

AMENDED MINUTES
(Audio recording is available)
PLANNING COMMISSION
May 7, 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 7:00 p.m.

1. Roll Call

MEMBERS PRESENT

Kyle Baker
Hannah Belsito
William Gaydos
Louis McMahon
Mark Papke
Pat Metzger
Mark Stockman

OTHERS PRESENT

Bryce Sylvester, Commission Secretary, City Planner
Kevin Butler, Law Director
Mike Molinski, City Architect

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

A motion was made by Mr. McMahon, seconded by Mr. Papke to **APPROVE** the minutes of the April 2, 2015 meeting as amended. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Sylvester read the Opening Remarks.

OLD BUSINESS
CONDITIONAL USE

4. Docket No. 03-07-15
12215 Clifton Boulevard
AIY Properties, Inc.

Dominic Audino, AIY Properties, Inc., applicant, requests the review and approval of a Conditional Use permit to operate a leasing office for approximately 700 apartment units owned and managed in Lakewood,

pursuant to Section 1161-03 – Supplemental Regulations for Specific Uses. The property is located in an MH, Multi-Family and High Density district. This item was deferred from March.

Tim Isoniemi, representative was present to explain the request.

Mr. Sylvester informed the Commission that the addition of the bathroom allowed the Division of Housing and Building (“H&B”) to issue a Certificate of Occupancy to the applicant for the operation of a leading office at this address.

Public comment was closed as there was no one to address the issue.

A motion was made by Mr. Gaydos, seconded by Mr. Baker to **APPROVE** the item with the condition of approval of the project by H&B. All of the members voting yea, the motion passed.

**5. Docket No. 04-10-15
2060 Wascana Avenue
Longbow Custom Firearms LLC**

Michael B. Blakesmith, property owner and applicant requests the review and approval of a Conditional Use permit to operate a firearms repair business, classified as a Type B Home Occupation, in an R2 Single and Two Family Residential District, pursuant to Section 1161.03(f) – Supplemental Regulations for Specific Uses. This item was deferred from April.

Michael B. Blakesmith, property owner and applicant was present to explain the request.

Mr. Gaydos asked where the applicant would go to test fire the firearms. Mr. Blakesmith confirmed it would be at a site in Ashtabula County.

Mr. Baker asked what types of state or federal licenses are required to operate this type of business. Mr. Blakesmith confirmed that a manufacturer’s license is required by the ATF, which he carries.

Mr. Butler summarized the laws and regulations, along with the rights of the applicant.

Ms. Belsito asked where the firearms would be stored at the property. Mr. Blakesmith confirmed that the firearms would be stored in a secured location in his basement, with an alarm system in place.

Mr. Metzger asked how the firearms would be delivered to the property, and if they would be in a case or covered. Mr. Blakesmith confirmed that his customers would bring the firearms in a case.

Public comment was taken.

A motion was made by Mr. Baker, and seconded by Mr. Metzger to **APPROVE** the item with the following conditions of approval of the project by H&B:

- All customer traffic will be managed on site, and not on the public street;
- All goods being serviced will be covered when being carried/transported to and from the property;

- Applicant will maintain all required licenses with the ATF (Bureau of Alcohol, Tobacco, Firearms and Explosives) while operating the business;
- Applicant will copy the city on any report being required by and sent to the ATF on an annual basis;
- Applicant will require all firearms be delivered unloaded; and
- There is no retail component to the business, only a service of repairing firearms.

Mr. Baker, Ms. Belsito, Mr. Gaydos, Mr. McMahon, Mr. Stockman, and Mr. Metzger voting yea, and Mr. Papke voted nay, the motion passed by a vote of 6 to 1.

NEW BUSINESS

**6. Docket No. 05-14-15
17103 Detroit Avenue
Game On Lakewood**

Kurt DeFavero, Game On Lakewood, applicant requests the review and approval of an outdoor dining facility, pursuant to Section 1129.13(b) - Supplemental Regulations for Outdoor/Seasonal Dining Facility. This property is located in a C2, Commercial and Office district.

Kurt DeFavero, Game On Lakewood, applicant was present to explain the request.

Public comment was closed as there was no one to address the issue. Mr. Sylvester stated the city staff supported the request.

Mr. Stockman asked members of the Commission to discuss hours of operation, and how this site would manage noise. Ms. Belsito recommended that the Commission could review CAD reports to check in on any noise complaints at this property.

A motion was made by Mr. Metzger, seconded by Mr. McMahon to **APPROVE** the item with the following conditions:

- city staff will provide a communication to the Commission regarding any noise complaints at the property, and
- approval is granted by the Architectural Board of Review.

All of the members voting yea, the motion passed.

**7. Docket No. 05-15-15
12906 Madison Avenue
Barroco**

Juan Vergara, Barroco, applicant requests the review and approval of an outdoor dining facility, pursuant to Section 1129.13(b) - Supplemental Regulations for Outdoor/Seasonal Dining Facility. This property is located in a C2, Commercial and Office district.

Juan Vergara, Barroco, applicant was present to explain the request.

Mr. Gaydos asked if the seating count is under 25% of the seating capacity inside. Mr. Vergara confirmed it would be.

Public comment was closed as there was no one to address the issue. Mr. Sylvester stated the city staff supported the request.

A motion was made by Mr. Gaydos, seconded by Mr. Papke to **APPROVE** the item with the following conditions:

- city staff provides a communication to the Commission regarding any noise complaints at the property, and
- approval is granted by the Architectural Board of Review.

All of the members voting yea, the motion passed.

**8. Docket No. 05-16-15
14501-19 Detroit Avenue
Curtis Block**

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to nominate 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 Office district.

Rick Sicha, Chair of the Lakewood Heritage Advisory Board was present to explain the request.

Mr. Gaydos asked if an attempt to contact the property owner had been made, in order to gain support of the application. Mr. Sicha mentioned that it wasn't a required step during nomination and would take place during the designation step of this process.

Ms. Belsito asked the applicant why this project was coming before the Commission now and had not been brought to the Commission prior to a discussion about the future of Lakewood Hospital. Mr. Sicha explained that much research had been completed on this particular building, as well as other commercial buildings in Lakewood, as part of a survey Heritage Advisory Board completed 10 years ago.

Mr. Metzger asked if the Commission could expect to see other applications as a result of the survey conducted.

Ms. Belsito explained that a proactive approach to nominating properties was preferred.

Public comment was taken. Mr. Sylvester stated the property met requirements to be nominated.

A motion was made by Mr. Metzger, and seconded by Mr. Stockman to **APPROVE** the recommendation as submitted. All members voting yea, the motion passed.

**OLD BUSINESS
COMMUNICATION**

**9. Docket No. 03-04-15 04-13-15
Proposal for Modifications to Two Parts of the Zoning Code
Garages and Air Conditioning Units**

Bryce Sylvester, City Planner, and Kyle Krewson, Board of Zoning Appeals Member, will present a proposal for modifications to two parts of the zoning. The first is a recommendation to change definition of garage height; this portion was deferred until the meeting in May. The second to modify the requirements for side yard variances for air conditioning units was RECOMMENDED to City Council at the April meeting.

Bryce Sylvester, City Planner, and Kyle Krewson, Board of Zoning Appeals Member, were present to explain the proposal of garage height.

The Commission sought solid definitions on allowable height restrictions, such as what would prevent someone from adding an 8' parapet. Mr. Molinski offered his interpretations.

Because this was a Communication, not action was required by the Planning Commission.

ADJOURN

A motion was made by Mr. Stockman, seconded by Mr. Gaydos to **ADJOURN** the meeting at 8:40 p.m. All of the members voting yea, the motion passed.



Signature

7-15-15

Date

Bryce Sylvester signed 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. Timothy Isoniemi
- 2. Mike Blakesmith
- 3. Kyle Kreuzer
- 4. Juan Vargem
- 5. Kurt Delfavero
- 6. John Rivera
- 7. Juan Vercara
- 8. RICHARD SIGHA
- 9. Heather Judge
- 10. _____
- 11. _____

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]
- 6. John Rivera
- 7. [Signature]
- 8. Richard Sigha
- 9. Heather Judge
- 10. _____
- 11. _____

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

FOR CITY USE ONLY

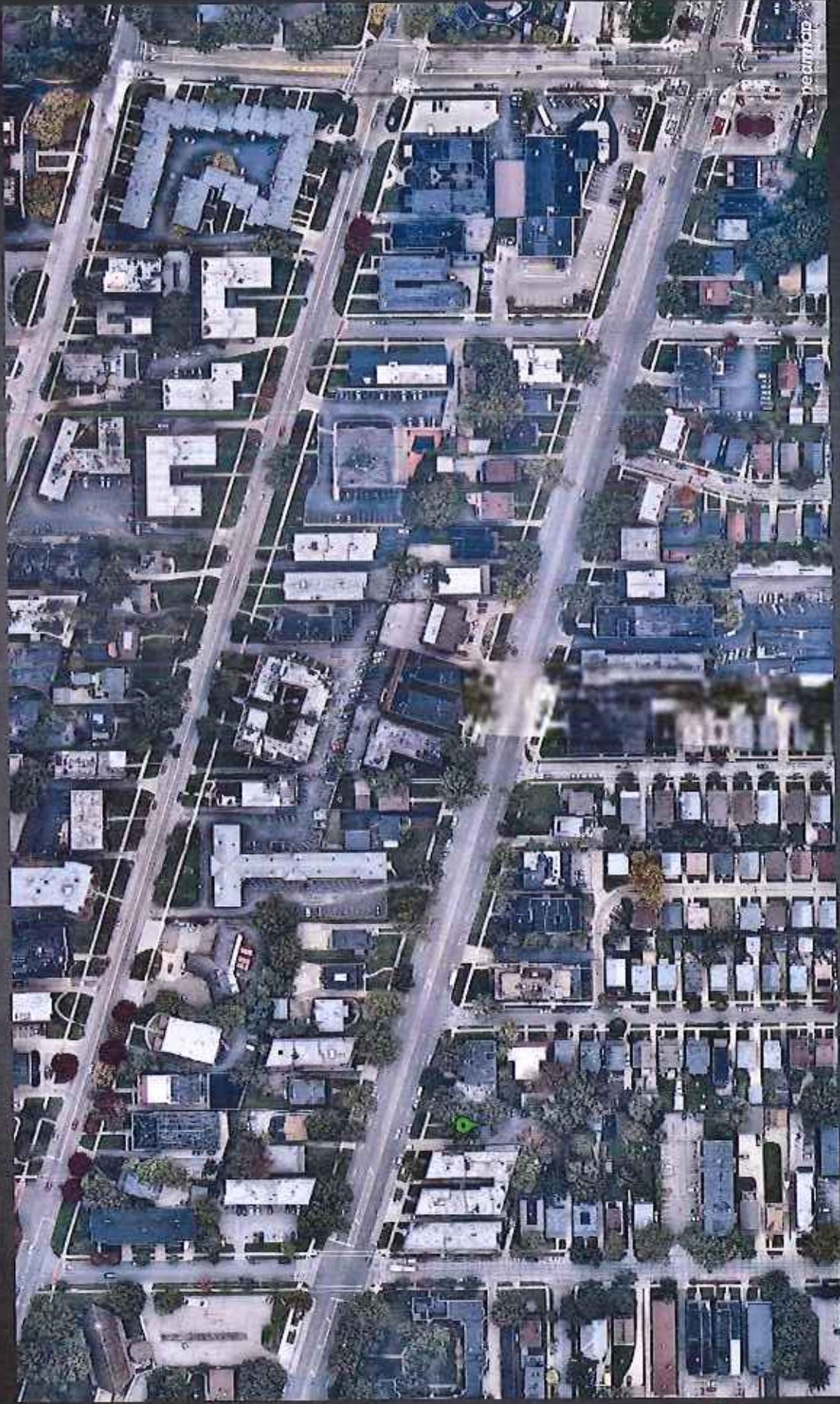
Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, May 7, 2015

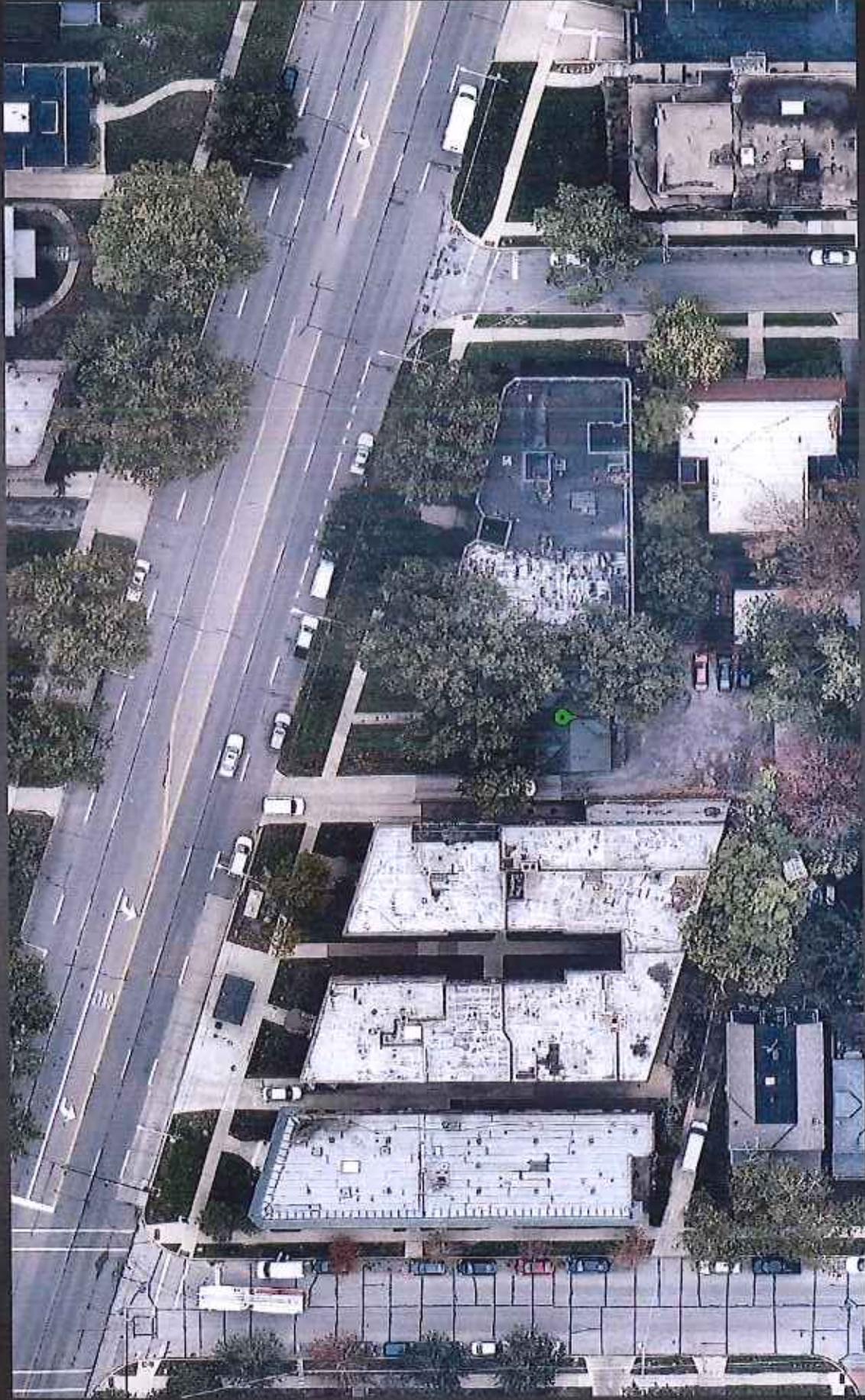
Planning Commission

May 2015





12215 Clifton Blvd



12215 Clifton Blvd



12215 Clifton Blvd



12215 Clifton Blvd



12215 Clifton Blvd



12215 Clifton Blvd

2060 Wascana Ave





2060 Wascana Ave



2060 Wascana Ave

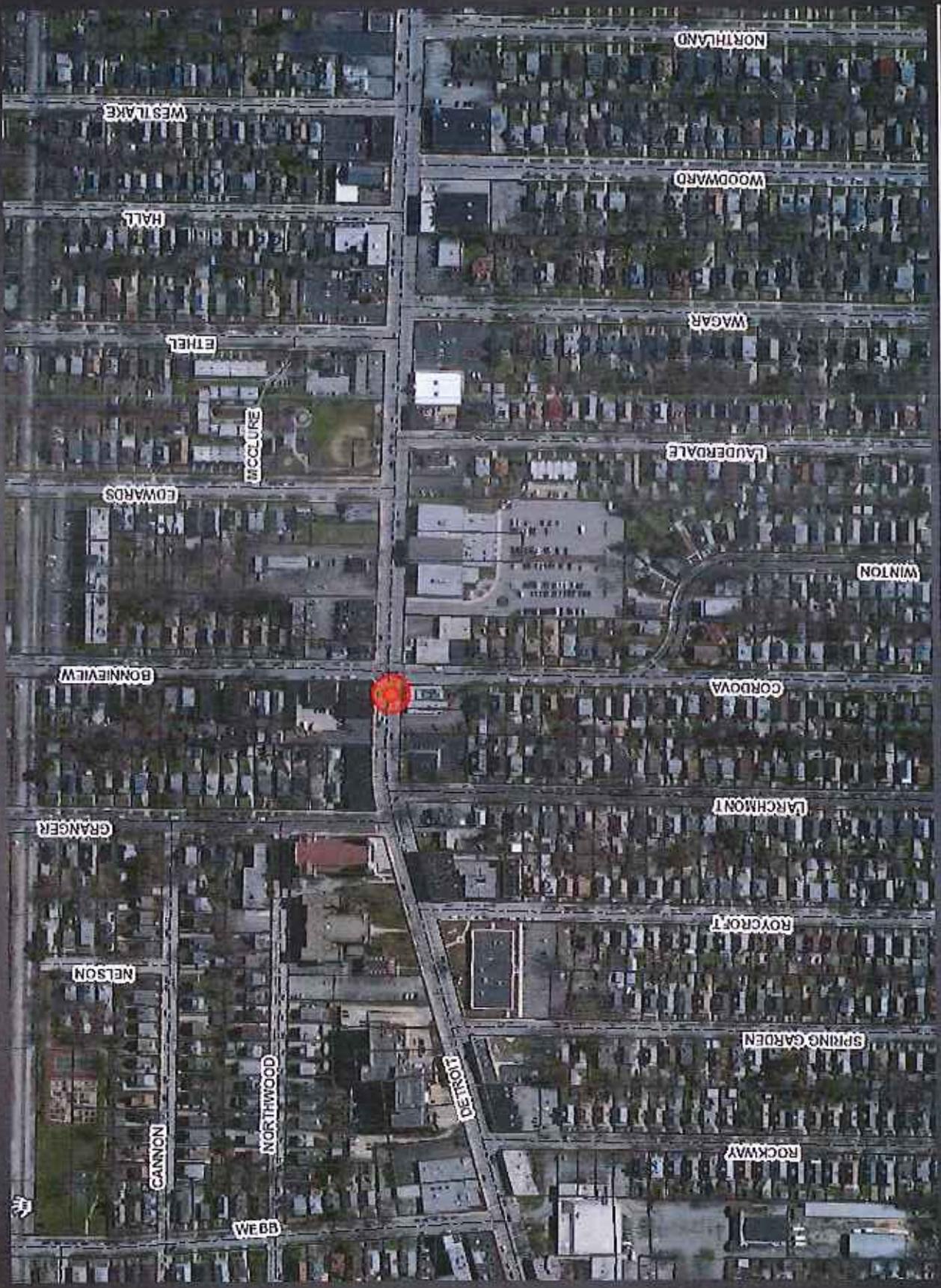
Chapter 1163.03(f): Conditional Uses, Type B Home Occupation

- **Hours, Monday-Saturday: 8am – 9pm**
- **Hours, Sunday: 12pm – 6 pm**
- **Shall not generate substantially more traffic**
- **Shall expire after 36 months**

Chapter 1145: Home Occupations

- Shall occupy no more than fifteen percent (15%) of the habitable floor area
- No sign or display advertising visible from the public right-of-way
- Shall be conducted entirely within the principal structure.
- Shall not interfere with the off-street parking required for the principal use
- Shall not necessitate any structural alteration, any alteration to an elevation of the structure, or the installation of additional parking surfaces.
- Shall not necessitate any variance to the Building Code.
- Shall not generate any noise, fumes, dust, odors, or electrical interference, which may be transmitted outside the dwelling unit.
- Goods shall not be displayed to or picked up by the customer at the site

17103 Detroit





17103 Detroit



17103 Detroit

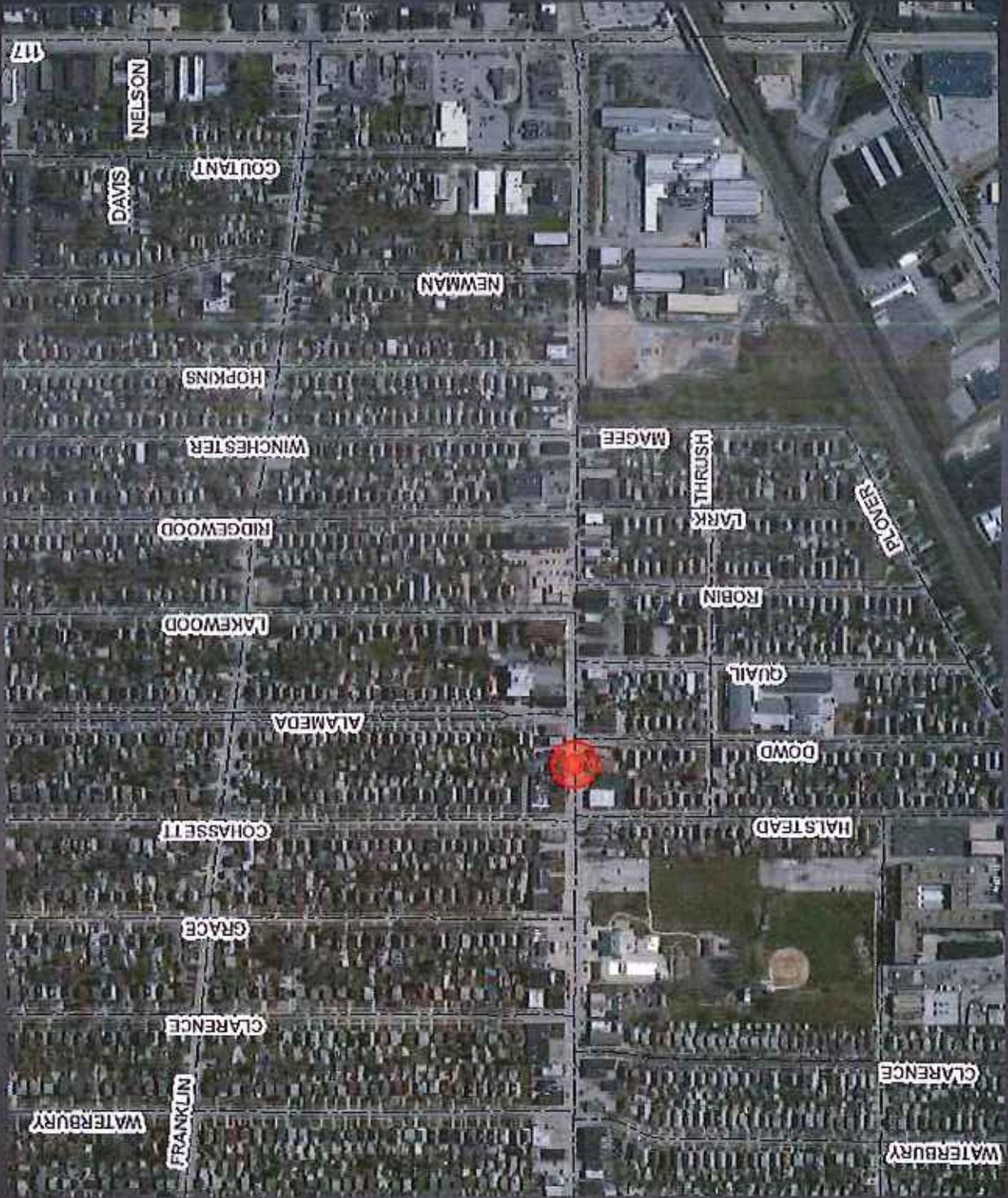


17103 Detroit



17103 Detroit

12906 Madison

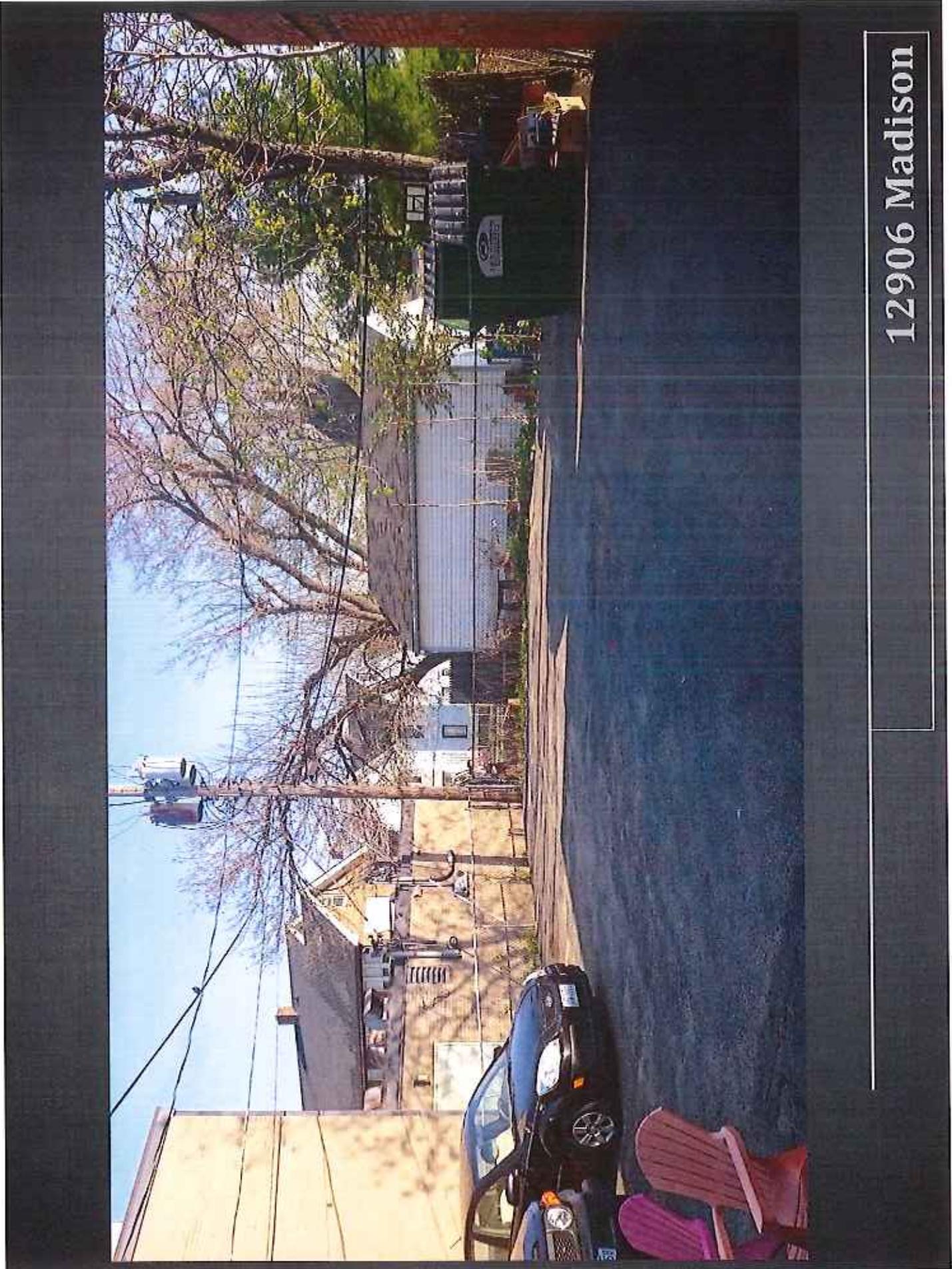




12906 Madison



12906 Madison



12906 Madison



12906 Madison

proposed cement landing
for new patio area

20'x27'

patio to sit about 15 people

16' bench built around fence for seating

40'

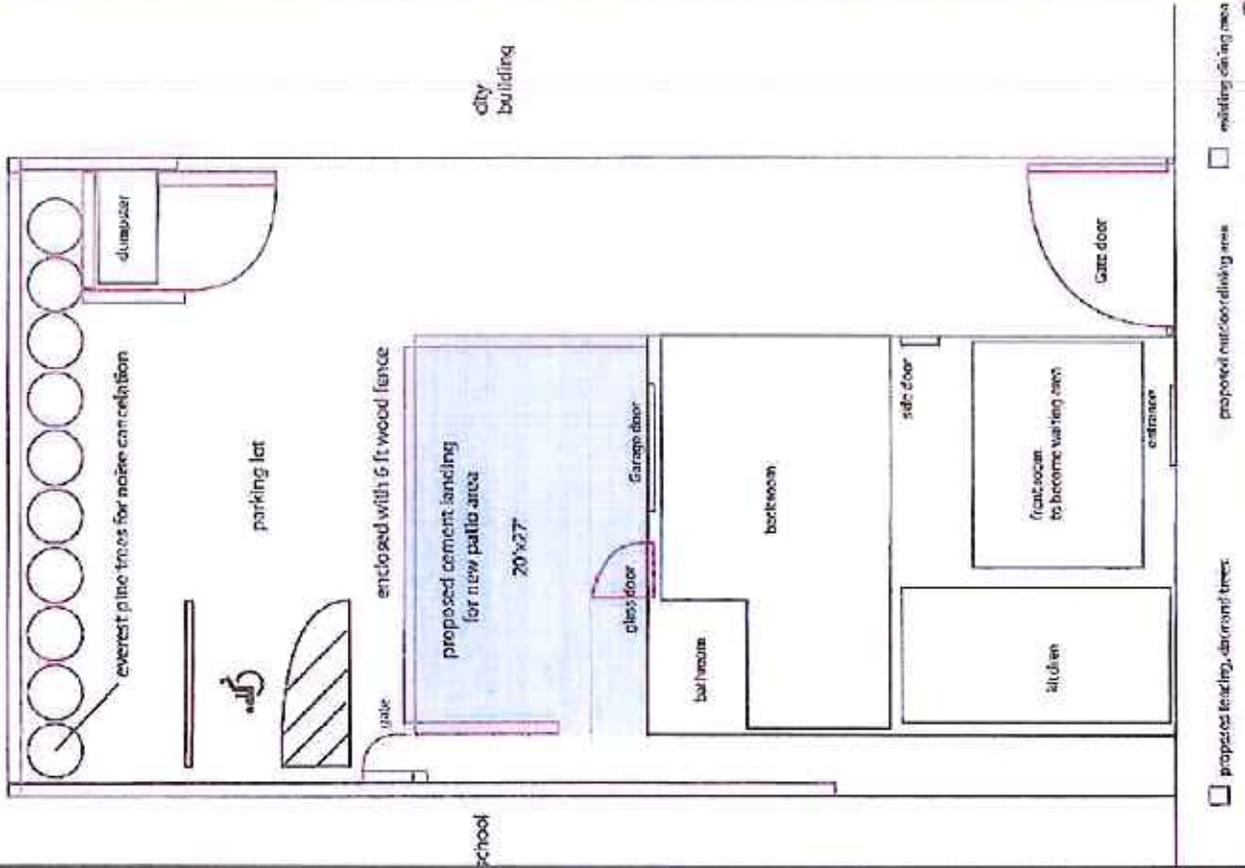
plants
and tree

glass door

Garage door



12906 Madison



12906 Madison

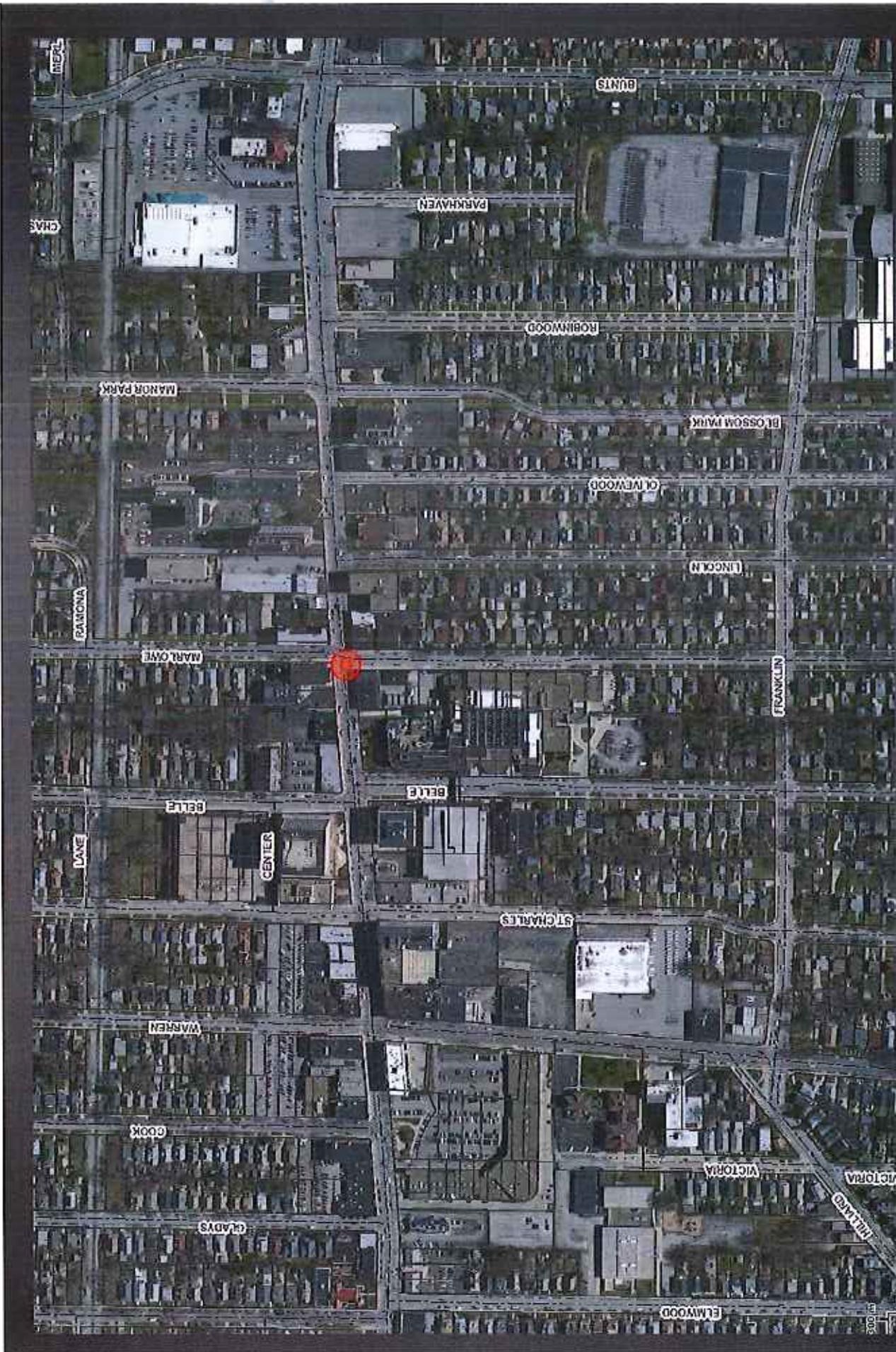


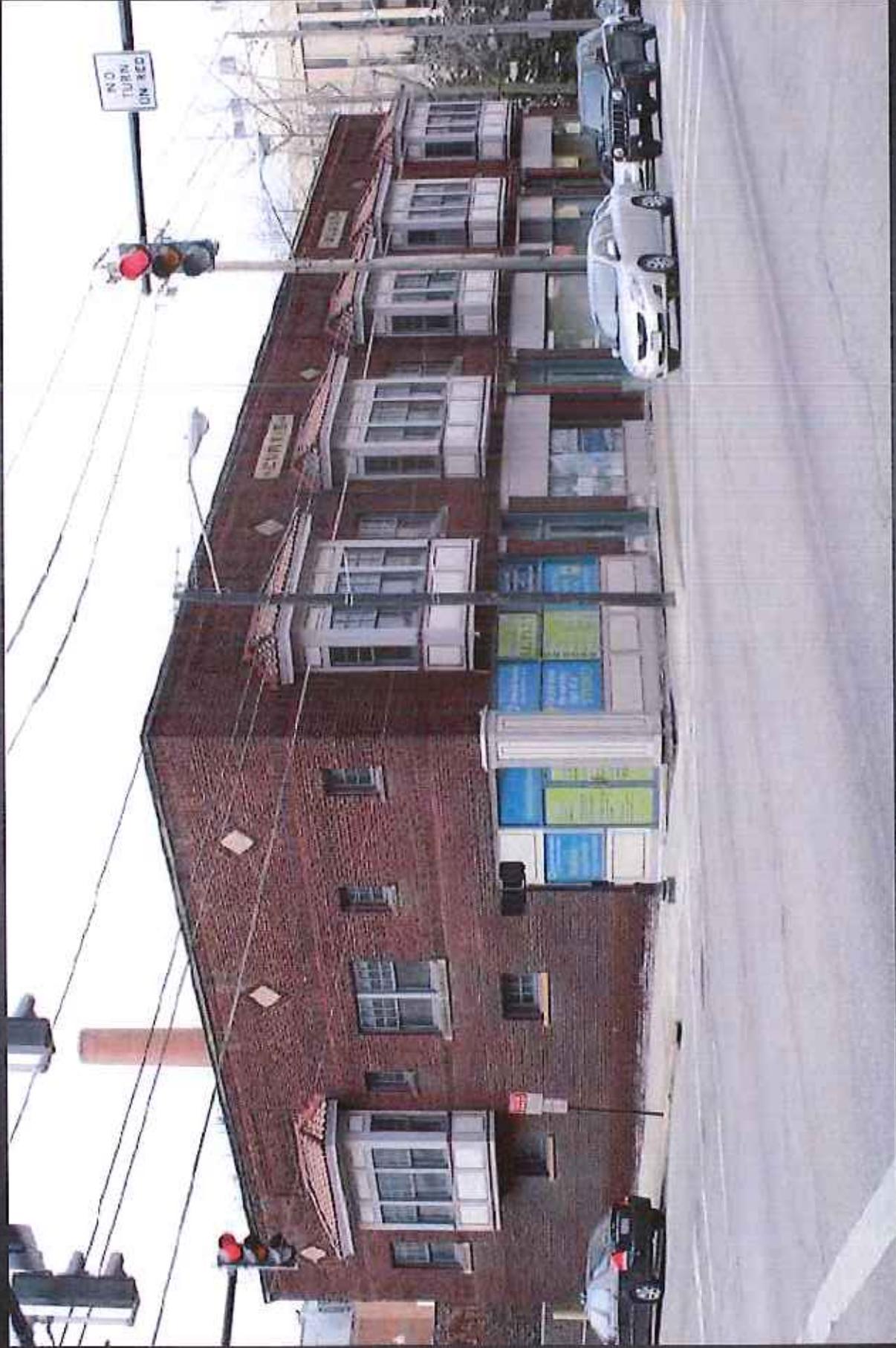
12906 Madison



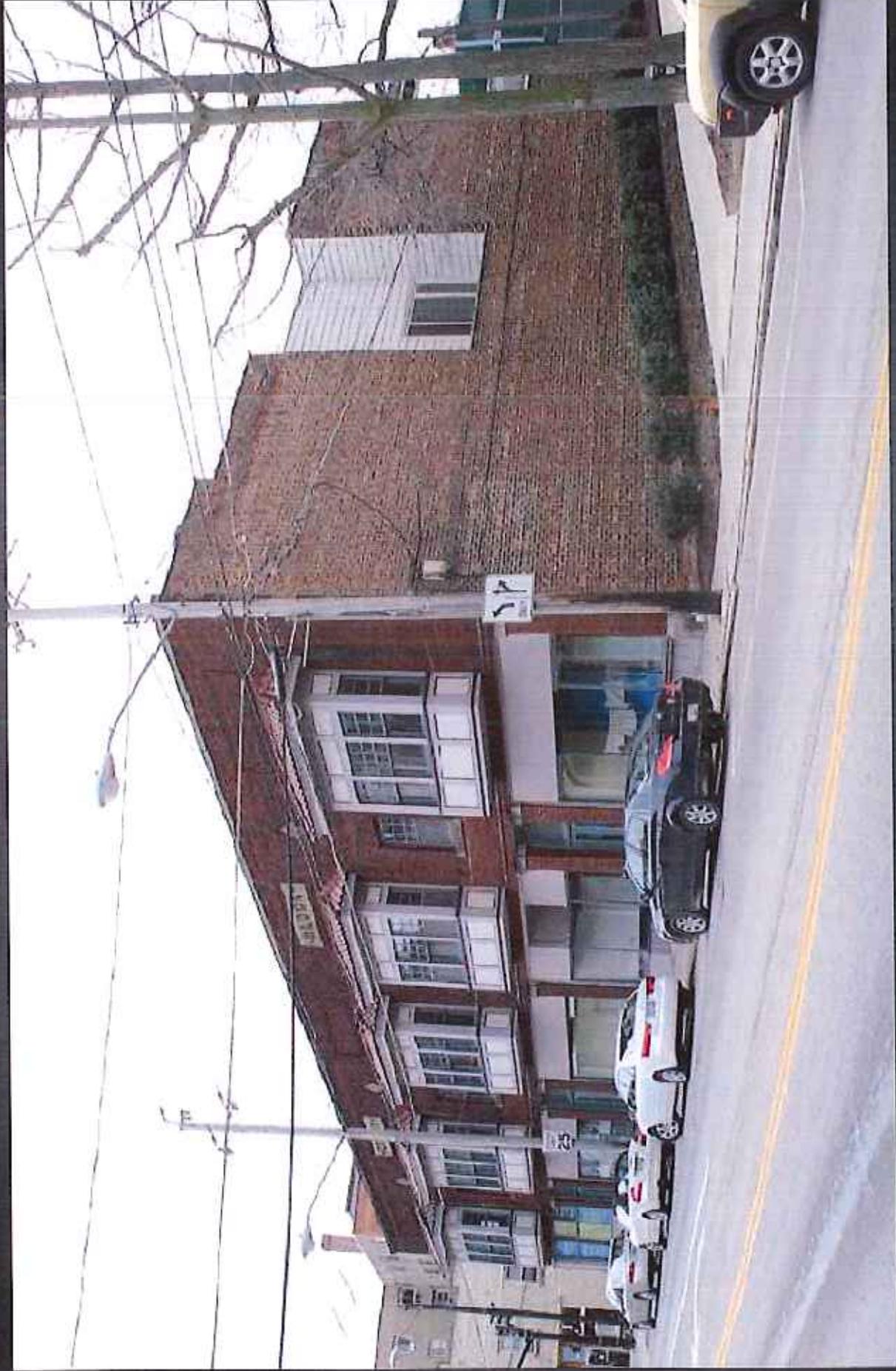
12906 Madison

14501-14509 Detroit





14501-14509 Detroit



14501-14509 Detroit

It is the opinion of the Lakewood Heritage Advisory Board that 14501 Detroit Avenue meets the following criteria as set forth in Chapter 1134.03 (d) (one or more must apply):

- (1) the character, interest or value as part of the heritage of the City, the region, State of Ohio, or the United States;
- (3) the identification with a person or persons who significantly contributed to the historic development of the City;
- (4) exemplification of the cultural, economic, social, archeological, or historic heritage of the City;
- (5) the portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (7) identification as the work of an architect or master builder whose individual work has influenced the development of the City; and
- (9) unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City itself at large.

In addition, the Lakewood Heritage Advisory Board confirms that 14501 Detroit Avenue meets the following two criteria, as set forth in Chapter 1134.03(f):

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

14501-14509 Detroit

Planning Commission

May 2015

