

**MINUTES**  
**(Audio recording is available)**  
**PLANNING COMMISSION**  
**JANUARY 7, 2016**  
**LAKWOOD 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 7:00 p.m.

1. Introduction and Oath of New Member, Glenn Coyne

Mr. Sylvester introduced Mr. Coyne to the Planning Commission. Ms. Swallow administered the oath.

2. Roll Call

MEMBERS PRESENT

Kyle Baker  
Hannah Belsito  
Glenn Coyne  
William Gaydos, Vice Chairman  
Louis McMahon, Chairman  
Patrick Metzger  
Mark Papke

OTHERS PRESENT

Bryce Sylvester, City Planner and Board Secretary  
Michelle Nochta, Planning and Development  
Jennifer Swallow, Assistant Law Director

3. Nomination and Election of Chairperson

A motion was made by Mr. Baker, seconded by Ms. Belsito to nominate Mr. McMahon as Chairman for 2016. Mr. Baker, Ms. Belsito, Mr. Gaydos, Mr. Coyne, Mr. Metzger, and Mr. Papke voting yea, and Mr. McMahon abstaining, the motion passed.

4. Nomination and Election of Vice Chairperson

A motion was made by Mr. Metzger to nominate Mr. Metzger as Vice Chairman for 2016. There was no second.

A motion was made by Mr. Gaydos to nominate Mr. Gaydos as Vice Chairman for 2016. Mr. McMahon seconded the motion. Mr. Baker, Ms. Belsito, Mr. Coyne, Mr. McMahon, and Mr. Papke voting yea, and Mr. Gaydos and Mr. Metzger abstaining, the motion passed.

5. Approve the Minutes of the December 3, 2015 meeting

A motion was made by Mr. Gaydos, seconded by Mr. Metzger to **APPROVE** the December 3, 2015 meeting. Mr. Baker, Ms. Belsito, Mr. Gaydos, Mr. McMahon, and Mr. Metzger voting yea, and Mr. Coyne and Mr. Papke voting to abstain, the motion passed.

6. Opening Remarks

The Opening Remarks were read by Mr. Sylvester.

## **NEW BUSINESS**

### **PARKING PLAN REVIEW**

7. **Docket No. 01-01-16**  
**13714 Madison Avenue**  
**Kidzenia Learning Center**

Dominick Durante, LDA Architects, applicant requests the review and approval of a parking plan for a proposed full-service daycare center; the proposed project does not meet parking minimums. The property is located in a C3, Commercial and General Business district. (Page 2)

Dominick Durante, LDA Architects, applicant was present to explain the request. Joining him was Laura n Cunningham

Mr. McMahon asked about fencing and rain gardens. It was confirmed there would be a 6-foot board-on-board privacy fence along the neighboring properties. The rain gardens would collect water from the roof and parking lot. Ms. Belsito asked about personnel, hours of operation and children. The Commission sought clarification about the parking and drop-off areas. It was suggested to incorporate parking for bicycles. Interlocking rubber flooring would be used for the playground.

Public comment was taken.

Mr. Sylvester recapped the new parking plan that was adopted early in the year; 1143.09 and 1143.10. The proposal was lacking two required parking spots resulting in the need to appear before the Planning Commission. The applicant was to appear before the Architectural Board of Review at its January meeting. City administration supported the request. Mr. McMahon asked Mr. Sylvester to further explain how the parking requirements and their viable solutions were determined.

Ms. Belsito asked about the 6-foot privacy fence and asked if the property owner had communicated with the neighboring property neighbor about use of its parking lot. Mr. Gaydos wondered if removal of part of the east building would allow for a circular driveway. Mr. Gaydos and Mr. McMahon said much thought had gone into the plan, but they were concerned about the traffic and parking. Discussion among the Commission members continued about vehicle congestion and possible solutions.

Mr. Gaydos made a motion to defer the item. After more discussion, it was asked if it was possible to require a traffic-controlled system. Ms. Mladek confirmed that conditions for approval could be put in place by the

Commission. Mr. Baker suggested regulating the hours for the Detroit Avenue parking spaces to the morning only.

Mr. Gaydos rescinded his motion to defer.

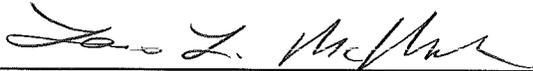
A motion was made by Mr. Baker, seconded by Mr. Metzger to **APPROVE with the following stipulations:**

- **4 slots on Parkwood Avenue are dedicated as a drop-off zone from 6 a.m. to 10 a.m., subject to City's approval,**
- **the business is obligated to have a traffic-controller during the hours of 6 a.m. to 10 a.m. and 3 p.m. to 6 p.m. to monitor and direct traffic, and**
- **approval is granted by the Architectural Board of Review.**

All of the members voting yea, the motion passed.

### **ADJOURN**

A motion was made by Mr. Papke, seconded by Mr. Metzger to **ADJOURN** the meeting at 8:20 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. Shannon Schur
- 2. Stephen Schur
- 3. Tom Board
- 4. ADHAM SAJED
- 5. Lauren Cunningham
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

- Shannon Schur
- Stephen Schur
- Tom Board
- ADHAM SAJED
- Lauren Cunningham
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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, January 7, 2016

**OATH OF OFFICE**

I, Glenn Coyne, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Planning Commission of the City of Lakewood, Ohio so help me God.



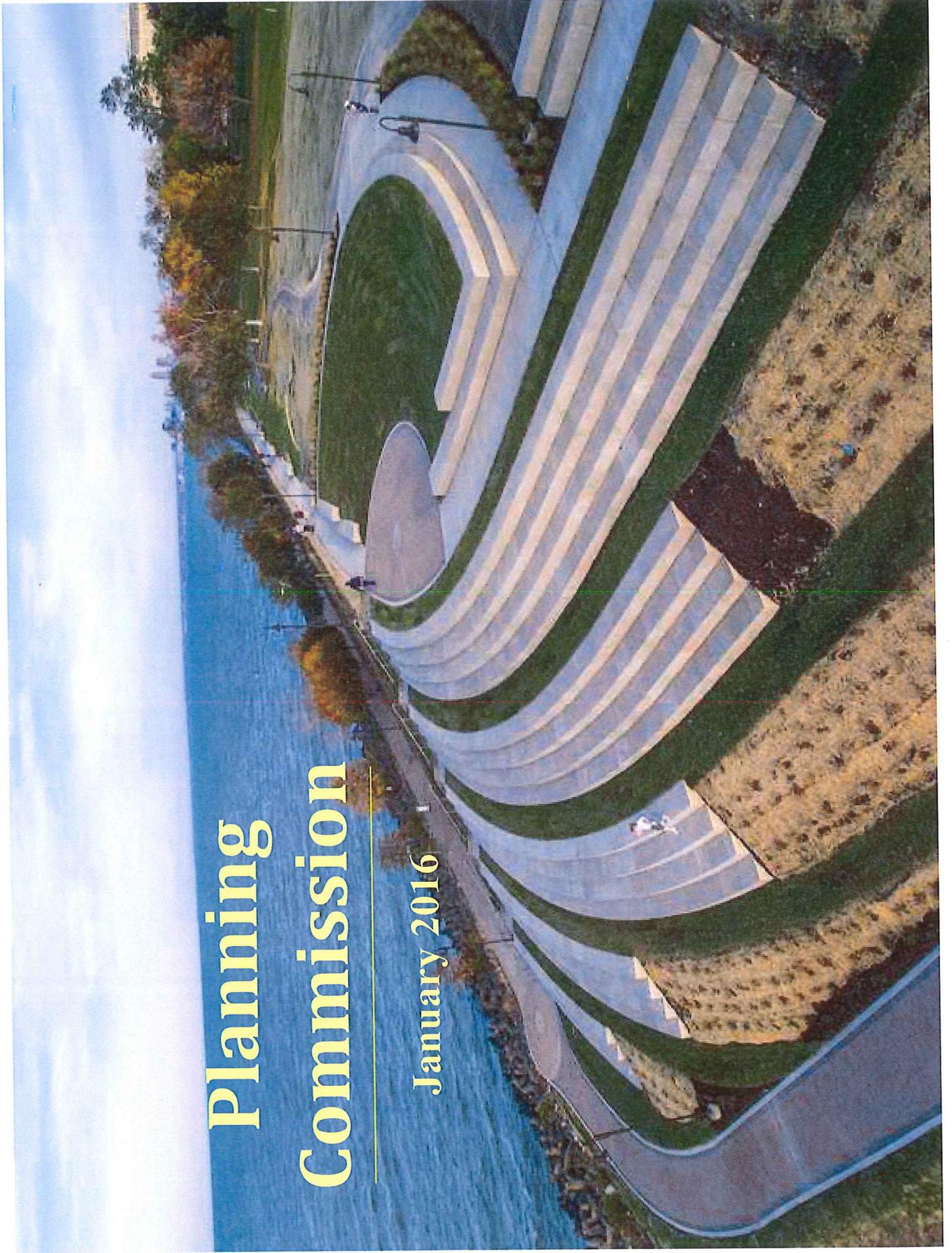
Signature



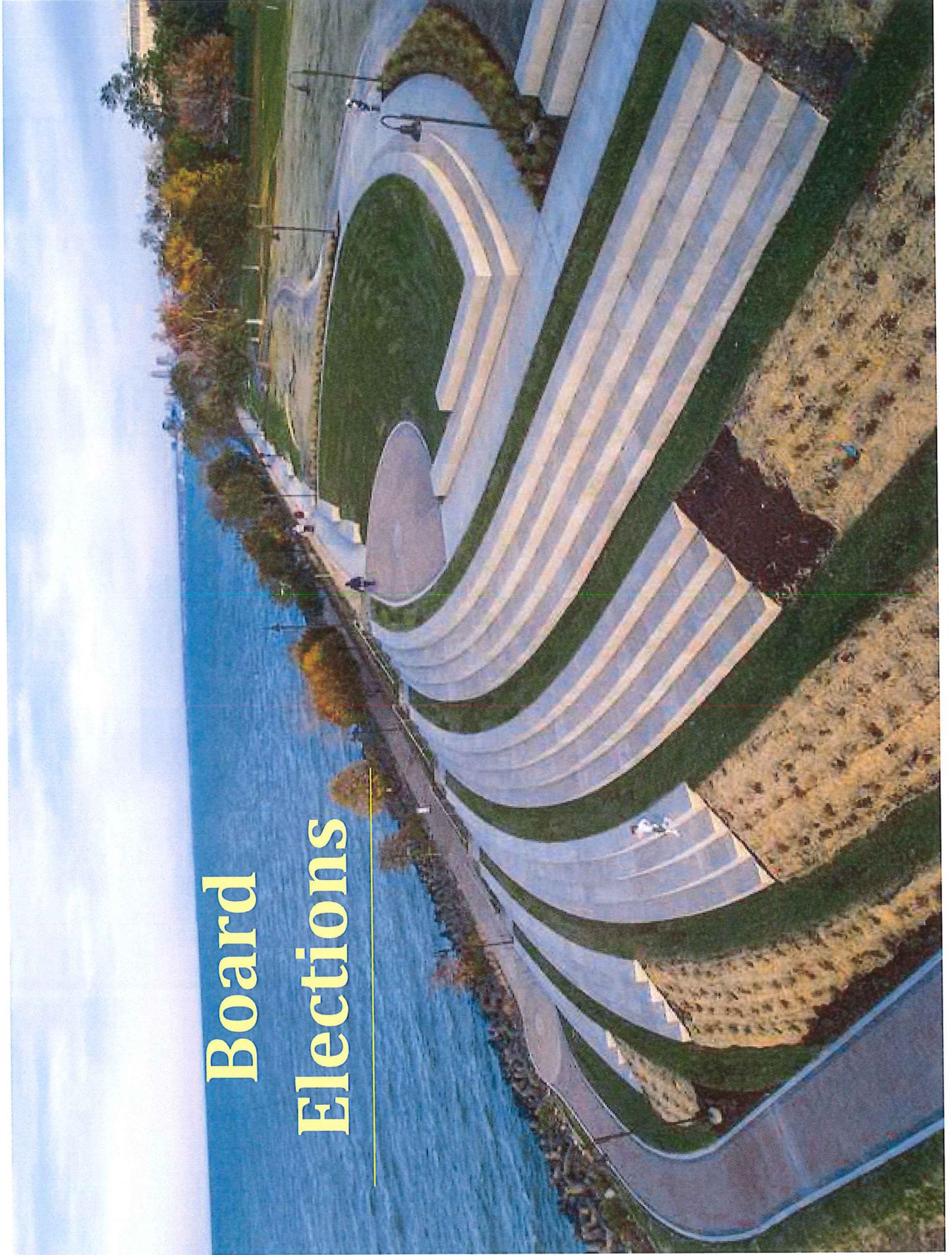
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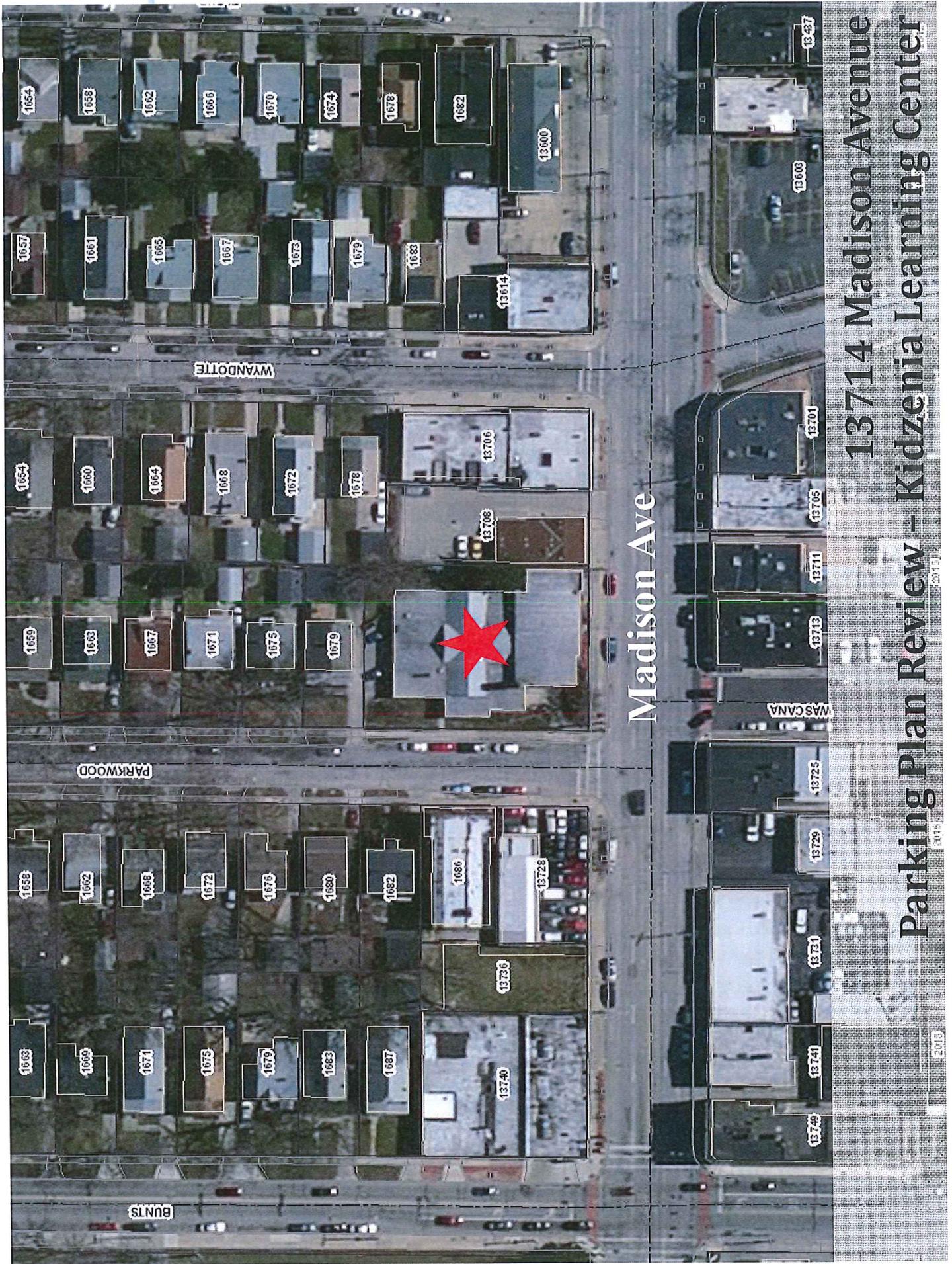
# Planning Commission

January 2016



# Board Elections





BUNTS

PARKWOOD

WYANDOTTE

Madison Ave

MASCANA

# 13714 Madison Avenue Parking Plan Review – Kidzenia Learning Center

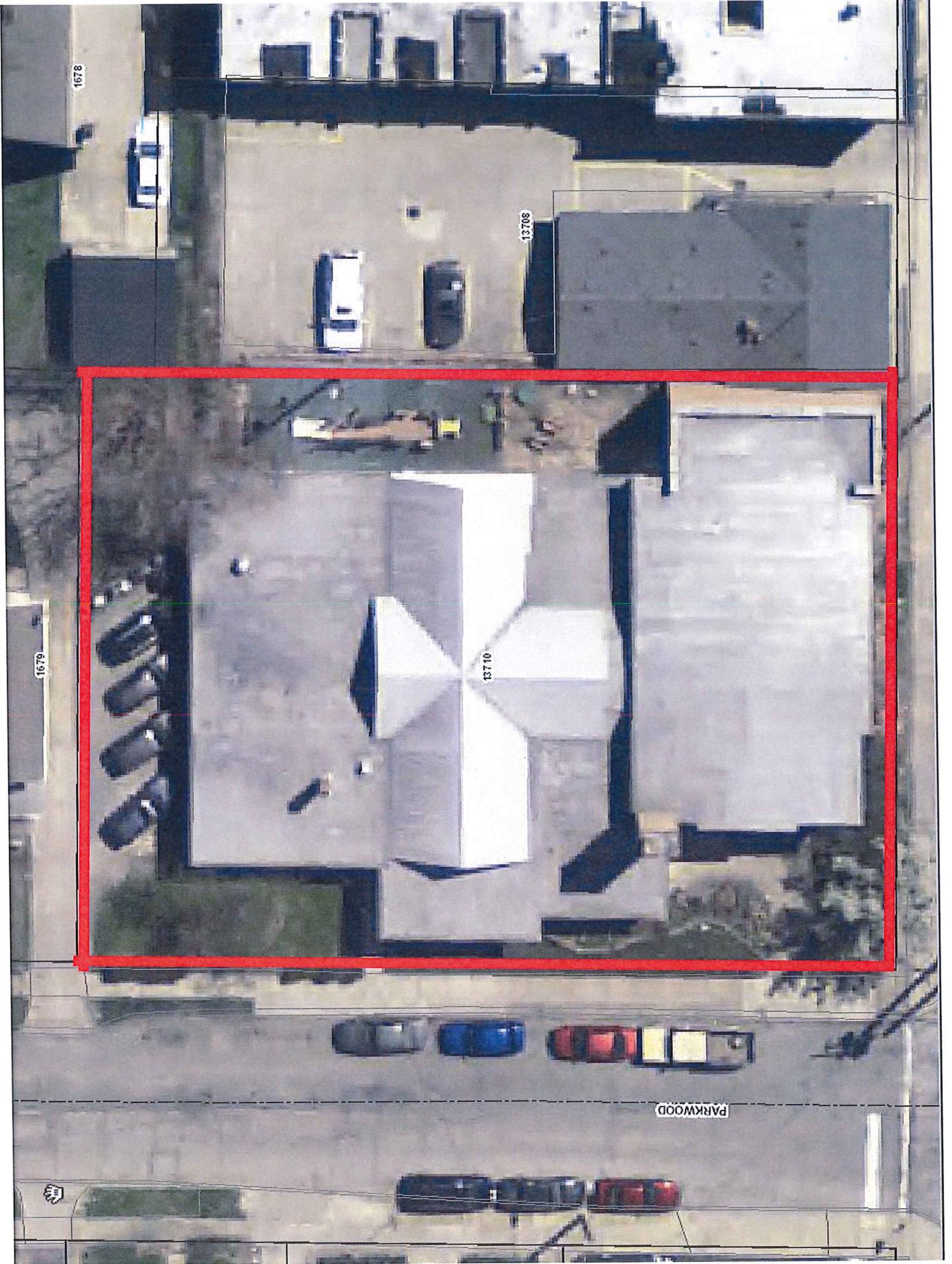
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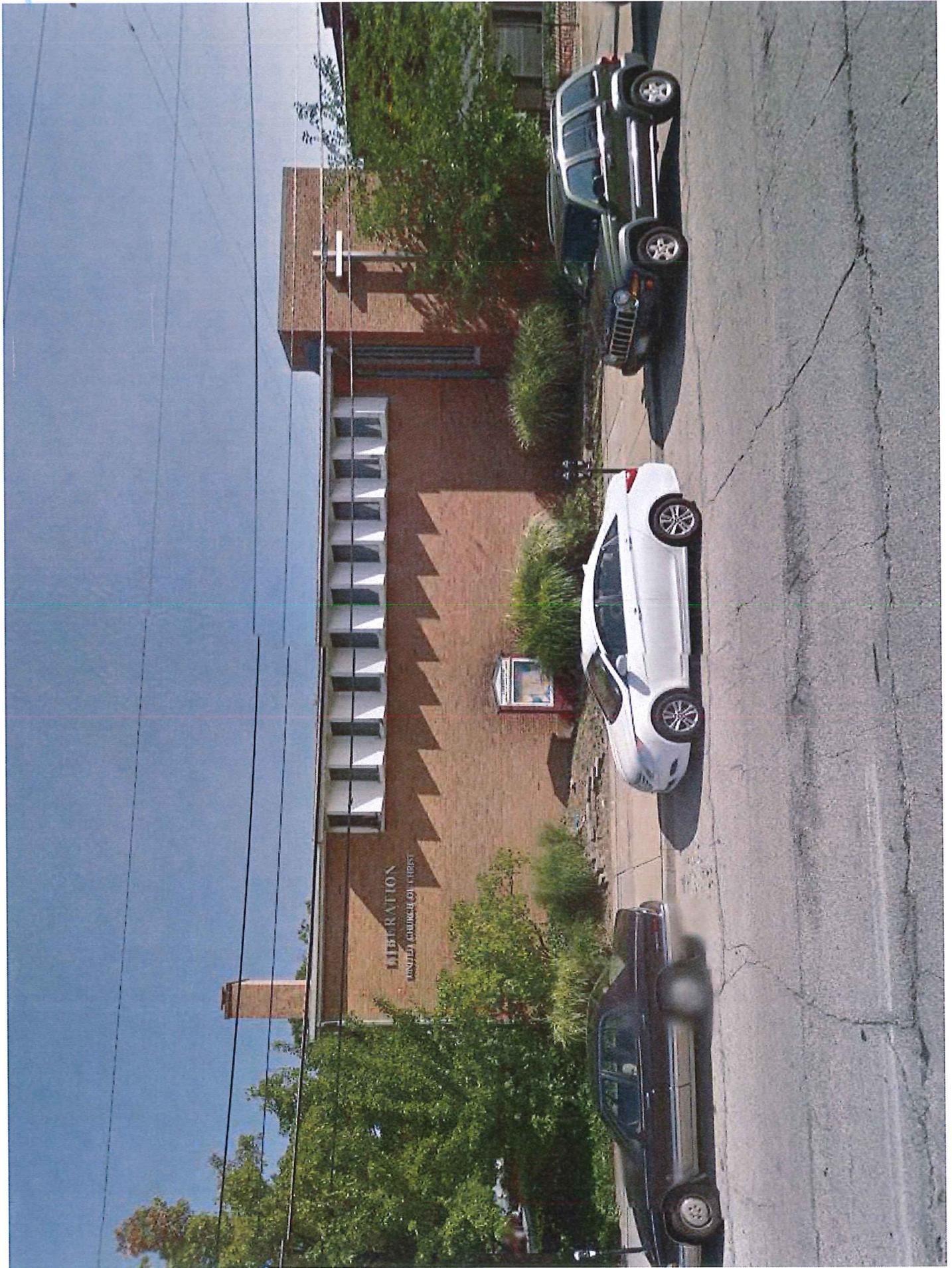
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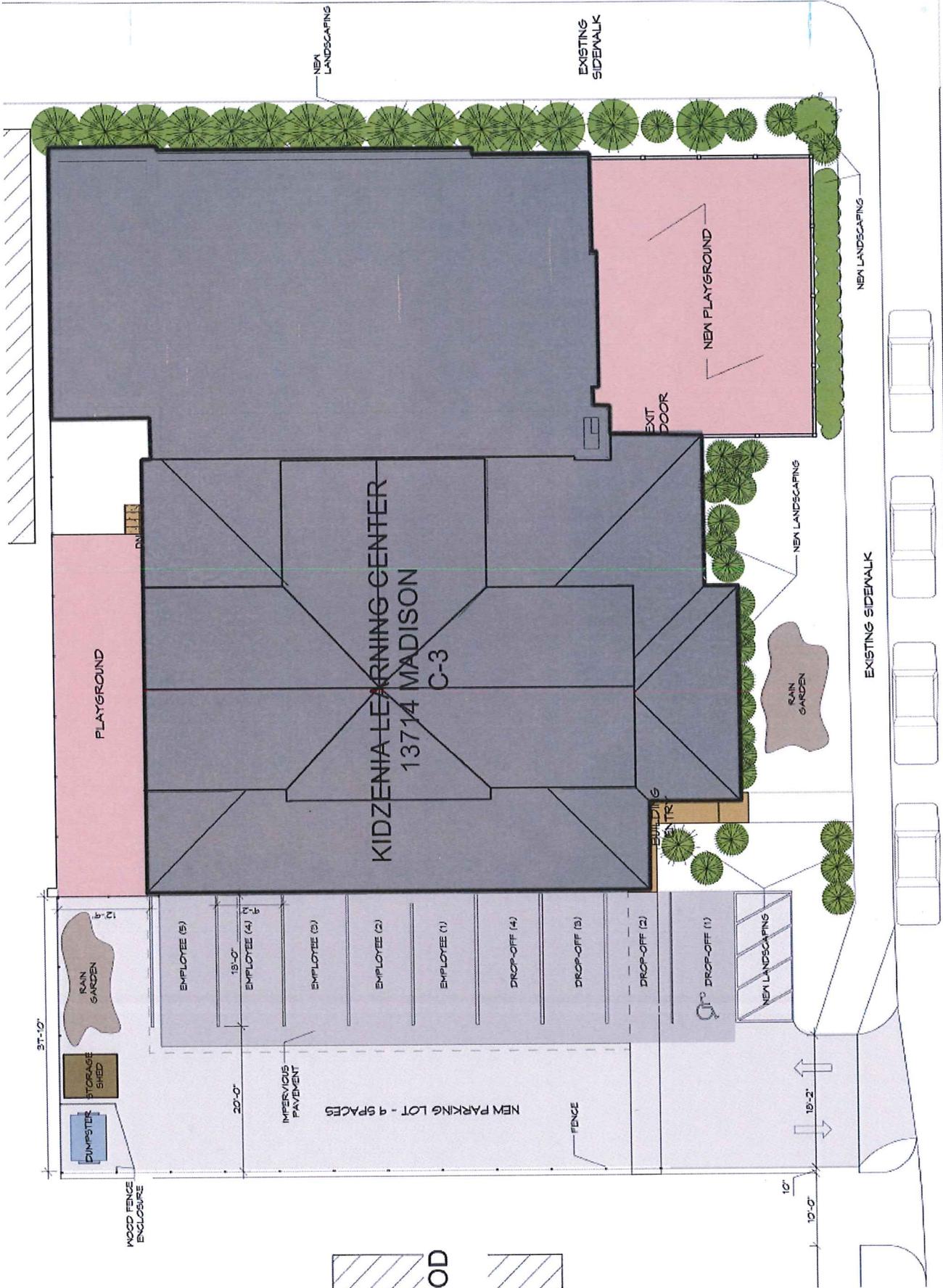








# MADISON AVENUE



## List of proposed improvements related to 1143.09 & 1143.10

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- New and improved landscaping
- Two (2) rain gardens
- Storage shed on site for landscaping equipment, additional storage
- A section of impervious pavement on the new parking lot

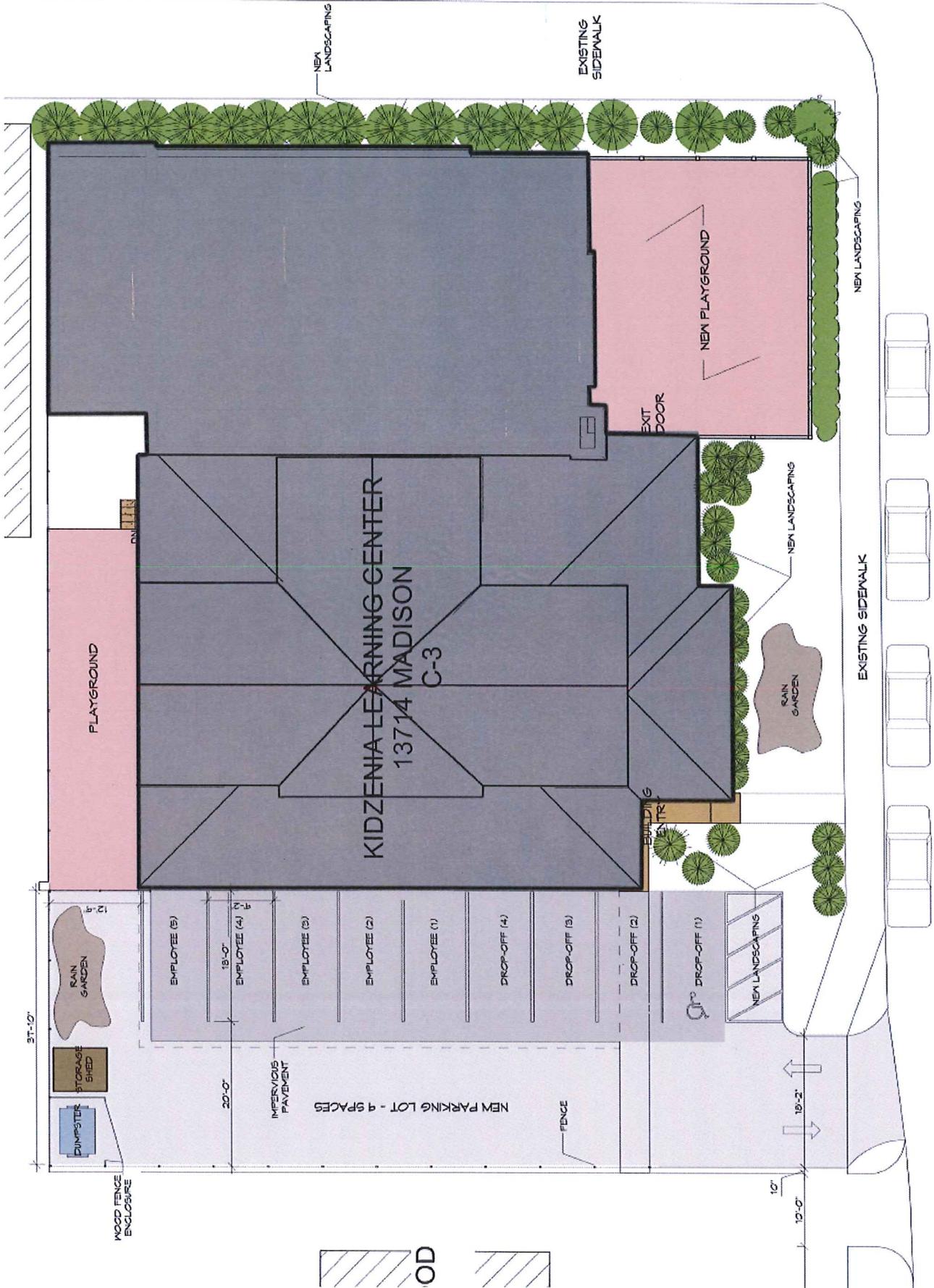
### **1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.**

- (a) Impact on central character of residential neighborhoods taking on overflow parking;
- (b) Available surface parking lots in the neighborhood that could be used for shared parking;
- (c) Similarly scaled projects throughout the City to compare parking footprint;
- (d) When a restaurant use is proposed, the total number of tables to parking spaces;
- (e) Total number of employees;
- (f) Alternative forms of transportation available in the neighborhood;
- (g) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
- (h) Peak demand for parking spaces from all uses compared to the total supply of spaces;
- (i) Traffic impact analysis and/or a traffic demand study;

### **1143.10 EXCEPTIONS TO REQUIRED MINIMUMS.**

- Improvements to the property that may reduce carbon emissions and improve energy efficiency using environmental best management practices (BMPs) promulgated by the Environmental Protection Agency;
- Storm water management techniques such as bio-swales, rain gardens, and pervious pavements:
- A shed or storage building on site for landscaping equipment and additional storage:
- An innovative landscaping plan, considered to be over and above the landscaping requirements as typically required by the Architectural Board of Review, which may include plant, flower and tree type, size, design, location and irrigation;

# MADISON AVENUE



# Planning Commission

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January 2016

