

**MINUTES**  
**(Audio recording is available)**  
**PLANNING COMMISSION**  
**OCTOBER 1, 2015**  
**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. Roll Call

MEMBERS PRESENT

Kyle Baker  
William Gaydos  
Louis McMahon, Vice Chairman  
Mark Papke  
Mark Stockman, Chairman

OTHERS PRESENT

Jason Russell, Planning and Development  
Michelle Nochta, Planning and Development

A motion was made by Mr. McMahon, seconded by Mr. Gaydos to **EXCUSE** the absences of Hannah Belsito and Patrick Metzger. All of the members voting yea, the motion passed.

2. Approve the Minutes of the July 2, 2015 meeting

A motion was made by Mr. Stockman, seconded by Mr. Gaydos to **APPROVE** the July 2, 2015 meeting minutes as amended. Mr. Baker, Mr. Gaydos, Mr. McMahon, and Mr. Stockman voting yea, and Mr. Papke abstaining, the motion passed.

3. Approve the Minutes of the September 3, 2015 meeting

A motion was made by Mr. Stockman, seconded by Mr. McMahon to **APPROVE** the September 3, 2015 meeting minutes as amended. Regarding item 5, Docket No. 09-29-15, 1095 Homewood Drive, Mr. Gaydos made the motion. Mr. Gaydos, Mr. McMahon, Mr. Papke, and Mr. Stockman voting yea, and Mr. Baker abstaining, the motion passed.

4. Opening Remarks

There were no Opening Remarks.

Mr. Stockman referred to old business Docket No. 09-32-15, St. Charles Green. At the September meeting, Planning Commission ("PC") referred a question to City Council to reconsider the process for the extension of the review of St. Charles Green. City Council had not replied as of yet. Mr. Russell stated that administrative staff would make an inquiry and address it accordingly.

**NEW BUSINESS**

**RECOMMENDATION TO DESIGNATE**

**5. Docket No. 10-33-15 1095 Homewood Drive**

Jeff and Karen Weber present an application for the review and approval of a recommendation to designate the property located at 1095 Homewood Drive (PP# 312-06-017) as an historic property (HP), pursuant to Chapter 1134. The property is located in a R1M, Single Family and Medium Density district. (Page 3)

Jeffrey Weber, applicant was present to explain the request.

Public comment was closed as there was no one to address the issue. Mr. Russell stated the designation should apply to the exterior only, as per section 1134.03(k). Mr. Weber stated the request was for the exterior only. There were no additional comments or questions from PC.

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

**6. Docket No. 10-34-15 13428 Lake Avenue**

Michael and Jeanne MacKay present an application for the review and approval of a recommendation to designate the property located at 13428 Lake Avenue (PP# 312-07-009) as an historic property (HP), pursuant to Chapter 1134. The property is located in a R1M, Single Family and Medium Density district. (Page 13)

Jeanne MacKay, applicant was present to explain the request and to state the designation was for the exterior only.

Public comment was closed as there was no one to address the issue. Mr. Russell said there were no additional comments from administrative staff.

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

Richard Sicha, Lakewood Heritage Advisory Board Chairman interjected that a clarifying modification would be made to the application.

**CONDITIONAL USE**

**7. Docket No. 10-35-15 13601-03 Detroit Avenue  
O'Toole's Pub and Restaurant**

Patrick O'Toole of O'Toole's Pub and Restaurant and applicant requests the review and approval of an outdoor seasonal dining facility; the conversion of the rear parking lot/driveway, pursuant to Section 1161.03(t) – supplemental regulations for specific uses. The property is located in a C3, Commercial and General Business district. (Page 40)

Patrick O'Toole, applicant was present to explain the request.

Public comment was closed as there was no one to address the issue. Mr. Russell read into record a letter of opposition from the property owner of the residential facility located at 1414 Elbur Avenue.

PC suggested that Mr. O'Toole discuss the proposal with the property owner of 1414 Elbur Avenue prior to any decision.

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

#### COMMUNICATION

8. Docket No. 10-36-15

#### Update on the City's Parks System Strategic Plan as Presented by Bryce Sylvester, Planning and Development

Staff from the Planning Department will present an update to the Parks System Strategic Plan. The purpose of the update is to provide an assessment of where we are as a community in terms of the recommendations set forth in the 2010 Parks System Strategic Plan. The result of this update will help inform the community as we begin to formulate our next 5 year park system strategic plan. (Page 45)

Mr. Russell presented the update.

PC said the Community Vision needed to be referenced in the update, noted the Promenade was completed in 2006 not 1996 as indicated on page 58, and to indicate clearly how the Parks Plan fits with the scheme of other plans.

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

Hilary Schickler, 1273 Belle Avenue hand-delivered four additional letters of support for the historic designation of the Curtis Block building. She was advised the item would be heard on the November 2015 docket.

#### ADJOURN

A motion was made by Mr. Stockman, seconded by Mr. McMahon to **ADJOURN** the meeting at 7:45 p.m. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

11.5.15  
\_\_\_\_\_  
Date

*on behalf of Chairman*



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. Hilary Schuckler
- 2. Jeffery Weber
- 3. Jeanne Mackay
- 4. [Signature]
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

- [Signature]
- [Signature]
- JEANNE MACKAY
- PATRICK O'TOOLE
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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, Oct. 1, 2015

## Sylvester, Bryce

---

**From:** Corea, Chuck <COREA.CHARLES@cuyahogabdd.org>  
**Sent:** Thursday, October 01, 2015 9:47 AM  
**To:** Sylvester, Bryce  
**Cc:** Corea, Chuck  
**Subject:** Docket No. 10-35-15

Dear Mr. Bryce,

Please be advised that the Cuyahoga County Board of Developmental Disabilities (CCBDD) opposes Docket No. 10-35-15, O'Toole's Pub and Restaurant's request to develop a seasonal outdoor dining facility. This request is under consideration at the Lakewood Planning Commission Meeting scheduled for later today, October 1, 2015.

The reason for the CCBDD's opposition is that approval of this docket item will result in the dining facility to be approximately ten feet from the northern side of a CCBDD residential facility located at 1414 Elbur Avenue. This residential facility is used as a home for up to four individuals with developmental disabilities. Consequently, the CCBDD believes that the closeness of the dining facility is not in the best interest and may be contrary to the health and safety of the facility's residents. More specifically, the noise and commotion from the dining facility may cause certain residents' behavior issues/needs to become exasperated. Additionally, among other things, the resident's sleep will be disturbed and they will lose their right to the quiet enjoyment of their home. Simply stated, the dining facility is too close to their home. The home is in a residential neighborhood and there is an expectation that business should not be ten feet from a person's home.

Any consideration you give to the CCBDD's request to oppose the development of this dining facility will be greatly appreciated by the Elbur House residents.

Chuck Corea  
In-House Attorney  
Cuyahoga County Board of Developmental Disabilities  
1275 Lakeside Avenue East  
Cleveland, Ohio 44114  
Office: (216) 736-4522  
Fax: (216) 736-2756  
[corea.charles@cuyahogabdd.org](mailto:corea.charles@cuyahogabdd.org)

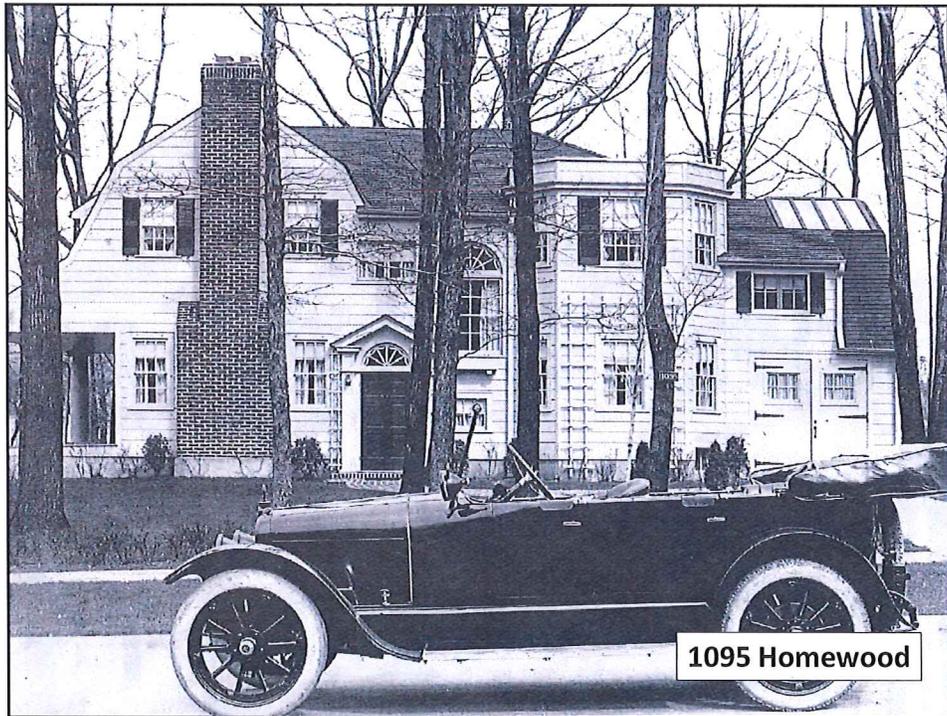
The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.



# Planning Commission

October 2015





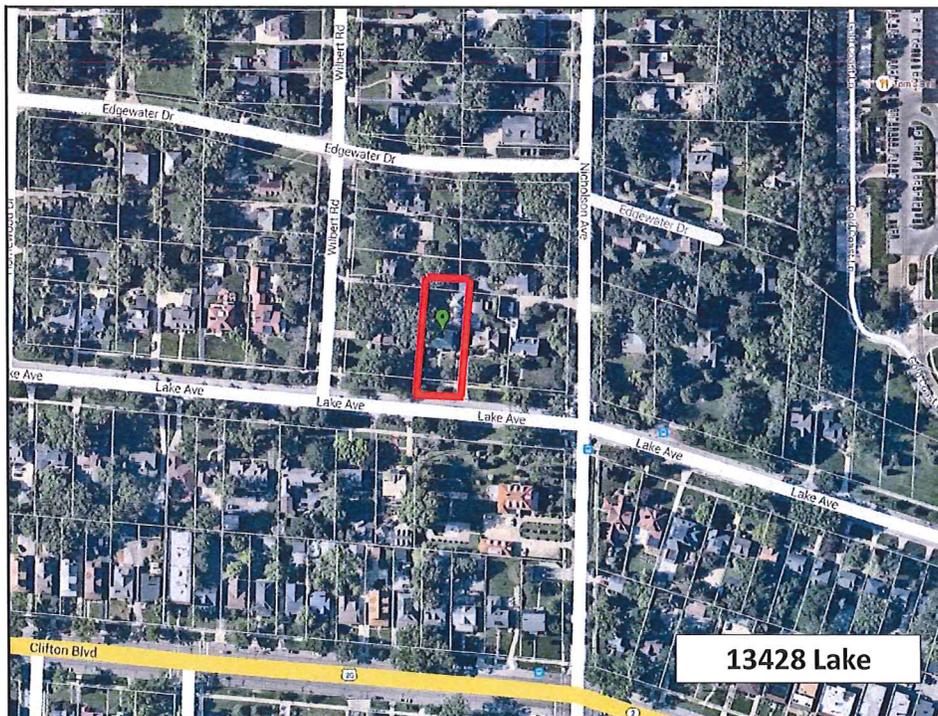
**Considerations for Nomination: (Check all that apply to the property)**

- (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: (must meet both criteria)**

- (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.

**1095 Homewood**





13428 Lake



13428 Lake



13428 Lake



13428 Lake

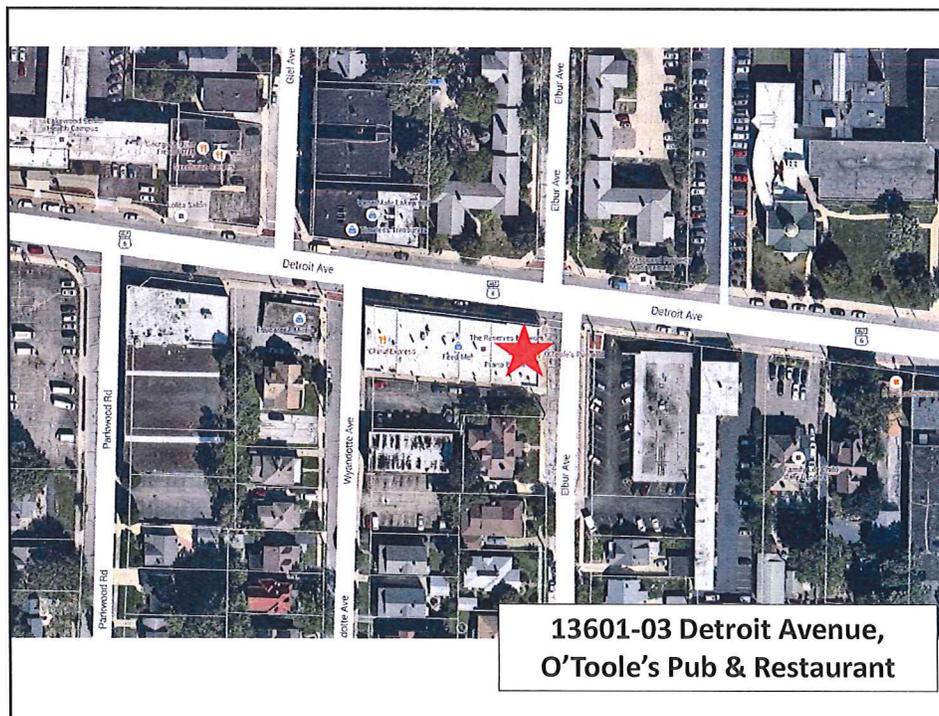
**Considerations for Nomination: (Check all that apply to the property)**

- (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: (must meet both criteria)**

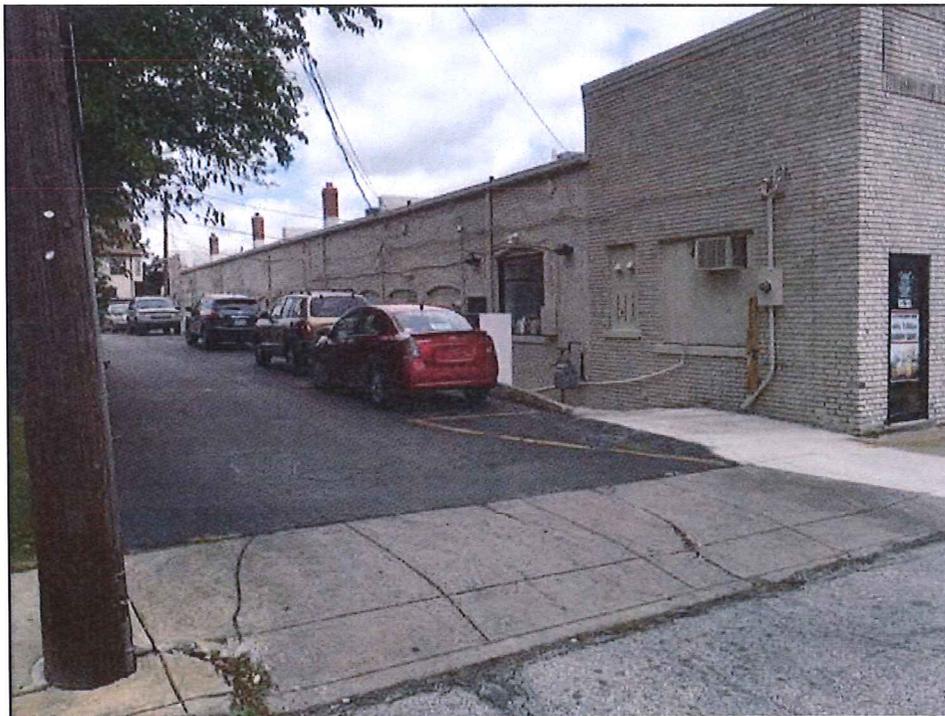
- (1) Must have a high degree of historic integrity, without excessive loss of architectural or historic character.
- (2) Must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development, a shared architectural style or design, or a body of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

**13428 Lake**





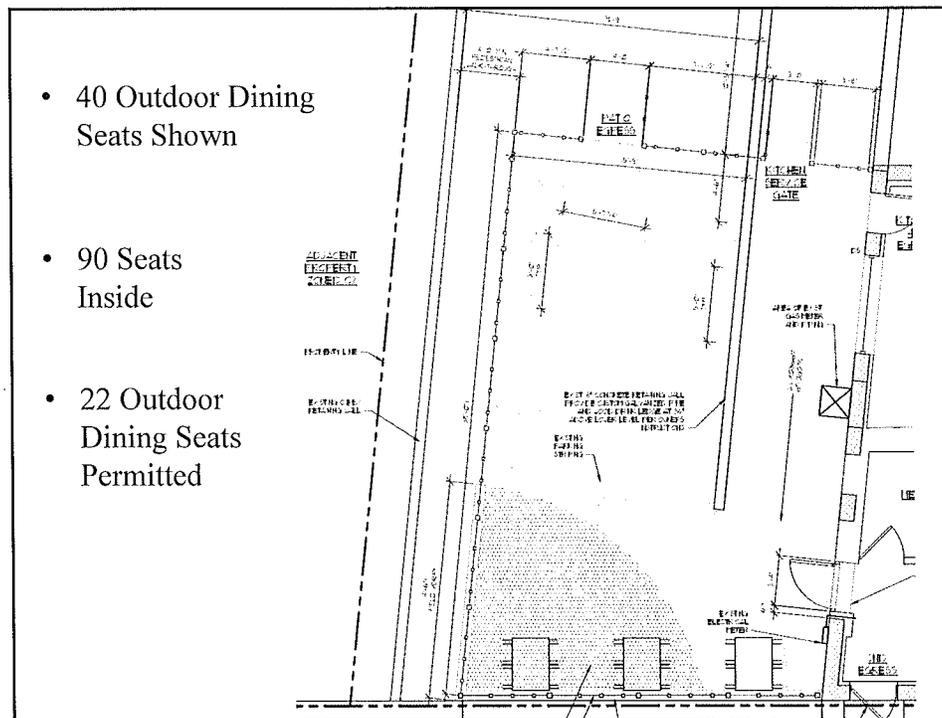
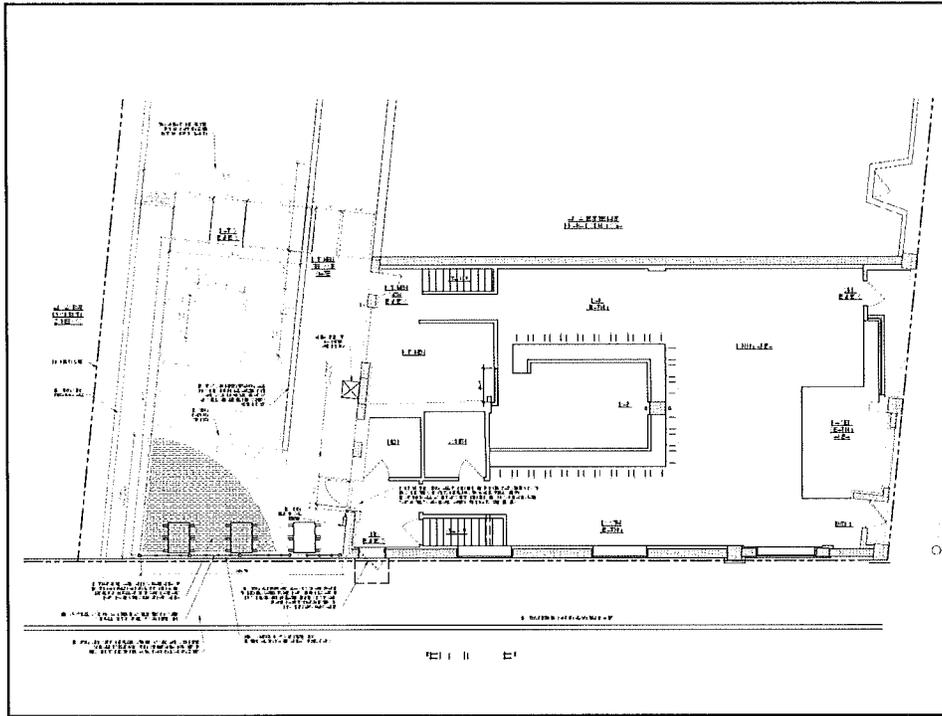
**13601-03 Detroit Avenue,  
O'Toole's Pub & Restaurant**

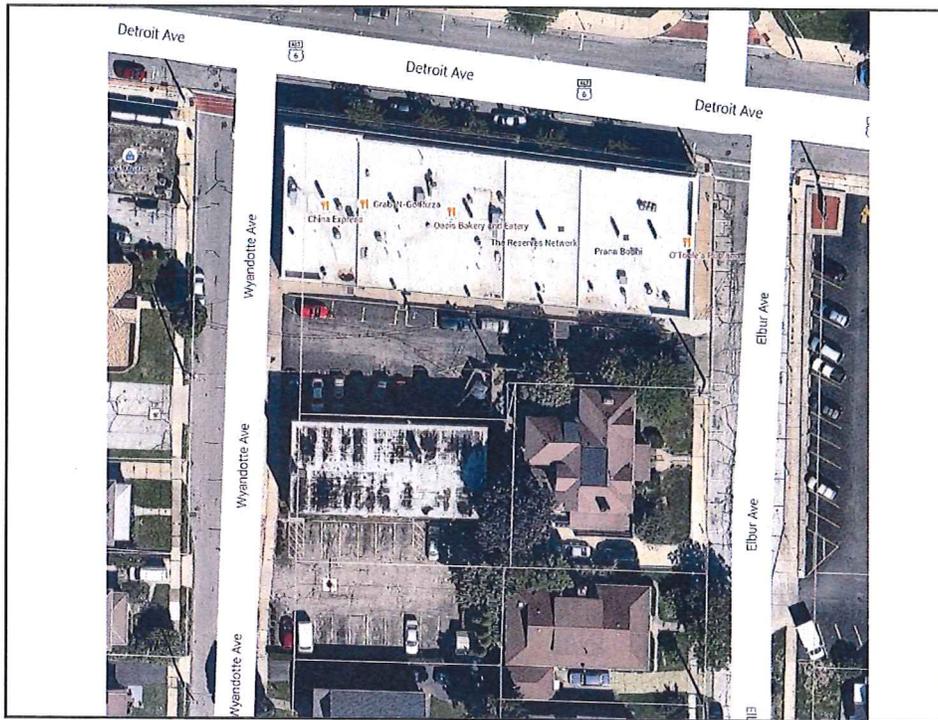




**13601-03 Detroit Avenue,  
O'Toole's Pub & Restaurant**

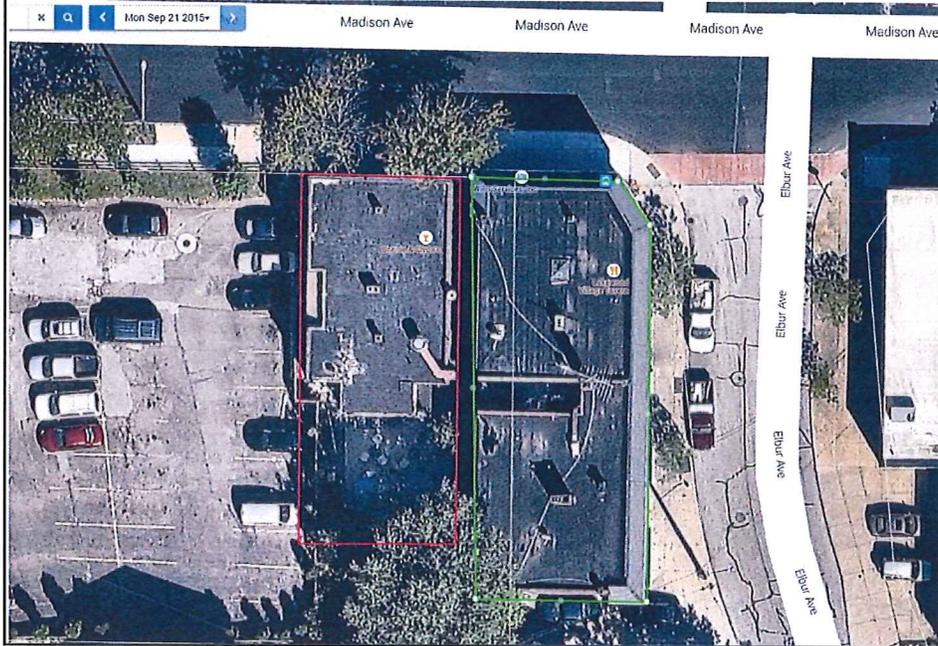








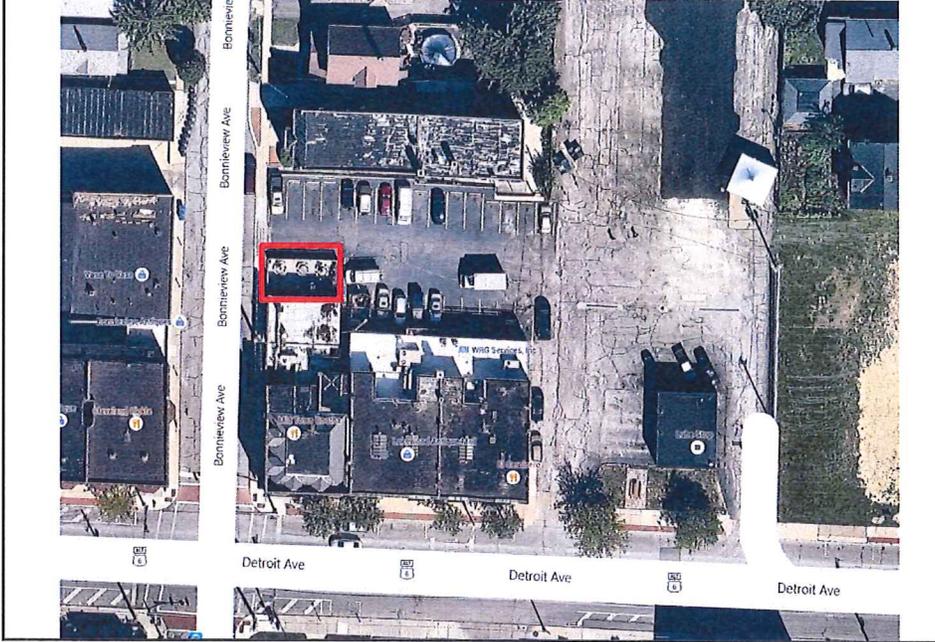
## Ariel of Bonnie & Clyde's Outdoor Dining



## Ariel of Mullen's Outdoor Dining



## Ariel of Midtown Booth's Outdoor Dining



## Park System Strategic Plan





# Planning Commission

October 2015

