

MINUTES
(Audio recording is available)
PLANNING COMMISSION
DECEMBER 3, 2015
LAKESWOOD 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. Roll Call

MEMBERS PRESENT

Kyle Baker
Hannah Belsito
William Gaydos
Louis McMahon
Patrick Metzger
Mark Stockman, Chairman

OTHERS PRESENT

Bryce Sylvester, City Planner and Board Secretary
Michelle Nochtka, Planning and Development
Mandy Gwartz, Assistant Law Director

A motion was made by Mr. McMahon, seconded by Ms. Belsito to **EXCUSE** the absence of Mark Papke. All of the members voting yea, the motion passed.

2. Approve the Minutes of the November 5, 2015 meeting

A motion was made by Mr. Gaydos, seconded by Mr. Metzger to **APPROVE** the November 5, 2015 meeting minutes as amended (Item 1, Mr. Stockman made the motion to excuse the absence of Ms. Belsito and Mr. McMahon). Mr. Baker, Mr. Gaydos, Mr. Metzger, and Mr. Stockman voting yea, and Ms. Belsito and Mr. McMahon voting to abstain, the motion passed.

3. Opening Remarks

The Opening Remarks were read by Mr. Sylvester.

REQUEST FOR MODIFICATION
LOT SPLIT/LOT CONSOLIDATION

4. **Docket No. 11-39-15**
2021 Atkins Avenue
Atkins Apartment Building

Adrien Elliott, Red Door Living, applicant requests modifications to the approval granted at the November 5, 2015 meeting for a lot split (PPN 313-12-004) and lot consolidation (PPN 313-12-054) in order to add 14 parking spaces to the rear of 2021 Atkins Avenue as there is no off street parking for the 26 unit apartment building. The property is located in a C1, Commercial and Office district. (Page 3)

Adrien Elliott, applicant was present to explain the request.

There were no questions or comments from the Commission. The Chair asked for comments from the public. City administration supported the application.

Public comment was taken.

A motion was made by Mr. McMahon, seconded by Mr. Gaydos to **APPROVE** the request. All of the members voting yea, the motion passed.

NEW BUSINESS

CONDITIONAL USE

5. **Docket No. 12-44-15**
1475 Winton Avenue
Wright Massage Therapy

Janie Cusick, Wright Massage Therapy business owner and applicant requests the review and approval of a conditional use to conduct a type B home operation in an R2 district, pursuant to sections 1145 – home occupations and 1161.03(f) – supplemental regulations for specific uses. The property is located in an R2, Single and Two-Family district. (Page 11)

Janie Cusick, applicant was present to explain the request.

The Commission asked about parking, number of clients, and hours of operation. The Chair asked for comments from the public. City administration supported the application and asked the Commission to deem that parking would be restricted to the property; not on the street, to restrict the hours as per code, and the number of client visits. It was confirmed the upstairs unit was vacant.

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

- **Number of clients is limited to three per day; 10 per week,**
- **Hours of operation are 9:00 a.m. till 6:00 p.m.; Monday through Saturday,**
- **Parking is restricted to on-site, and**
- **All business is conducted indoors.**

All of the members voting yea, the motion passed.

OLD BUSINESS

RECOMMENDATION TO DESIGNATE

6. **Docket No. 11-40-15**

**14501-19 Detroit Avenue
Curtis Block**

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the property located at 14501-19 Detroit Avenue, Curtis Block (PP# 314-07-007) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in a C2, Commercial and Retail district. This item was deferred from the November meeting. (Page 23)

Richard Sicha, Chair for the Lakewood Heritage Advisory Board was present to explain the request.

Mr. Gaydos asked if the property owner was in favor of the designation. Mr. Sylvester replied the owner has not responded about the designation.

Mr. Sylvester stated the city's position. City administration would like to conduct an evaluation (cost and structural) of the property within the next two months regarding the repurposing of the building and site. It was in the best interest of the community to keep options open. He asked for 30 to 60 days before the commission made a decision.

There was discussion among the commission members as they considered a delay in voting. Ms. Gwartz said there was no issue with the delay.

Public comment was taken.

A motion was made by Mr. McMahon, seconded by Mr. Metzger to **DEFER** the item **until the meeting of February 4, 2016**. All of the members voting yea, the motion passed.

**NEW BUSINESS
RECOMMENDATION TO DESIGNATE**

7. **Docket No. 12-45-15
13335 Detroit Avenue
Nicholson House**

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the property located at 13335 Detroit Avenue, Nicholson House (PP# 315-04-004) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in a C3, Commercial and General Business district. (Page 38)

John Pyke, advisor to the Lakewood Heritage Advisory Board was present to explain the request.

Mr. Sylvester confirmed that the City of Lakewood owned the subject property and consented/supported the designation.

Public comment was closed. The Lakewood Heritage Advisory Board verified the designation was intended for the entire site (as per the permanent parcel number) and exterior of the building, not interior.

A motion was made by Mr. McMahon, seconded by Mr. Metzger to **DESIGNATE** parcel number 315-04-004, exterior only, as an historic property (HP). All of the members voting yea, the motion passed.

Mr. Sylvester noted that this was Mr. Stockman's last meeting and thanked him for his dedication and service.

ADJOURN

A motion was made by Mr. Stockman, seconded by Mr. Baker to **ADJOURN** the meeting at 7:50 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. Adrien Elliott
- 2. Richard Serwinski
- 3. Lucie Hurst
- 4. RICHARD SICHA
- 5. Adary Scheller
- 6. Heather Pudge
- 7. John Ryko
- 8. _____
- 9. _____
- 10. _____
- 11. _____

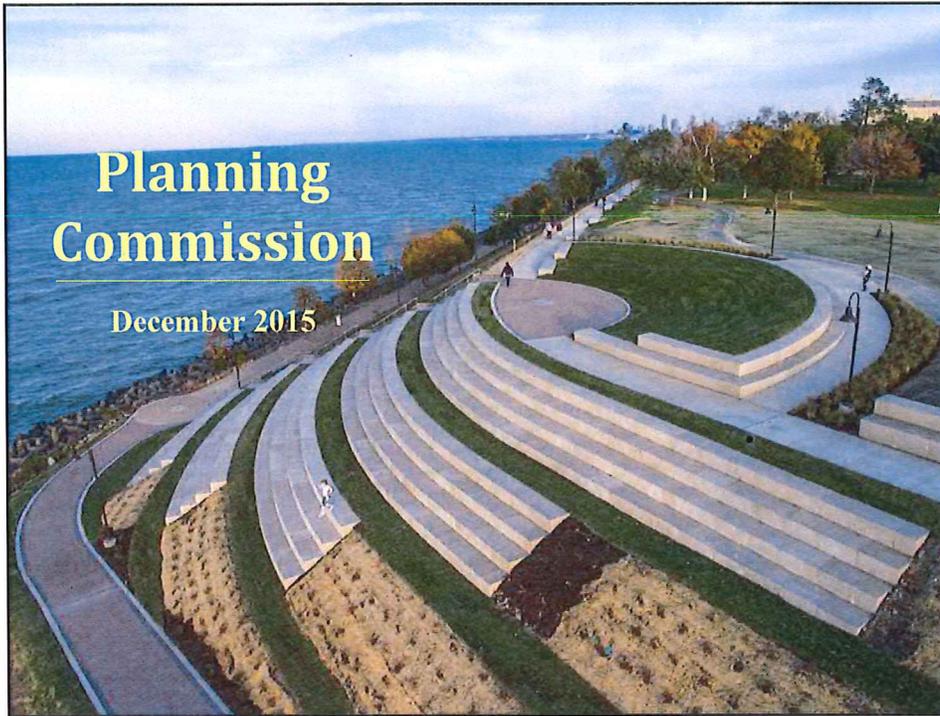
- 1. Adrien Elliott
- 2. Richard Serwinski
- 3. Lucie Hurst
- 4. RICHARD SICHA
- 5. Adary Scheller
- 6. Heather Pudge
- 7. John Ryko
- 8. _____
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- 11. _____

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

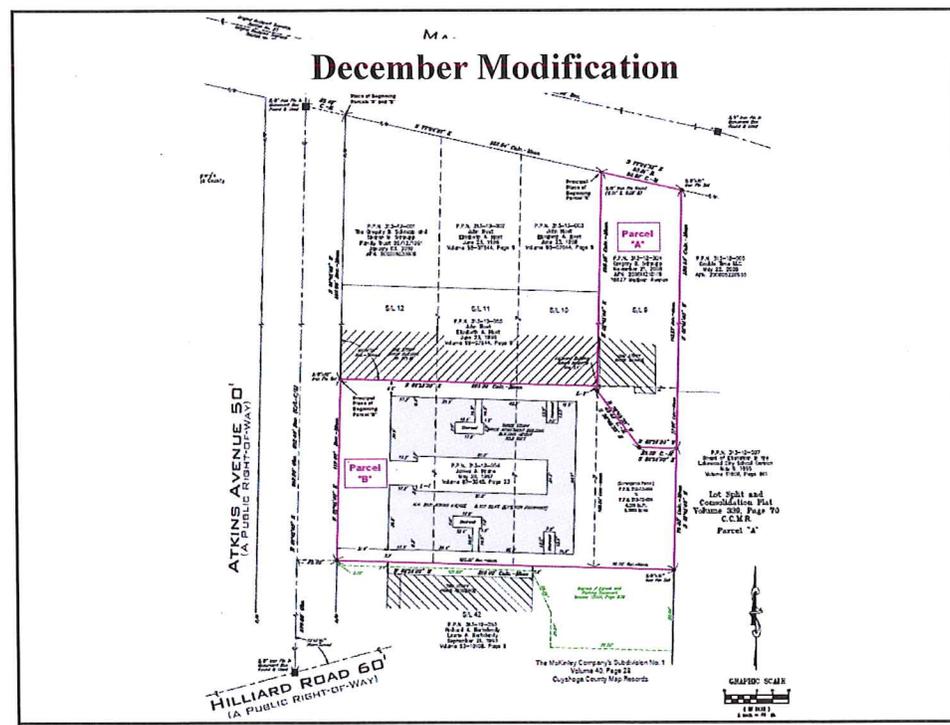
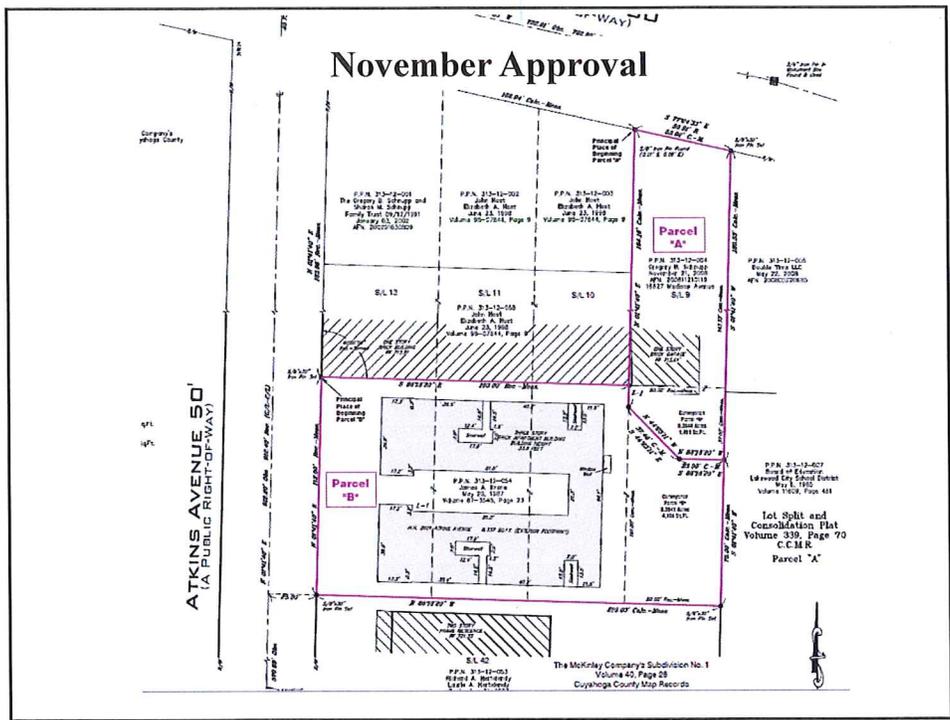
FOR CITY USE ONLY

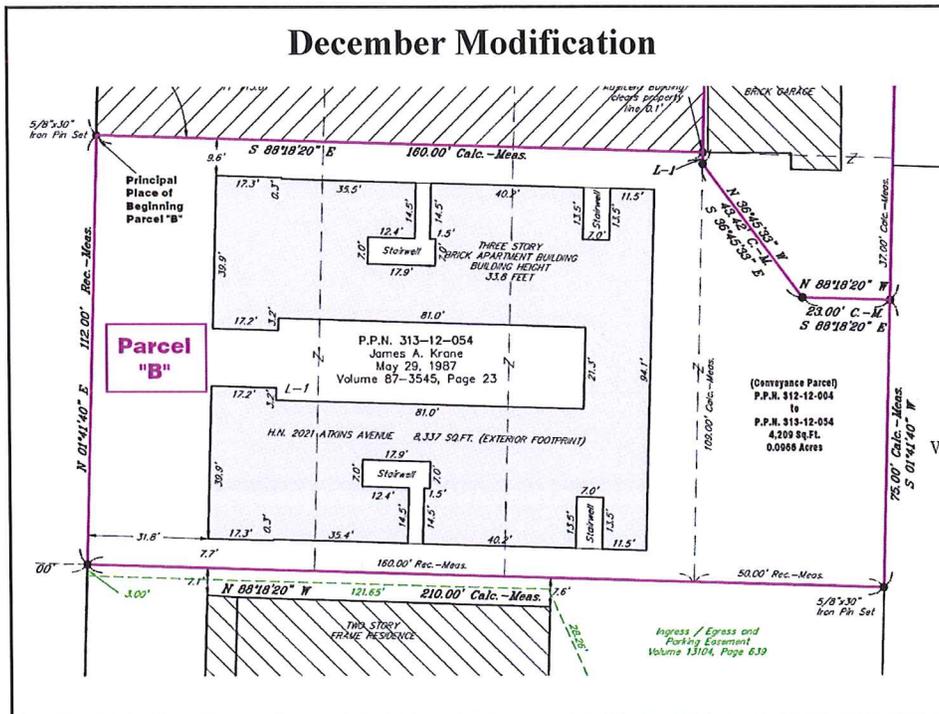
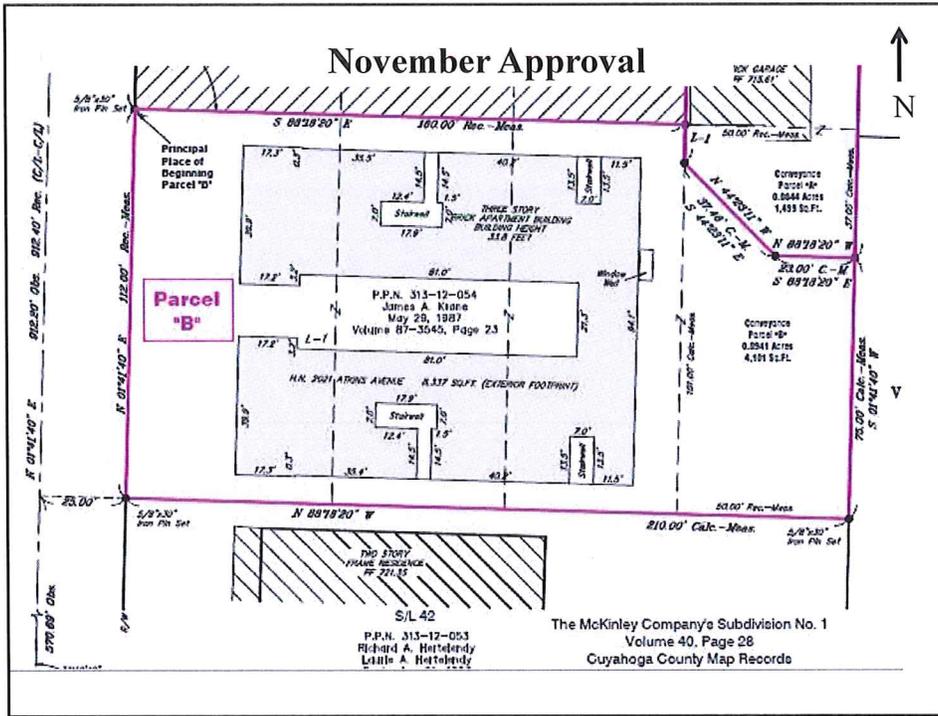
Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, December 3, 2015











2021 ATKINS



SOUTH DRIVE



REAR OF BUILDING



REAR LOOKING INTO VACANT LAND



REAR OF BUILDING FACING SOUTH



LOOKING INTO VACANT LAND.

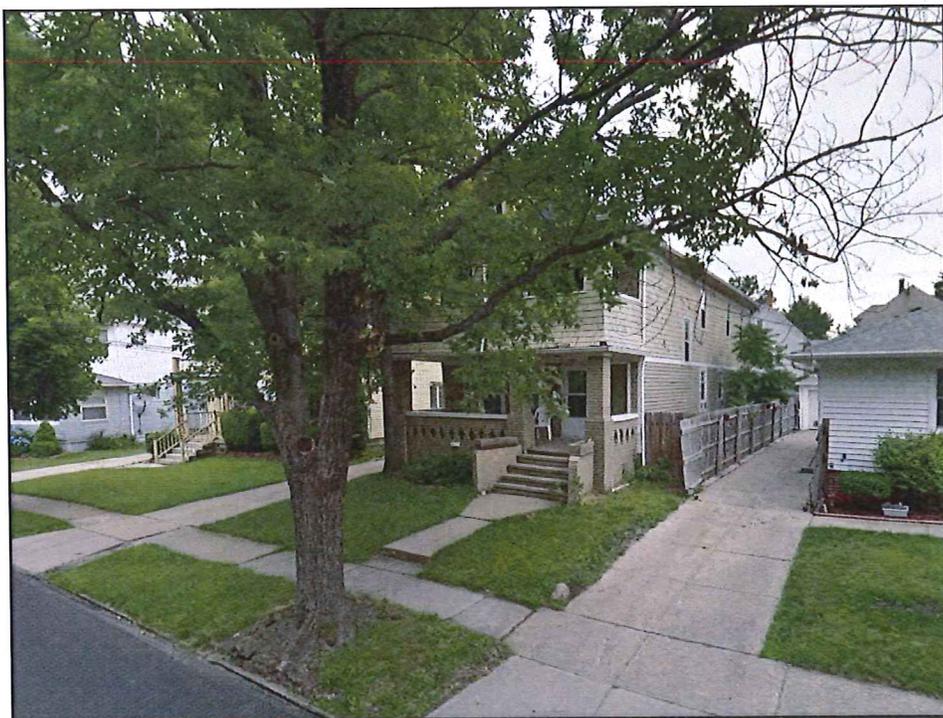
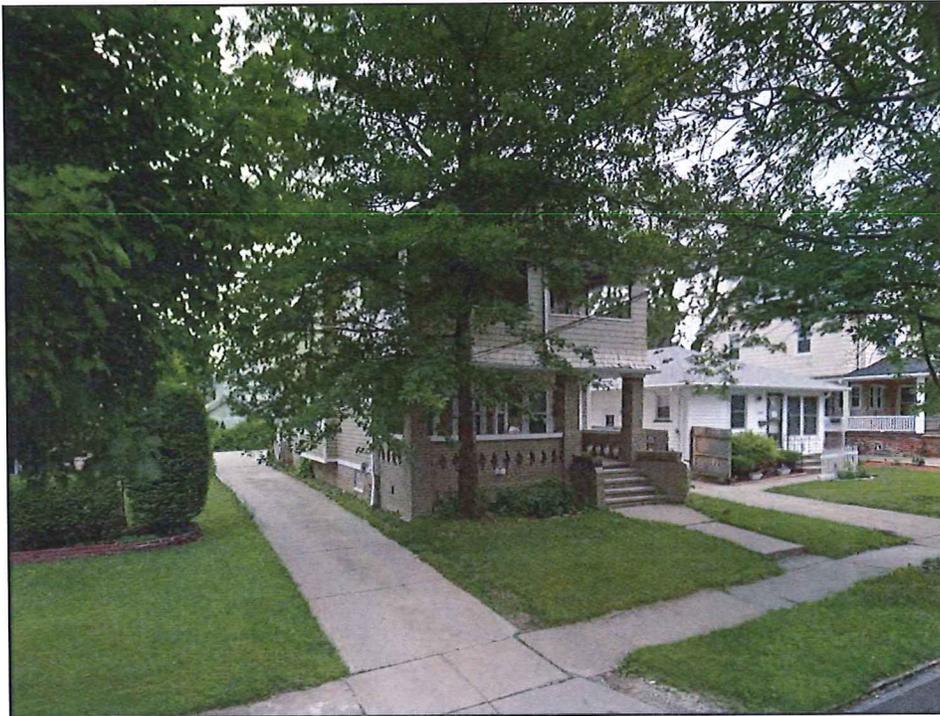


LOOKING DIRECTLY INTO VACANT LAND

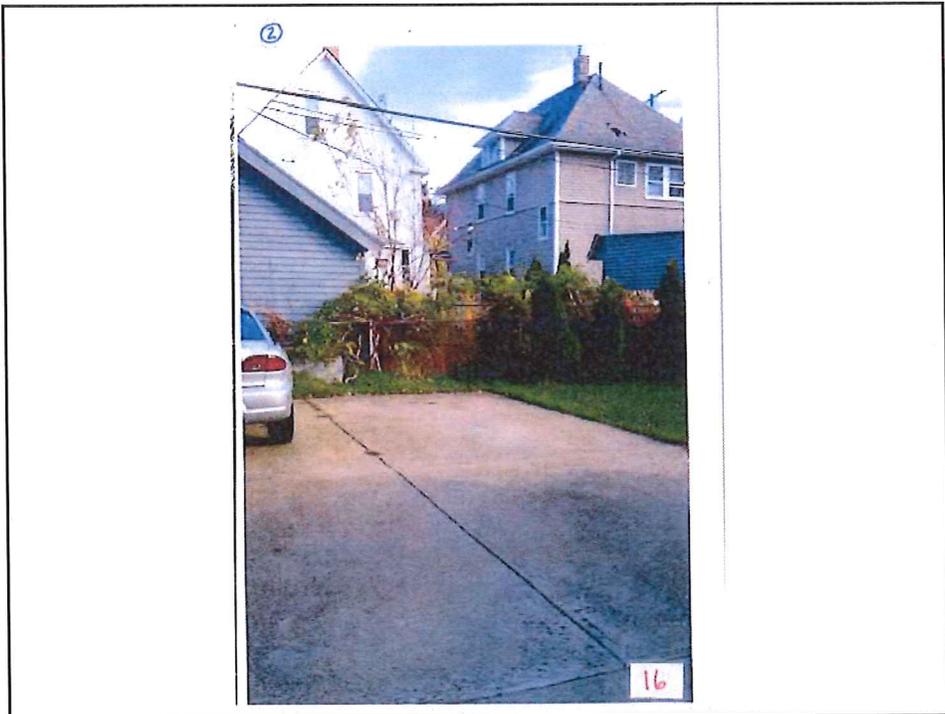


NORTH DRIVE OF BUILDING











1145.02 Home Occupation Regulations

- (a) The home occupation shall occupy no more than fifteen percent (15%) of the habitable floor area of the dwelling
- (b) No sign or display advertising the presence of the home occupation and visible from the public right-of-way shall be permitted.
- (c) The home occupation shall be conducted entirely within the principal structure.
- (d) The home occupation shall not interfere with the off-street parking required for the principal use pursuant to Chapter [1143](#).
- (e) The home occupation shall not necessitate any structural alteration, any alteration to an elevation of the structure, or the installation of additional parking surfaces.
- (f) The home occupation shall not necessitate any variance to the Building Code.
- (g) The home occupation shall not generate any noise, fumes, dust, odors, or electrical interference, which may be transmitted outside the dwelling unit.
- (h) Goods shall not be displayed to or picked up by the customer at the site of the home occupation.

1161.03(f) Conditional Uses – Type B Home Occupation

(f) Home Occupation, Type B. In a residential or commercial district, a Type B Home Occupation may be permitted as a conditional use provided that:

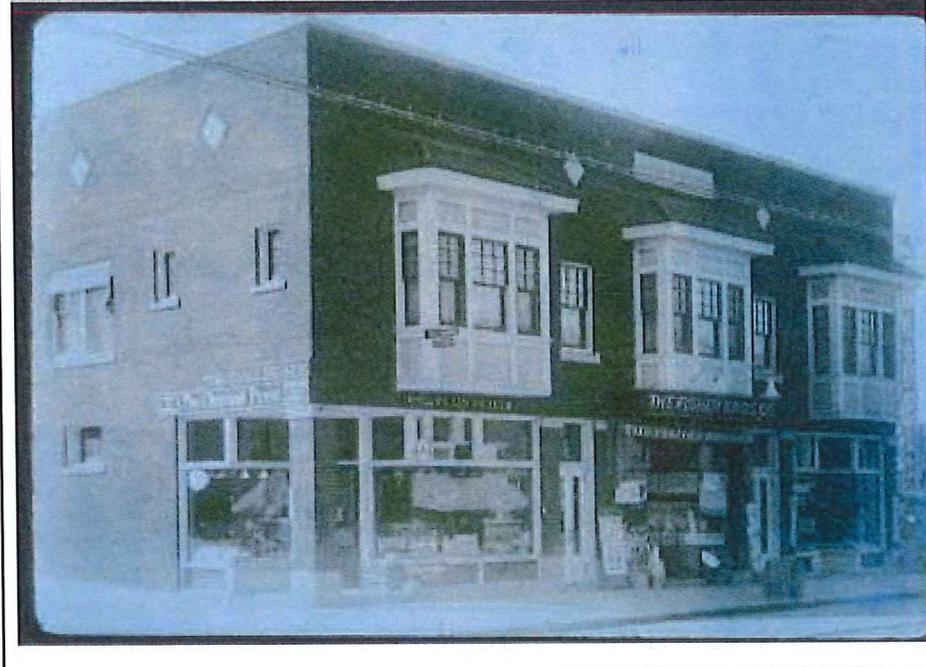
- (1) The Type B Home Occupation may be permitted in a one- or two-family dwelling; the Home Occupation shall not interfere with the residential use of the non-applicant;
- (2) The non-resident employee and customers may come to the home between the hours of 8:00 a.m. and 9:00 p.m. Monday through Saturday, and 12:00 noon and 6:00 p.m. Sunday; customers may come to the home by pre-arrangement only;
- (3) Off-street parking to meet the standards specified in Schedule 1143.05 shall be provided;
- (4) The Type B Home Occupation shall not generate substantially more pedestrian or vehicular traffic than that generated by a residential use; and
- (5) A Conditional Use Permit issued pursuant to this Section [1161.03\(f\)](#) shall expire thirty-six (36) months after the date of issuance.







Historic Photograph 1 of 3



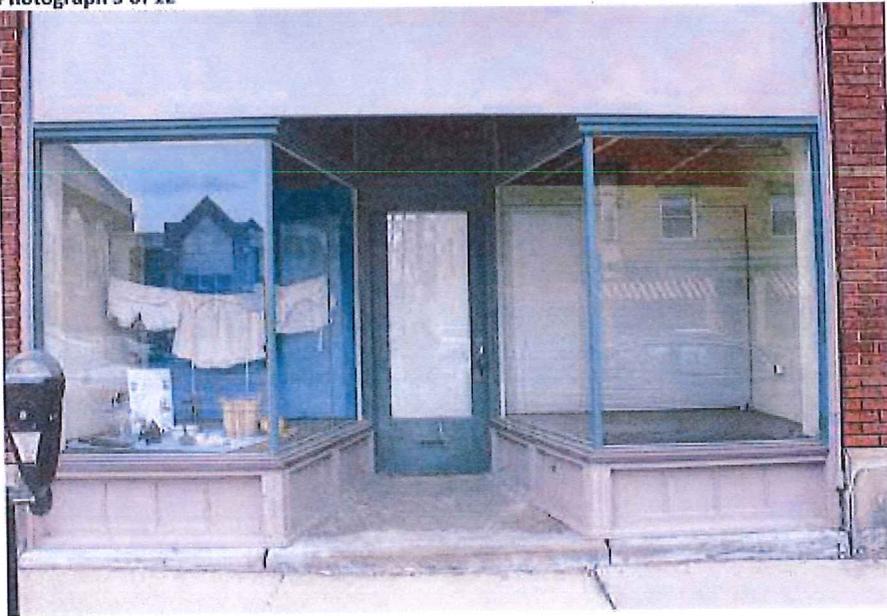
Historic Photograph 3 of 3



Photograph 4 of 12



Photograph 5 of 12



Photograph 6 of 12

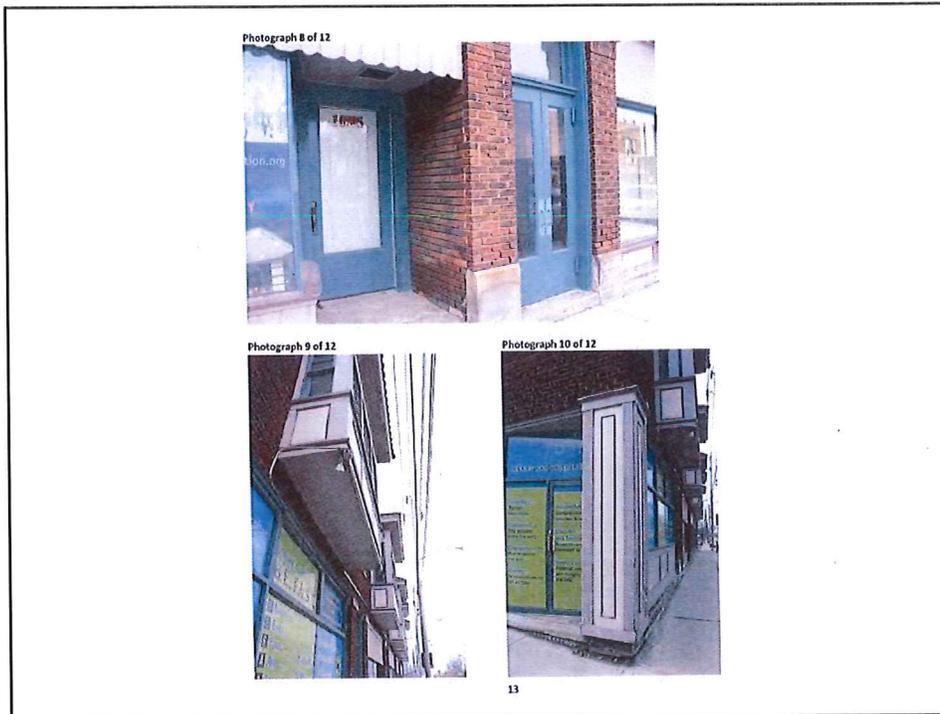




12



14



Under Consideration:

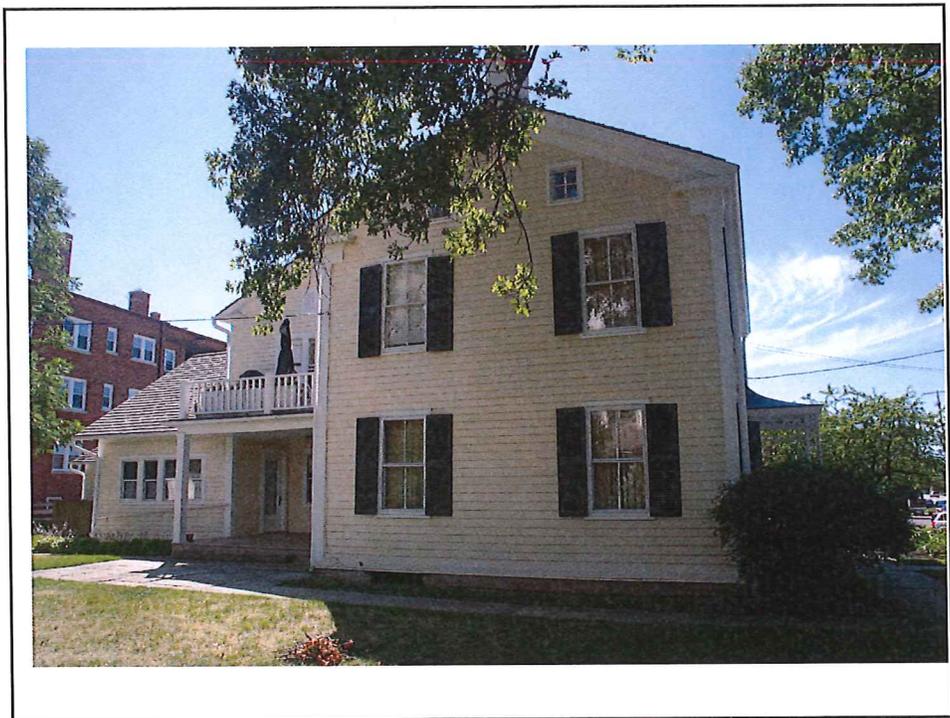
1134.03(k) : Designation of a Historic Property

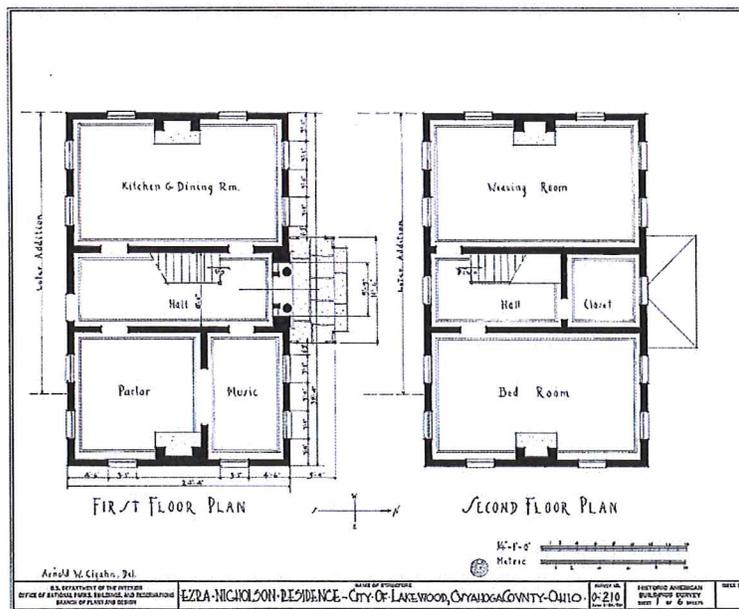
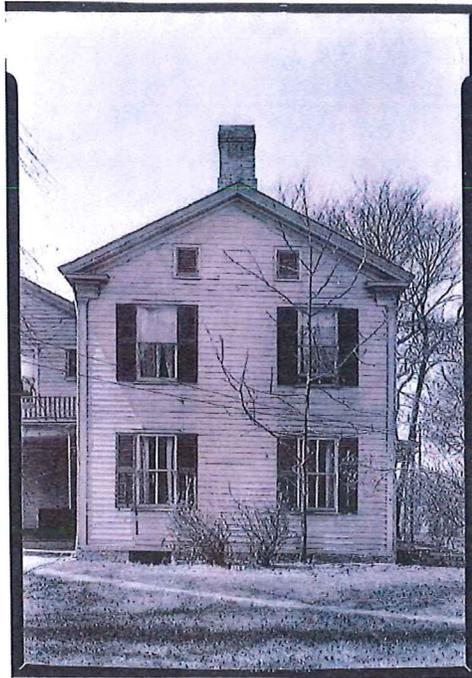
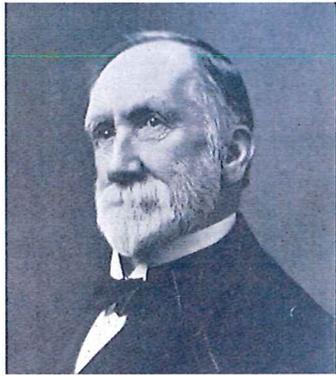
The Commission shall determine whether said building public shall be designated as an HP. In the event the owner of a property nominated as an HP, does not consent to designation, the Commission may only designate an HP or HPD by a vote of at least five of its members, or otherwise the Commission may designate an HP or HPD by a majority vote of a quorum of its members.

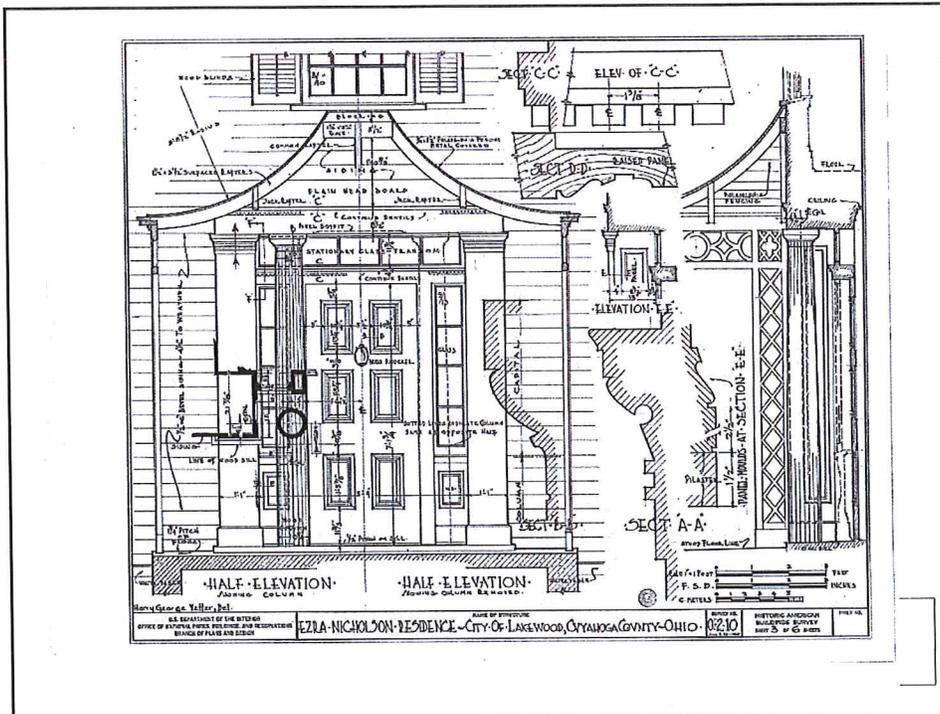


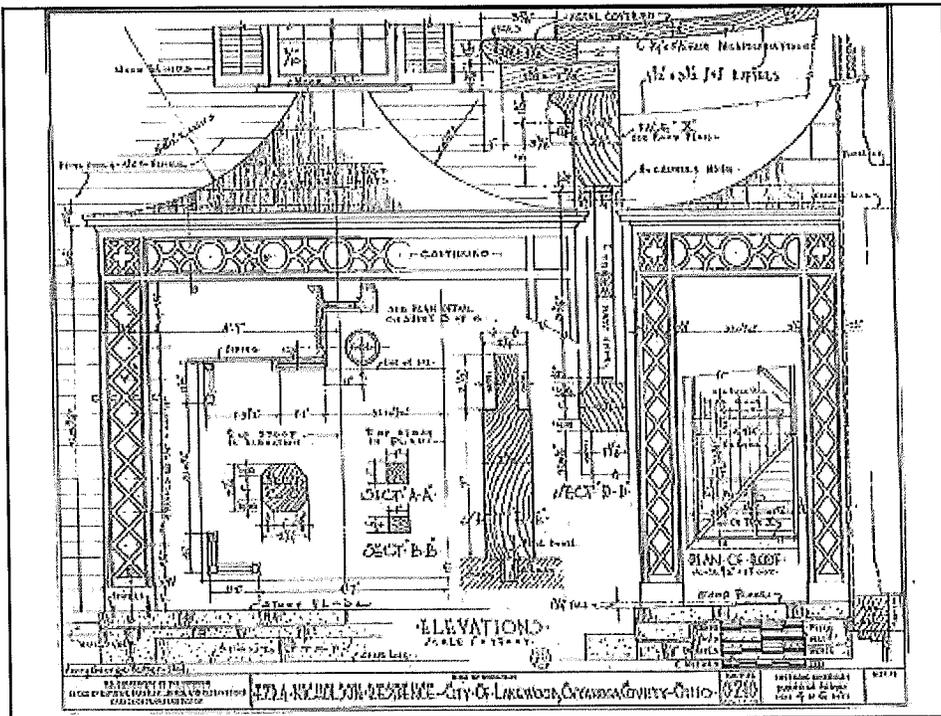
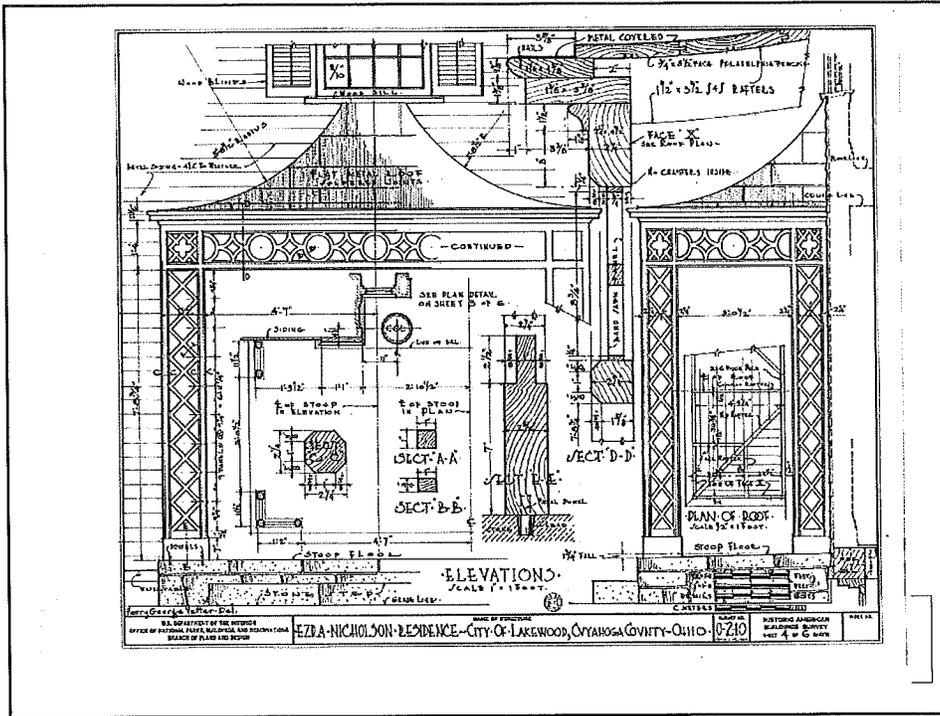
**13335 Detroit Avenue –
Nicholson House**

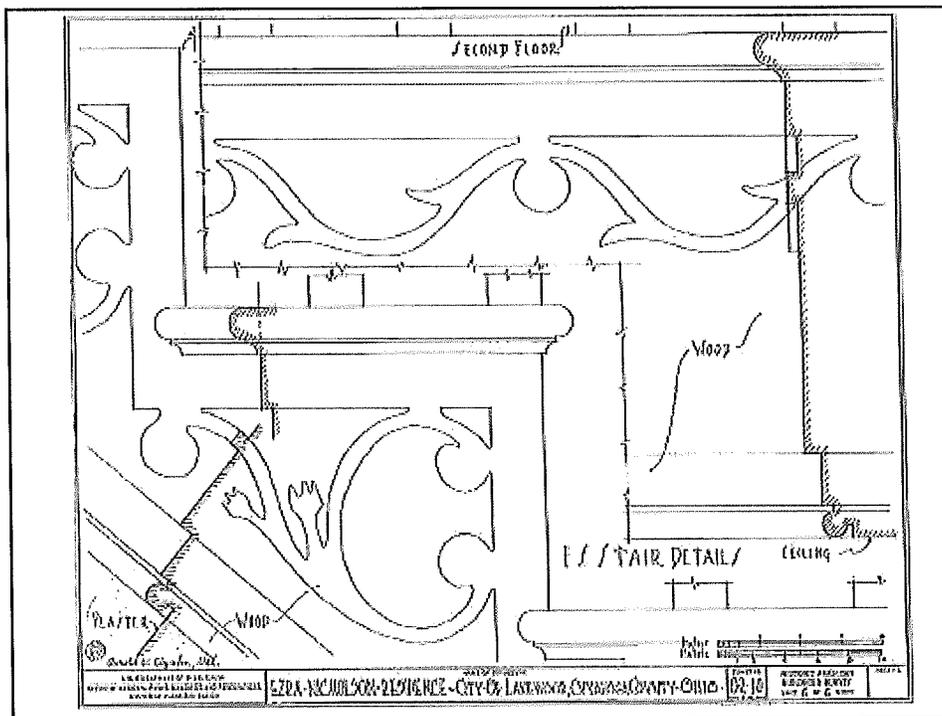
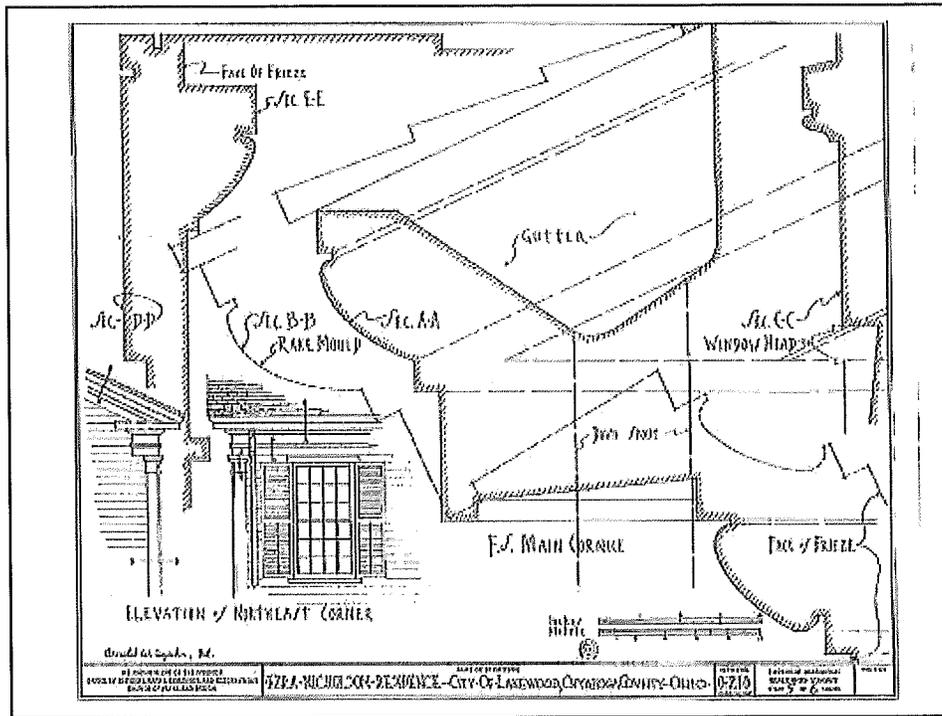












Considerations for Nomination: (Check all that apply to the property)

- (1) Has character, interest or value as part of the heritage of the City, region, State of Ohio or United States;
 - (2) The location is the site of a significant historic event;
 - (3) Associated with a person or persons who significantly contributed to the historic development of the City;
 - (4) Exemplifies the cultural, economic, social, archeological, or historic heritage of the City;
 - (5) Reflects the environment of a group of people in an era of history characterized by a distinctive architectural style;
 - (6) Reflects distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
 - (7) The work of an architect or master builder whose individual work has influenced the development of the City;
-
- (8) Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural style or technological innovation;
 - (9) Possesses a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
 - (10) The likelihood of yielding information important to the understanding of prehistory or history.

Additional Considerations:

- (1) Must have a high degree of historic integrity, without excessive loss of architectural or historic character.
- (2) Must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.

Under Consideration:

1134.03(k) : Designation of a Historic Property

The Commission shall determine whether said building public shall be designated as an HP. In the event the owner of a property nominated as an HP, does not consent to designation, the Commission may only designate an HP or HPD by a vote of at least five of its members, or otherwise the Commission may designate an HP or HPD by a majority vote of a quorum of its members.

