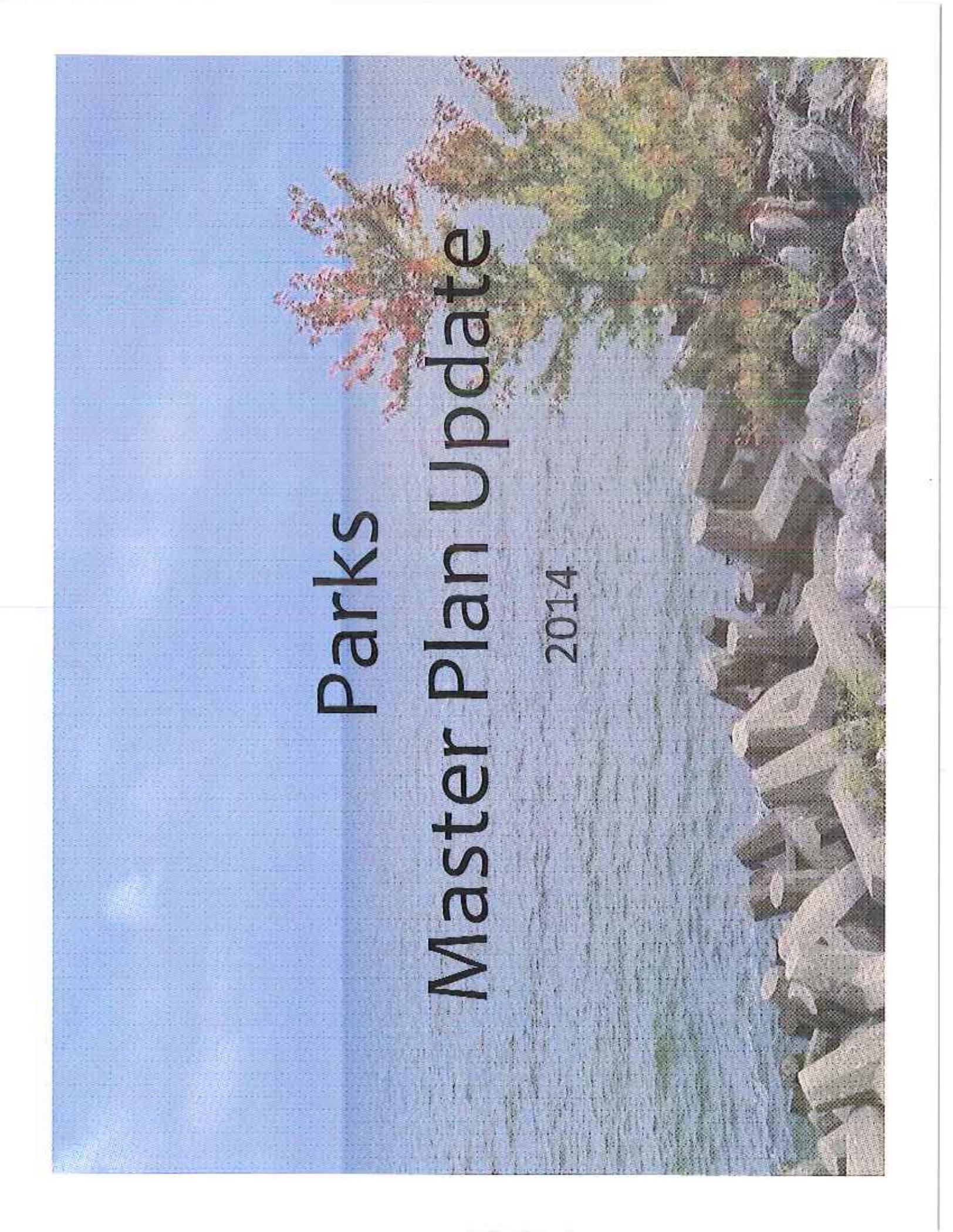
11. _____

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

FOR CITY USE ONLY

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

Date of Proceeding: January 8, 2015, Thursday

The background of the cover is a photograph of a natural landscape. In the foreground, there is a rocky shoreline with large, grey, angular rocks. Behind the rocks, several trees are visible, some with green leaves and others with autumn-colored foliage in shades of orange and red. The middle ground is dominated by a large, calm body of water, likely a lake or a wide river, which reflects the light from the sky. The sky is a clear, bright blue. The overall scene is peaceful and scenic.

Parks Master Plan Update

2014

2009 Plan

- Components of the plan
 - Community Profile
 - Community Priorities
 - Improvement Recommendations
 - Existing Conditions Survey

2014 Mission

- Original Plan spanned 2009 - 2014
 - Update and check status on 2009 plan
 - Updated Community Profile
 - Status updates on improvement recommendations
 - Incorporated Community Vision Objectives
 - New park conditions survey
 - Park Inventory

Major Park Improvements since 2009

- Madison Park bleachers removed
- Kauffman Park Little Links removed
- Madison Park Skatehouse renovation
- Kauffman Park Walking Path constructed
- Lakewood Park Basketball Courts constructed

Demographic Changes since 2009

Total Population

Rank	Community	2010	2014	% Change	2010 Rank
	Cuyahoga County	1,393,978	1,280,122	-8.9%	
1	Cleveland	478,399	396,815	-20.6%	1
2	Parma	85,619	81,601	-4.9%	2
3	Lakewood	56,646	52,131	-8.7%	3
4	Euclid	52,675	48,920	-7.7%	4

52,121 **-8.7%**

Median Age

Rank	Community	2010	2014	Change	2010 Rank
1	University Heights	32.1	31.3	-0.8	1
2	Lakewood	34.2	34.5	0.3	3
3	Cleveland Heights	35.2	35.2	0	4
4	Cleveland	33	36.3	3.3	2

34.5 **0.3%**

Population Density per Square Mile

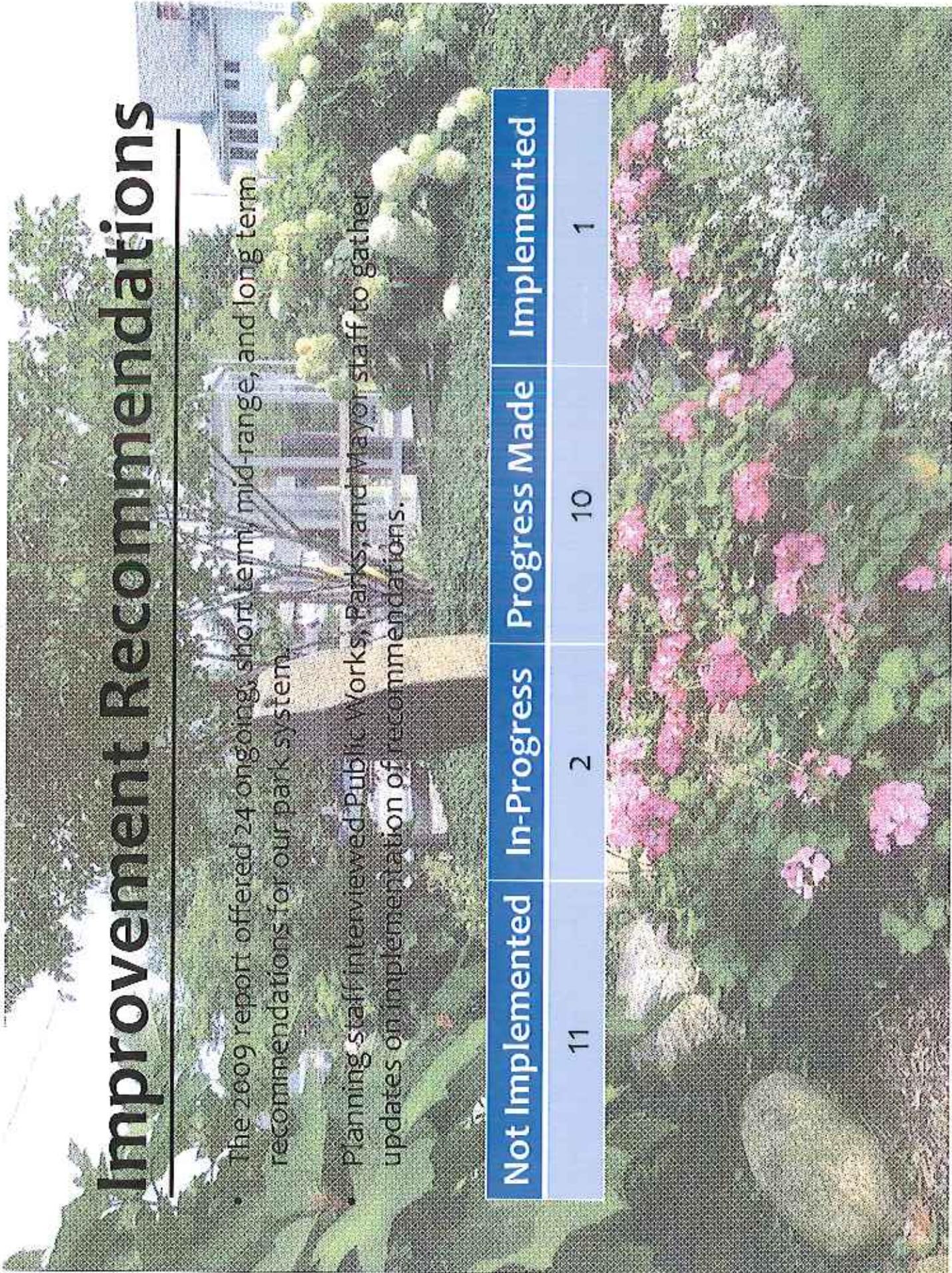
Rank	Community	2010	2014	% Change	2010 Rank
1	Lakewood	10,208.5	9,419.3	-8.4%	1
2	University Heights	7,713.6	7,437.9	-3.7%	3
3	East Cleveland	8,761.8	5,782.4	-51.5%	2
4	Cleveland Heights	6,160.2	5,689.3	-8.3%	5

9,417.3 **-8.4%**

Improvement Recommendations

- The 2009 report offered 24 ongoing, short term, mid-range, and long term recommendations for our park system.
- Planning staff interviewed Public Works, Parks, and Mayor staff to gather updates on implementation of recommendations.

Not Implemented	In-Progress	Progress Made	Implemented
11	2	10	1



Community Priorities & Vision

- The 2009 report provided six community priorities that should met by our park system.

Safety

Quality of Facilities

Access

Natural Resources

Cultural and Social Resources

Year Round Use

- Each priority offered a description for greater understanding
- Progress towards each priority was noted.

- Community Vision was completed in 2012. The Vision includes a number of objectives related to our parks.
- Progress towards each objective was noted.



Park System Report Card

2009

Overall Park System Grade

2014

Overall Park System Grade

C+

B+

Highest Rated Parks by Type

Type	Park Name	Grade
Community	Madison	A-
Neighborhood	Merl	A-
Pocket	Issac Warren	A+

Thoughts Moving Forward

- Comprehensive plan for neighborhood parks
 - Gain a true understanding the needs of residents pertaining to proximity of parks
 - Recognize each park type serves a unique purpose
- Coordinate with Lakewood Recreation Parks
- Evaluate active recreational needs and emerging trends
- Integrate Active Task Force and Bike Lakewood recommendations

