

MINUTES
(Audio recording is available)
PLANNING COMMISSION
JUNE 4, 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
William Gaydos
Louis McMahon, Vice Chairman
Pat Metzger
Mark Papke
Mark Stockman, Chairman

OTHERS PRESENT

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

A motion was made by Mr. Stockman, seconded by Mr. Metzger to **EXCUSE** the absence of Hannah Belsito. All of the members voting yea, the motion passed.

2. Approve the Minutes of the May 7, 2015 meeting

The Chairman deferred the approval of the May 7, 2015 meeting minutes until the meeting of July 2, 2015. No further action was required of the Commission.

3. Opening Remarks

Mr. Sylvester read the opening remarks. The Chairman announced that agenda items would be taken out of order as some would require lengthy discussions.

NEW BUSINESS

LOT CONSOLIDATION/LOT SPLIT

- 8. Docket No. 06-21-15**
14200 + 14206 Detroit Avenue
BTD Lakewood LLC

Daniel E. Margulies, Daniel Margulies Company Inc., applicant requests the review and approval of a lot consolidation of parcels 312-20-053 and 312-20-054 for the construction of a new building, pursuant to Section 1155-06 – Procedures for Lot Consolidations and Resubdivision. The property is located in a C3, Commercial and General Business district. (Page 67)

Daniel E. Margulies, applicant was present to explain the request.

Public comment was closed as there was no one to speak on the matter. Mr. Papke stated the City Engineering Department would have to review the plat for final approval.

A motion was made by Mr. Gaydos, seconded by Mr. Metzger to **APPROVE** the request with the stipulation that final approval is received from the City Engineer. All of the members voting yea, the motion passed.

CONDITIONAL USE

6. **Docket No. 06-19-15**
15326 Detroit Avenue
Voodoo Tuna

Mike Longo, Voodoo Tuna, applicant requests the review and approval of a conditional use permit for an outdoor dining facility for a new restaurant, pursuant to Section 1161.03(t) – Outdoor/Seasonal Dining Facility. The property is located in a C2, Commercial and Office district. (Page 48)

Mike Longo, applicant was present to explain the request.

There were no further comments from the Commission. Public comment was closed as there was no one to speak on the matter. Administrative staff supported the request.

A motion was made by Mr. Metzger, seconded by Mr. Baker to **APPROVE** the request subject to approval by the **Architectural Board of Review**. All of the members voting yea, the motion passed.

7. **Docket No. 06-20-15**
13360-62 Madison Avenue
Trios Bar

Robert Togliatti, Trios Bar, applicant requests the review and approval of a conditional use permit for an outdoor dining facility, pursuant to Section 1161.03(t) – Outdoor/Seasonal Dining Facility. The property is located in a C2, Commercial and Office district. (Page 52)

Robert Togliatti, applicant was present to explain the request.

Administrative staff advised that the patio would be on the public right-of-way which required an annual agreement with the City. Public comment was closed as there was no one to speak on the matter.

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

4. **Docket No. 06-17-15**
1635 Alameda Avenue
Transfiguration Catholic Parish

Lawrence Murtaugh, Catholic Diocese of Cleveland, applicant, requests the review and approval for a conditional use to operate an Adult Group Home, consisting of a 14-bed, 24-7 staffed residential treatment program for women in the former convent on the Transfiguration Parish campus, pursuant to Section 1161-03(o) – Re-Use of an Existing Non-Conforming Structure. The property is located in an R2, Single and Two-Family district. (Page 3)

Lawrence Murtaugh, applicant, Maureen Dee, Executive Director, Catholic Charities, and Colleen McKenna, Director, and Caroline Schumann were present to explain the request.

The Commission inquired about traffic, parking, security, and safety of the tenants.

Administrative staff provided background and defining information about the City's permitted Conditional Use to the Commission.

Public comment was taken. The Commission pondered if the applicant should have a neighborhood meeting before applying to the Architectural Board of Review for its approval. Administrative staff said a report could be provided regarding the activities of the facility along with a CAD report. The addresses for the public notices would be expanded.

A motion was made by Mr. McMahon, seconded by Mr. Gaydos to **DEFER** the item until after the applicant holds a public meeting. All of the members voting yea, the motion passed.

5. **Docket No. 06-18-15**
14018 Detroit Avenue
Lizardville

John Lane, Winking Lizard of Lakewood, Inc., applicant requests the review and approval of a conditional use permit for an outdoor seasonal dining facility on the east side of the building, pursuant to Section 1161.03(t) – Outdoor/Seasonal Dining Facility. The property is located in a C3, Commercial and General Business district. (Page 16)

Charles Neumauer (sp) and John Lane, applicant, were present to explain the request.

Administrative staff had two recommendations: adopt an April to October timeline of operation in the first year and no speakers would be installed on the patio.

Public comment was closed as there was no one to speak on the matter. The Commission sought clarification about the separation of the two businesses (Winking Lizard and Lizardville).

A motion was made by Mr. Gaydos, seconded by Mr. Baker to **APPROVE** the request subject to approval by the Architectural Board of Review, operation for the first year is from April through October, and no outdoor speakers. All of the members voting yea, the motion passed.

PARKING PLAN REVIEW

9. **Docket No. 06-22-15**
15100 Detroit Avenue
Marjorie Building

Robert Blatchford, Blatchford Architects, applicant requests the review and approval for a parking plan that does not meet the set parking schedule in 1143.05. The number of parking spaces required may be reduced in accordance credits explained in 1143.10 as determined by the Commission, pursuant to Section 1143.09 – Parking Plan Review. The property is located in C2, Commercial and Office district. (Page 72)

Richard Bozak (sp), architect was present to explain the request.

All of the members voting yea, the motion passed. The Commission liked the plan.

A motion was made by Mr. Baker, seconded by Mr. Metzger to **APPROVE** the request subject to approval by the Architectural Board of Review. All of the members voting yea, the motion passed.

PLANNED DEVELOPMENT

10. **Docket No. 06-23-15**
1422 Hopkins Avenue / 12000 Detroit Avenue
Rockport Square

Charles J. Onyak, P.E., Neff & Associates, applicant requests the review and approval to modify the existing Planned Development for Rockport Square development project, which is expected to be referred from City Council on June 1, 2015. The property is located in a C3, Commercial and General Business district. (Page 82)

Bill Sanderson, Rockport Square LLC and Forest City, and John Nehrens, Ryan Homes were present to explain the request. Mr. Siley recapped the formerly approved planned development and the current proposal for Phase 3 and Phase 1B.

The Commission asked about design and price points.

Public comment was taken.

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

COMMUNICATION

11. **Docket No. 06-24-15**
Proposed Zoning Code Modification to the Parking Code as presented by Bryce Sylvester, Planning and Development

Proposed modification to the recently amended parking code will be presented by Bryce Sylvester, City Planner with the City of Lakewood. This is to correct an error of omission related to prohibiting car parking spaces in front of the building line in residential districts. (Page 89)

Bryce Sylvester was present to explain the modification.

Public comment was closed as there was no one to speak on the matter.

A motion was made by Mr. Stockman, seconded by Mr. McMahon to **APPROVE** the modification and **RECOMMEND** to **City Council** for passage. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Stockman, seconded by Mr. McMahon to **ADJOURN** the meeting at 9:07 p.m. All of the members voting yea, the motion passed.



Signature

7-15-15

Date

Bryce Sylvester signed on behalf
of Chairman.

Docket No. 06-22-15

Schwarz, Johanna

From: barb ippolito <bamei4@gmail.com>
Sent: Wednesday, June 03, 2015 10:20 PM
To: Planning Dept
Subject: Marjorie Building

Thank you again, Bryce Sylvester, for you telephone call regarding the proposed changes at 15100 Detroit Ave. In the course of our conversation, I failed to mention the impact of the opening and apparent success of 16 Bit. Prior to 16 Bit opening, the parking issues here on Gladys Ave., were primarily during the business week between 7:45 a.m. and 5:15 p.m. Now the battle for parking spaces continues well into the night. Saturday and Sunday afternoons are ridiculous. (I was previously unaware of the popularity of "day drinking".) Adding 2 new residences to this street will be exacerbate to this problem. Not only will the current residents have even greater difficulties finding parking, so will the tenants of the new units. Please take these matters into consideration. Thank you.

Barb Ippolito

From: Kerry Demascus Trustee of the Property 1665 Alameda Avenue in Lakewood

Regarding: Docket No. 06-17-15 1635 Alameda Avenue Lakewood Transfiguration Catholic Parish

As the trustee of the property at 1665 Alameda Avenue in Lakewood, below is my response to the consideration of installing an Adult Group Home at 1635 Alameda Avenue in Lakewood.

1. This is a family neighborhood zoned R2 and is a single and two family district. This proposal is institutional and will be operating 24/7. I purchased this property several years ago as this was a nice street and family neighborhood next door to a Catholic Church. This area is not zoned for a 14 bed 24/7 staffed treatment facility and this proposal should not even be considered in this R2 Zoned District.
2. There is currently a Charter School at this location. A facility of this nature should not be considered to be at the same location as a school. I thought School Zones are "Drug Free". A facility like the one proposed will have drugs on the premises. Does a 14 bed facility have the ability to safe guard their drugs and medications from armed criminals? Parents do not want to send their kids to a school where a dangerous situation could arise and neither should the City of Lakewood.
3. These facilities draw numerous "911" calls all hours of the day and night. This will be disruptive to the families and the school children. This will also be disruptive to the neighborhood, traffic and commerce in the area.

Alameda Avenue is a peaceful and pleasant street and the City of Lakewood should not want to change the character and hurt the hard working citizens who have invested their families to this neighborhood. Consideration of this proposal to change the nature and values of this neighborhood would be wrong.

Kerry Demascus Trustee

Schwarz, Johanna

From: Joann Ross <business@frankjross.com>
Sent: Wednesday, June 03, 2015 4:15 PM
To: Planning Dept
Cc: business@frankjross.com
Subject: Docket No 06-21-15

Sadly, we are unable to attend the meeting. While we support business owners, we have serious concerns about adding traffic to an unmanageable intersection that no longer has a traffic light.

While Getgo utilized the property, a much needed traffic light existed.

We witness cars on a daily basis that ignore flashing lights making it hazardous for any pedestrian to cross. Esp. the seniors, handicapped and children.

Without a traffic light, we oppose any development of the property.

Frank and Jo Ann Ross
14213 Detroit Ave
Lakewood, Ohio 44107



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. Carl Orban
- 2. Lauren Hasko
- 3. Gedee Kovacic
- 4. Bill Sankelison
- 5. John N. Schone
- 6. Angela Lewis
- 7. Raif Stephens
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- Carl Orban
- Rumana Bryzo
- _____
- _____
- Angela Lewis
- _____
- _____
- _____
- _____
- _____
- _____

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:

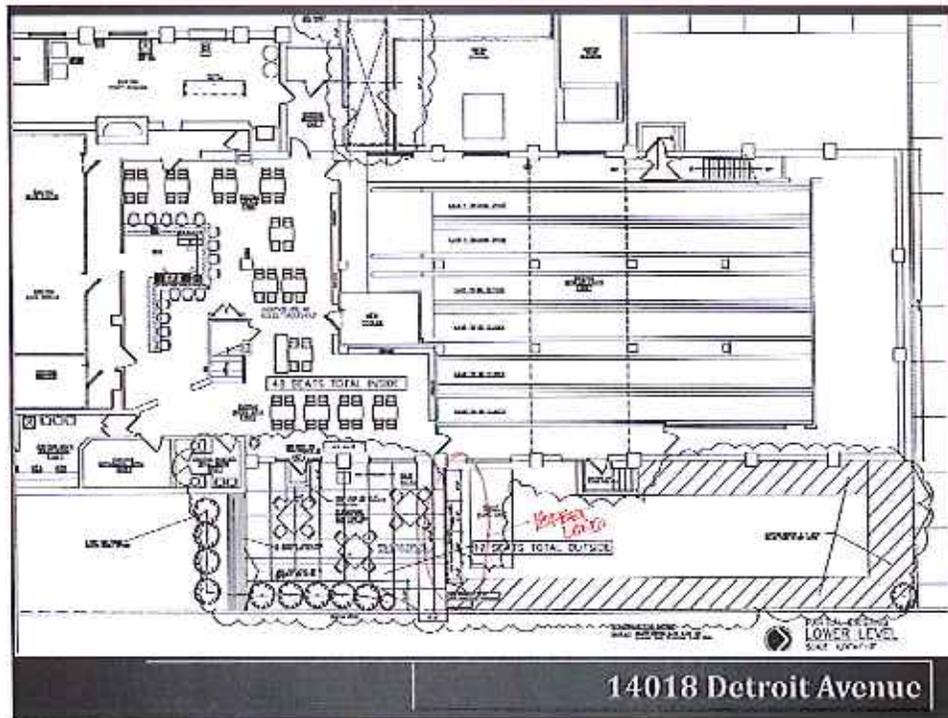
Date of Proceeding: Thursday, June 4, 2015



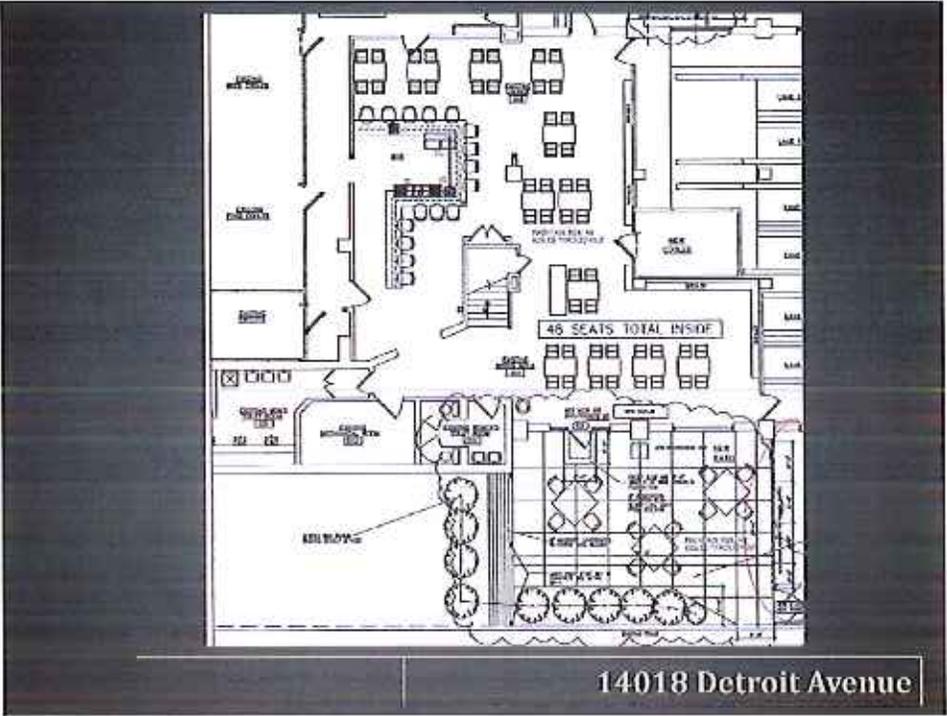








14018 Detroit Avenue



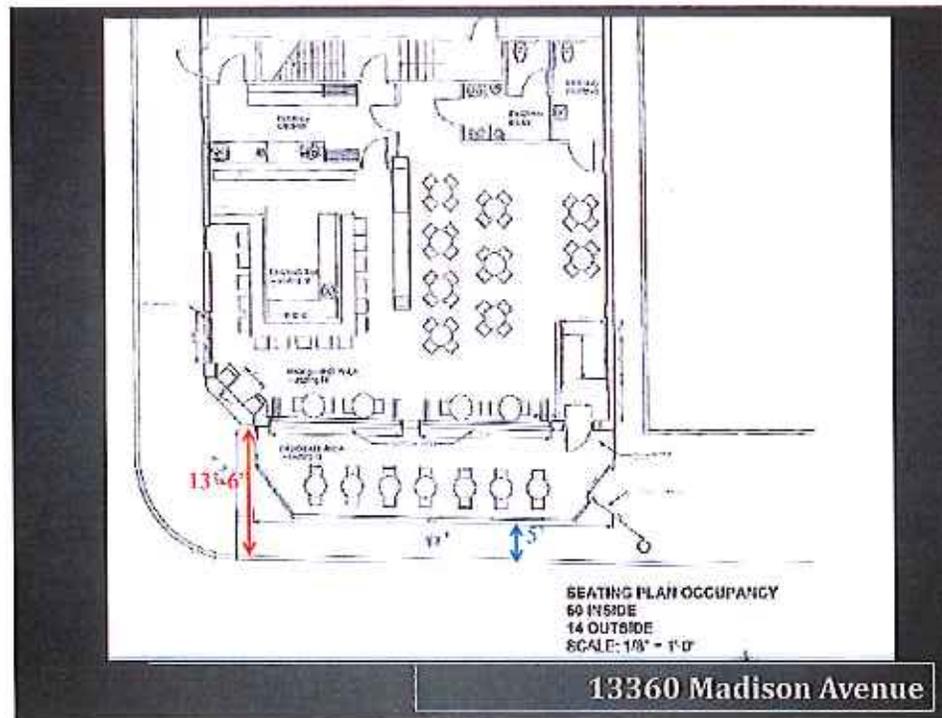


 Architectural drawing for a storefront renovation. It includes:

- A perspective view of the storefront on the left, showing the entrance and existing signage.
- A facade elevation on the right showing the proposed design with "VOODOO TUNA" signage and a large window with awnings.
- A floor plan below the elevation showing the interior layout with tables and chairs.
- Contact information on the right: "2700 Scribner Road, Cleveland, OH 44113, Phone (216) 571-5800".
- A title block at the bottom right with "VOODOO TUNA" and the number "1".

15326 Detroit Avenue





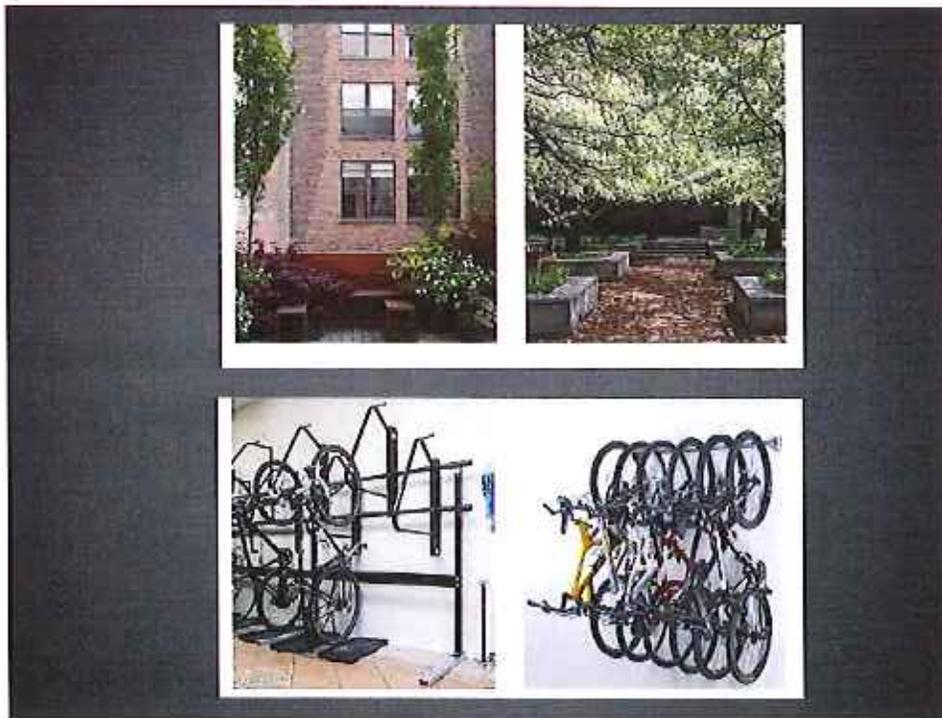
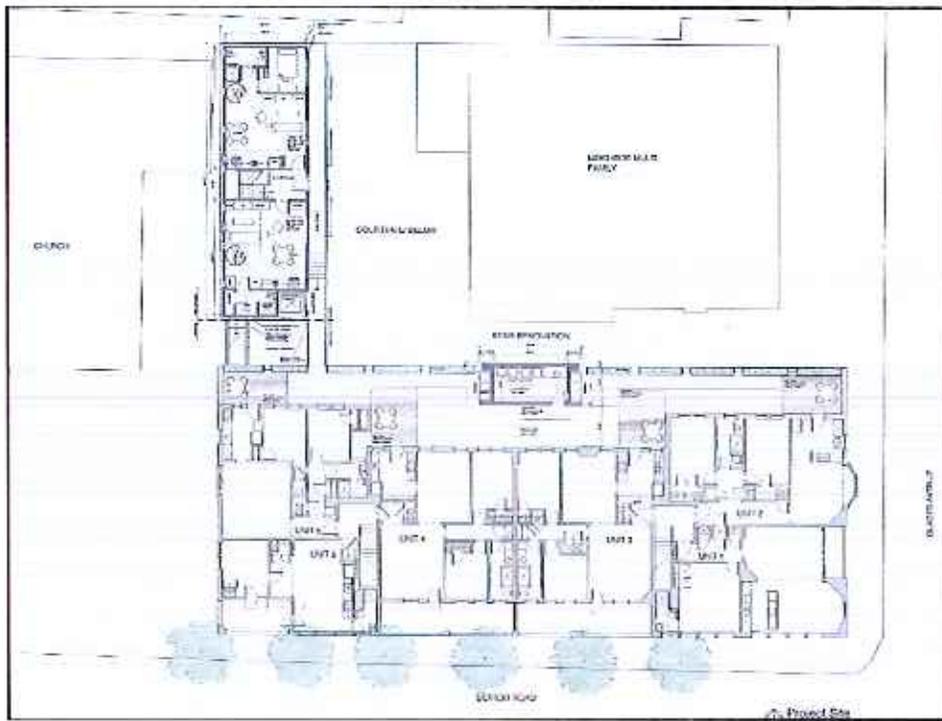
13360 Madison Avenue

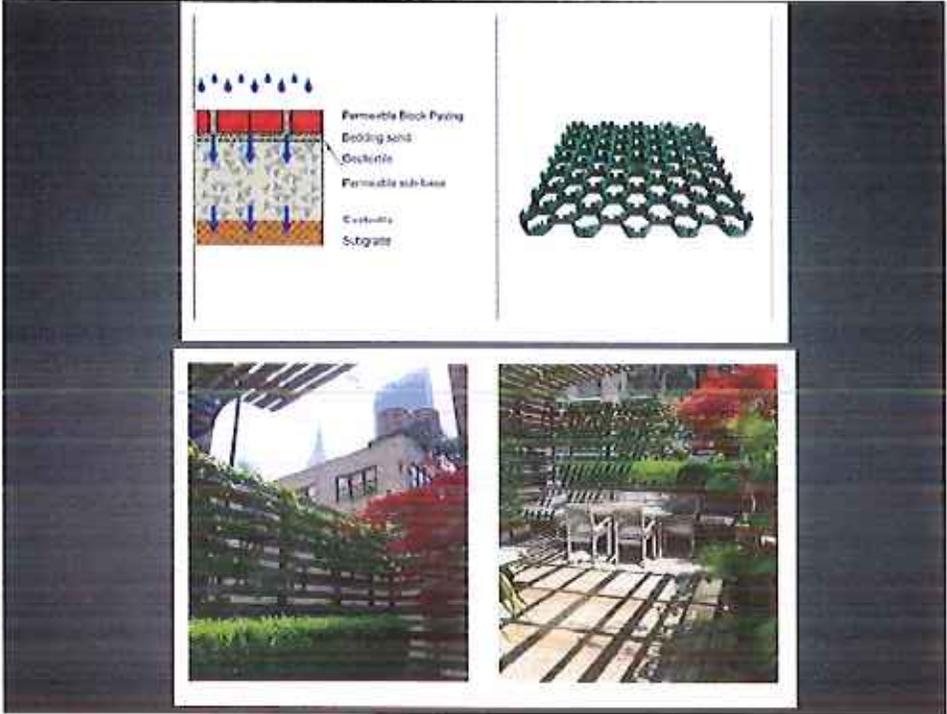


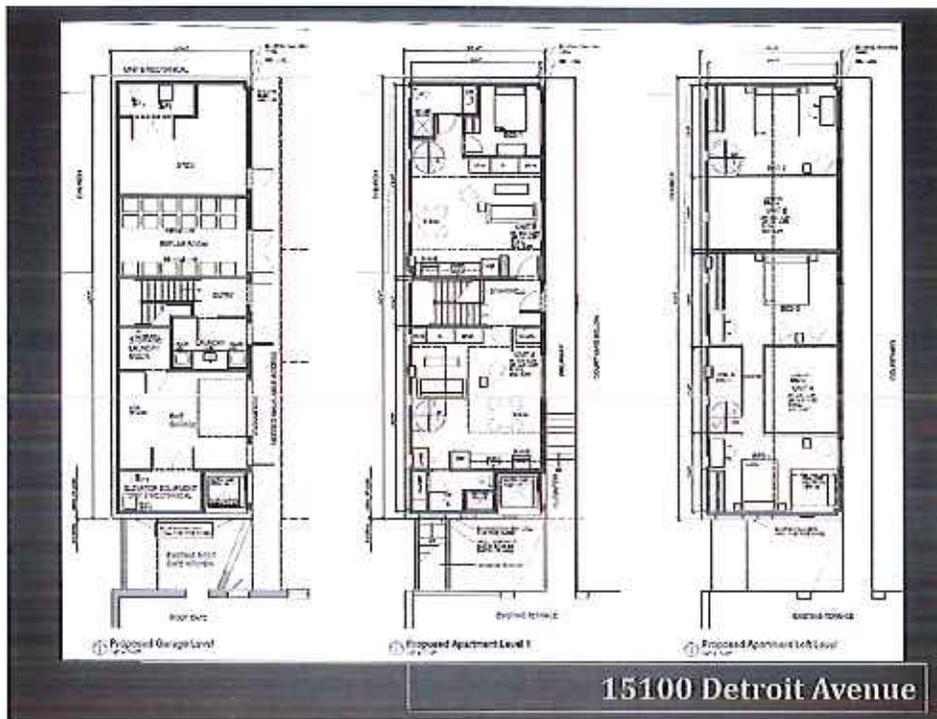












Under Consideration Tonight

Modification to an existing Planned Development

1156.04(c)(5)

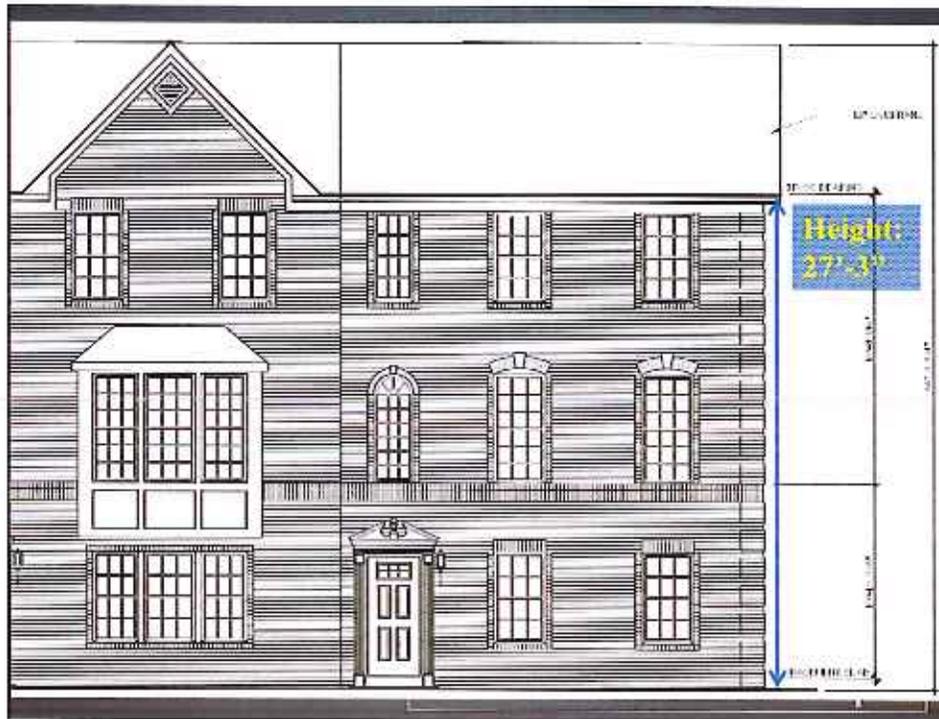
The Commission's role shall be to review any application for Final PD Plan approval and make a recommendation to the Director to approve, approve with conditions, or deny the application based on its compliance with Section 1156.03 of this *Code*.











ROCKPORT SQUARE PHASE 3

P.P.N. 312-33-001, P.P.N. 312-33-002, P.P.N. 312-33-004, P.P.N. 312-33-005 AND P.P.N. 312-33-003

SITE DATA (PHASE 3)		
TOTAL SITE AREA	2.00 ACRES	
TOTAL LOTS	35	
DENSITY	17.50 UNITS PER ACRE	
FRONT YARD DEPTH (PHASE 3)		PROVIDED
SETBACK FROM ROW (DETROIT AVENUE)	0'-5"	10'-13'
SETBACK FROM ROW (BEACH AVENUE)	15'	10'-12'
SETBACK FROM ROW (FRY AVENUE)	12'	10'-12'

ROCKPORT SQUARE PHASE 1B

P.P.N. 315-10-001, P.P.N. 315-10-002, P.P.N. 315-10-003 AND P.P.N. 315-10-014

SITE DATA (PHASE 1B)		
TOTAL SITE AREA	0.90 ACRES	
TOTAL LOTS	15	
DENSITY	17.77 UNITS PER ACRE	
FRONT YARD DEPTH (PHASE 1B)		PROVIDED
SETBACK FROM ROW (DETROIT AVENUE)	0'-5"	10'-13'
SETBACK FROM ROW (WINCHESTER AVENUE)	7'	10'-12'
SETBACK FROM ROW (HOPKINS AVENUE)	10'	10'-12'

12000 Detroit Avenue - Rockport

Under Consideration Tonight

Modification to an existing Planned Development

1156.04(e)(5)

The Commission's role shall be to review any application for Final PD Plan approval and make a recommendation to the Director to approve, approve with conditions, or deny the application based on its compliance with Section 1156.03 of this Code.

Total Units	Maximum of 51
Building Height	Maximum of 40'
Front Setbacks	Minimum of 10'

Conditional on approval from the Architectural Board of Review

1141.05 SCHEDULE OF USES AND SPACE REQUIREMENTS

Uses	Parking Space Requirement
Residential	
Single-, Two-, Three-Family	Min. 1/dwelling unit; no max.; 1 required space shall be in a garage; The front yard shall not be used for off-street parking.
Type B Home Occupation	Minimum is same for residential use; max. of 3, in addition to requirement for residential use
Bed & Breakfast	Minimum is same for residential use; max. 1/guest room, in addition to requirement for residential use
Multi-Family, Studio, 1 Bedroom, 2+Bedroom	Min. of 1/dwelling unit; max. of 2/dwelling unit. The front yard shall not be used for off street parking
Sleeping Rooms	Min. of 5/rooms; max. of 1/room
Senior Housing	Min. of 5/employee; max. of 1/employee or 25/dwelling unit
Group/Nursing/Conalescent/Assisted Living Home	Min. of 5/employee; max. of 1/employee or 1 space/bed
Day Care	Min. of 5/employee plus 4 drop off spaces; Max. of 1/employee plus 8 drop off spaces
Commercial	
Retail*	Min. 1 for each 1,000 sq. ft. GFA; max. 2.5 for each 1,000 sq. ft. GFA
Office*	Min. 2 for each 1,000 sq. ft. GFA; max. 3.5 for each 1,000 sq. ft. GFA
Crr Wash	No min.; max. of 1/employee
Storage/Warehouse	Min. of 1/employee; max. of 1.5/employee
Commercial Lodging	Min. of 3/rooms; max. of 1/room
*Businesses occupying existing buildings or tenant spaces under 2,500 sq. ft. are not required to provide off-street parking	

Modification to Parking Code: Error in Omission



Planning Commission

June 2015

