

**MINUTES - AMENDED
(Audio recording is available)
PLANNING COMMISSION
JULY 2, 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
Hanna Belsito
William Gaydos
Louis McMahon, Vice Chairman
Pat Metzger
Mark Stockman, Chairman

OTHERS PRESENT

Bryce Sylvester, Commission Secretary, City Planner
Jennifer Swallow, Chief Assistant Law Director
Mike Molinski, City Architect

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

2. Approve the Minutes of the May 7, 2015 meeting; deferred from the meeting in June.

A motion was made by Mr. Metzger, seconded by Ms. Belsito to **APPROVE** the May 7, 2015 meeting minutes. All of the members voting yea, the motion passed.

3. Approve the Minutes of the June 4, 2015 meeting

A motion was made by Mr. Metzger, seconded by Mr. Stockman to **APPROVE** the June 4, 2015 meeting minutes. All of the members voting yea, the motion passed.

4. 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**

**5. Docket No. 07-25-15
1055 Erie Cliff Drive**

Jeff Linker, JLL Properties Ltd., applicant requests the review and approval of lot splits of parcels numbers 311-13-097 and 311-13-096, pursuant to Section 1155.06(c) – Procedures for lot consolidations and resubdivision. The property is located in a R1H, Single Family and High Density district. (Page 3)

Jeff Linker, JLL Properties Ltd., applicant was present to explain the request.

A residence would be built on Parcel A (number 311-13-097). The city reviewed its records and found no evidence of a home on Parcel A.

Public comment was taken. City staff said there was enough room for a driveway with the public easement.

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

**OLD BUSINESS
CONDITIONAL USE**

**6. 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. This item was deferred from the meeting of June 4, 2015. (Page 27)

Maureen Dee, Executive Director and associates were present to explain the request.

City staff recapped the June community meeting.

Public comment was taken.

Maureen Dee said there was on-site staff 24 hours a day, every day. She reiterated the details of the program. One entrance and egress would be used for vehicular traffic, all clients would be escorted by staff if there was a need to leave the premises, and doors were locked to prevent clients from wandering throughout the neighborhood. The Commission asked for details about addiction and recovery of the client prior to entering the residential treatment program. The Commission inquired about protocol if a client became unruly. Children were permitted to visit their mothers. The maximum number of clients would be 14 with a stay of 60 days per client. Father Bill stated there were two parking lots and garages on the

property. Father Bill was willing to be the contact person for any questions or concerns from the neighborhood.

City staff recapped the recommended conditions for the Commission's consideration as shown on the PowerPoint (made part of record). City administration supported the granting of conditional use. Further inquiries about mandatory sponsorship and security issues were answered.

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

- a telephone number of a primary contact of the facility is provided on the building,
- a report is provided to the Commission six months after opening of the facility,
- visitation hours are one day per week between 6 pm to 8 pm,
- primary entrance is in the rear of the building,
- a 6 foot board-on-board fence be installed on the northern property line,
- all visitor and employee parking will be managed on site,
- Catholic Charities will report to the Commission at its July 2016 meeting to provide a year in review presentation,
- a minimum of one paid staff member is on site at all times, and
- all clients leaving the premises will be always be accompanied by a staff member.
- a phone number of a primary contact of the facility is visible on the building

All of the members voting yea, the motion passed.

COMMUNICATION

7. Docket No. 07-26-15

Modification to Definition of Building Height in the Zoning Code

Bryce Sylvester, City Planner, will present a proposal to modify the definition of Building Height in the Zoning Code. (Page 40)

Bryce Sylvester and Kyle Krewson, Board of Zoning Appeals member explained the proposed modifications.

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

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

8. Docket No. 07-27-15

Update to the Commission on the City's Parks System Strategic Plan

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 43)

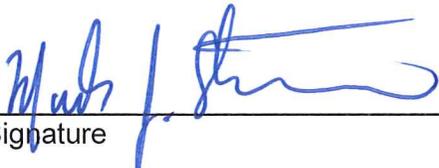
Jason Russell and Michelle Nochta, Planning Department presented the update.

Asked about a time continuum, Mr. Russell thought that reevaluation of the 2010 plan would be warranted as uses and needs change.

No action was needed by the Commission.

ADJOURN

A motion was made by Mr. Stockman, seconded by Mr. McMahon to **ADJOURN** the meeting at 8:35 p.m. All of the members voting yea, the motion passed.



Signature

10-1-2015

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. JEFF Linker
- 2. CORNELIUS Sullivan
- 3. Maureen Dee
- 4. Frank Derezic
- 5. Reggy Frite
- 6. Daniela Cijetnik
- 7. Anthony Koroacic
- 8. Tom KOPOWALIS
- 9. LAUREN LASHO
- 10. Steve L Kis
- 11. Gladys Morison

- Jeff Linker
- Maureen Dee so help me God.
- Maureen Dee
- Frank Derezic
- Reggy Frite
- Daniela Cijetnik
- Anthony Koroacic
- Tom KOPOWALIS
- Lauren Lasho
- Steve L Kis
- Gladys Morison

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, July 2, 2015



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. Kyle Krewson
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

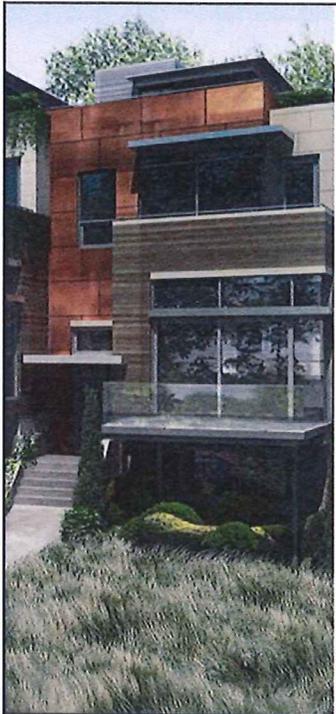
- [Signature]
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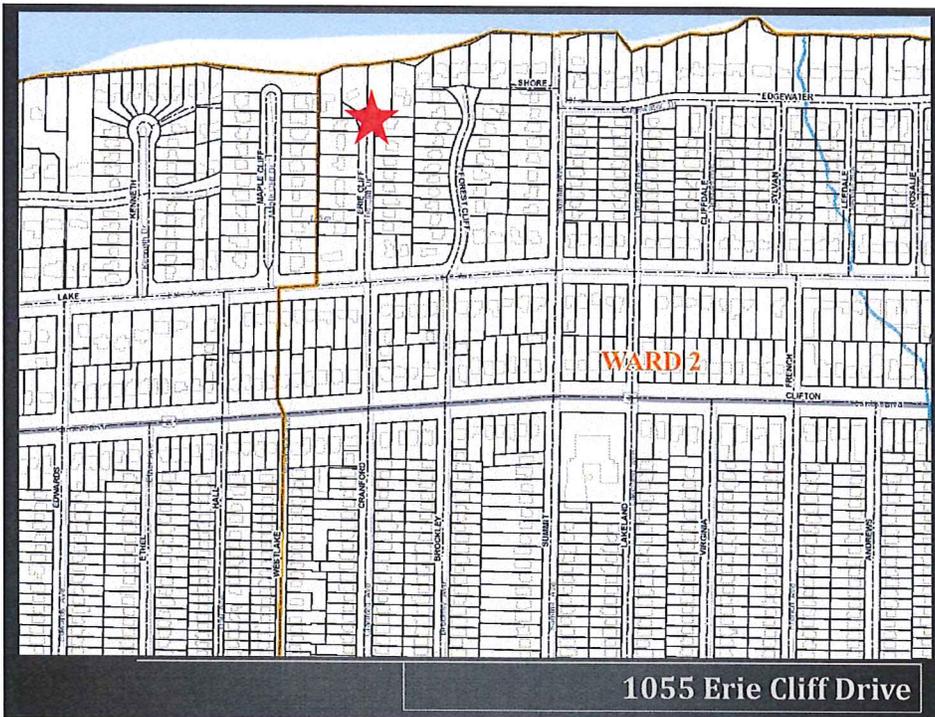
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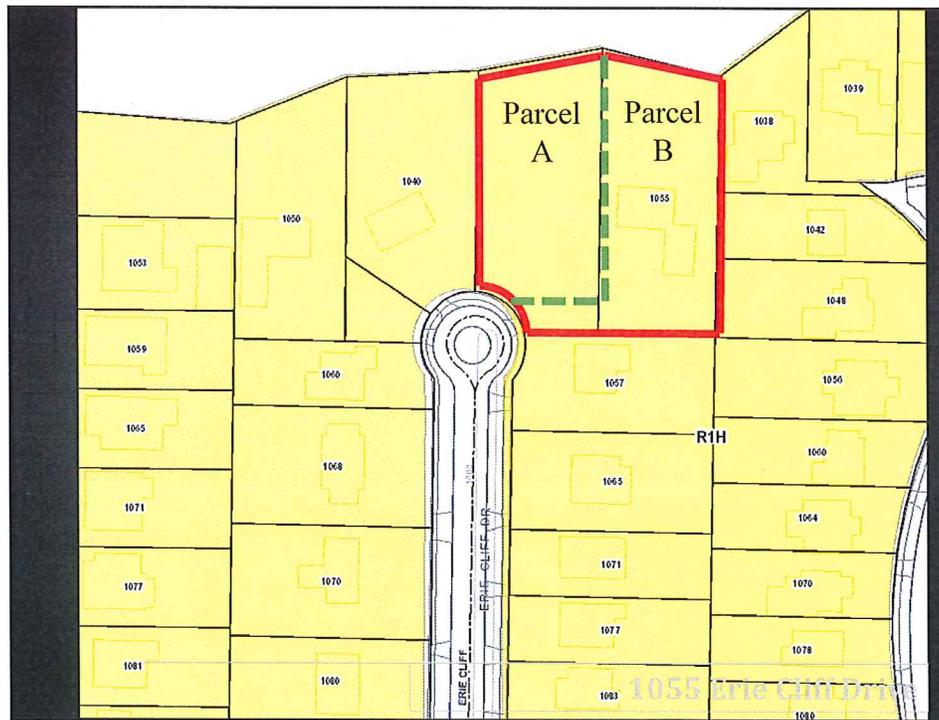
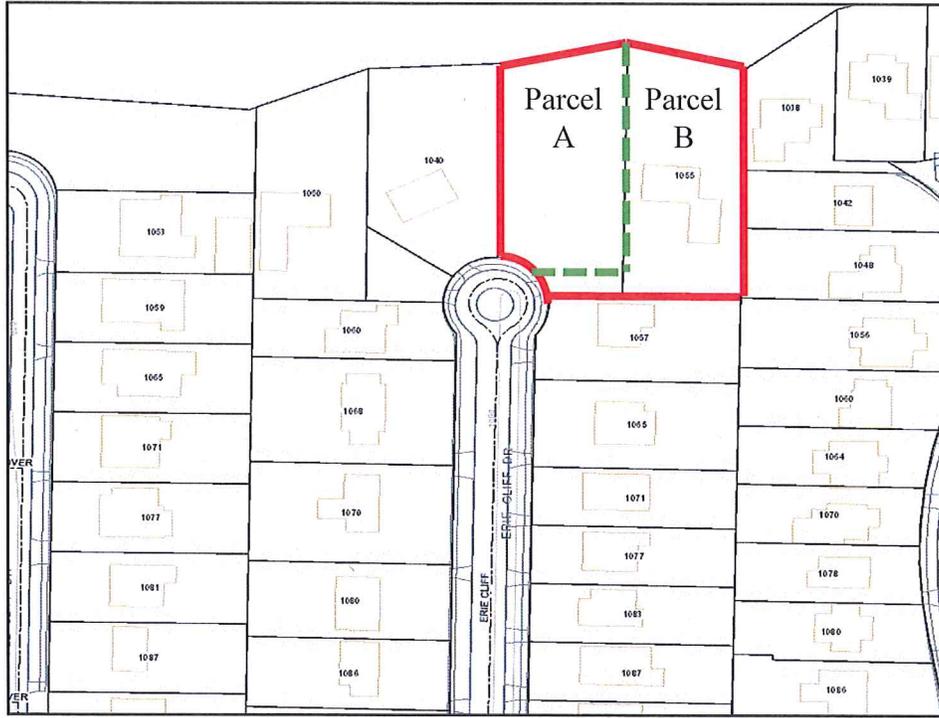


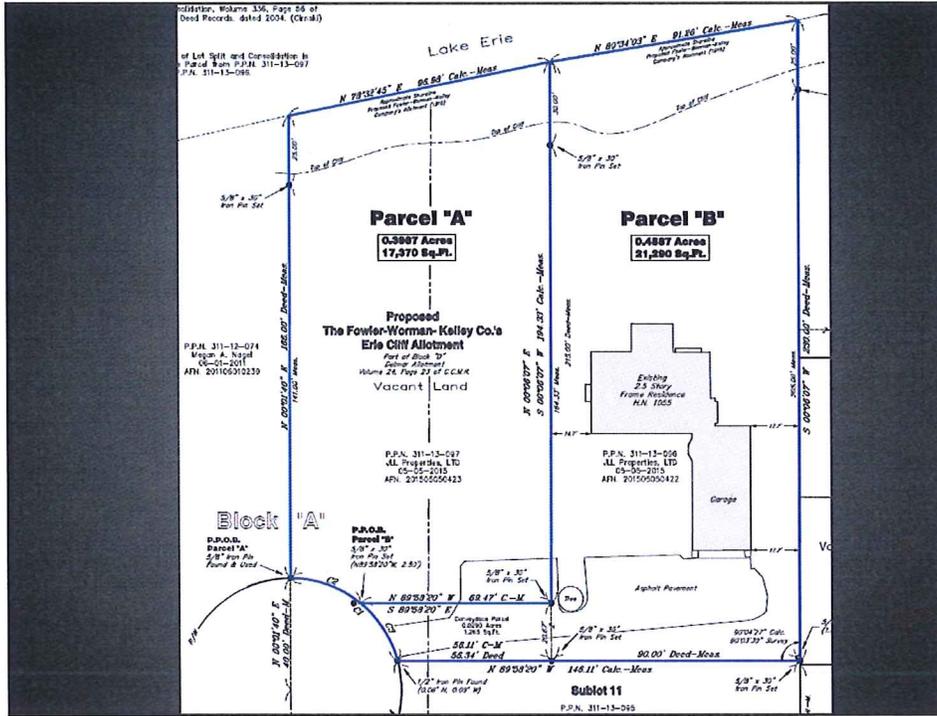
Planning Commission

July 2015

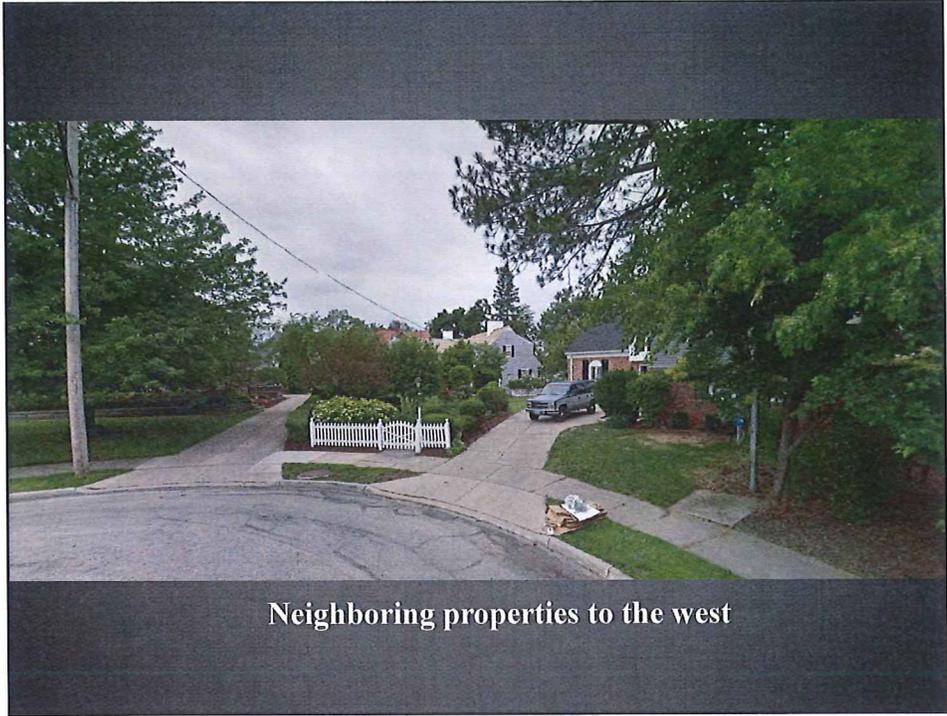


1055 Erie Cliff Drive

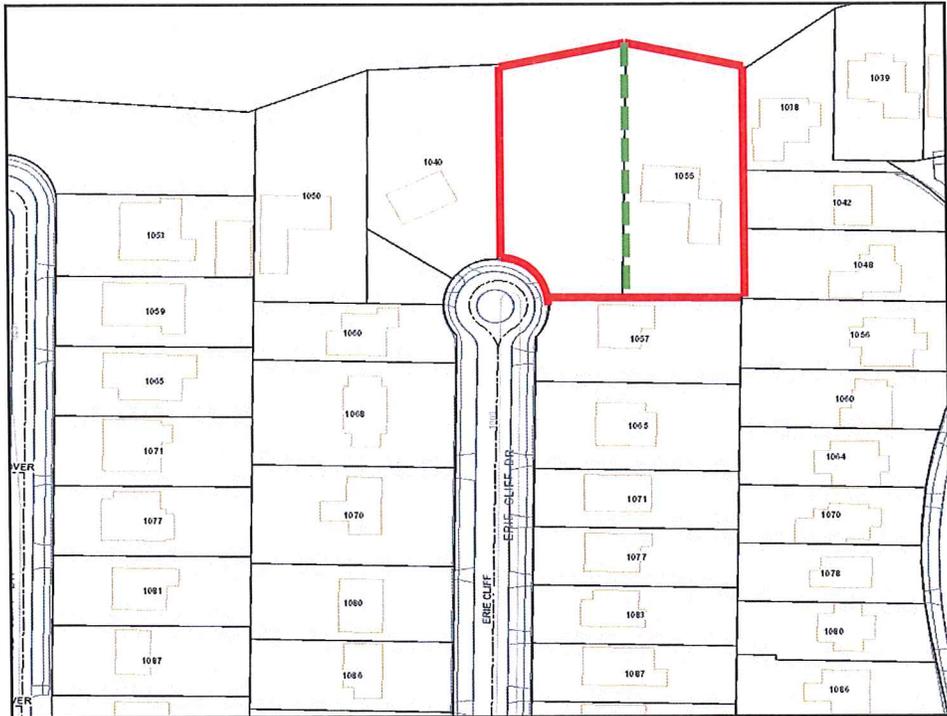


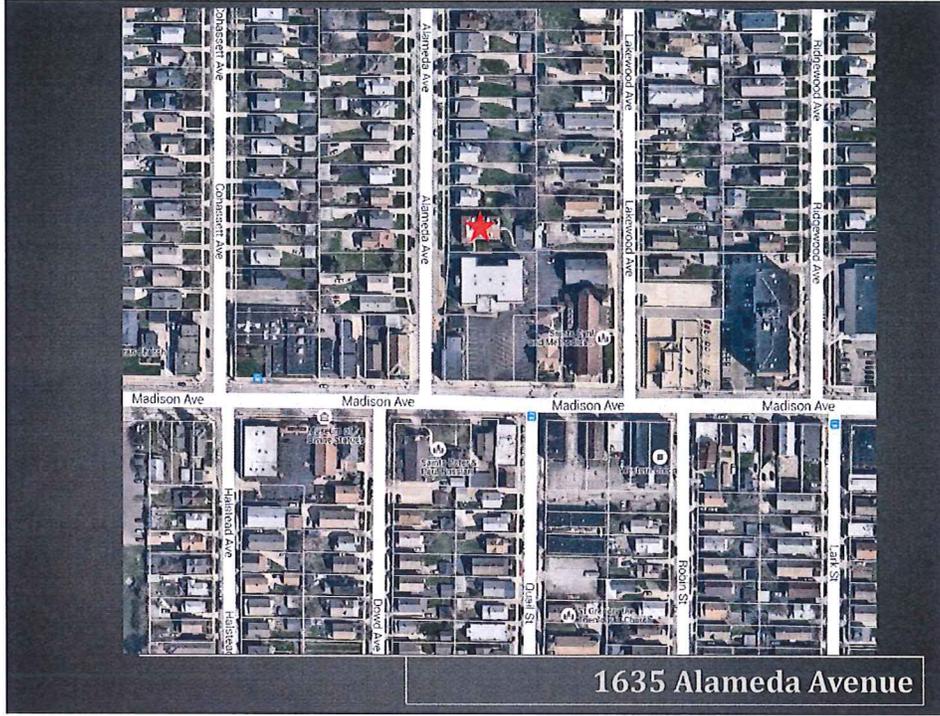






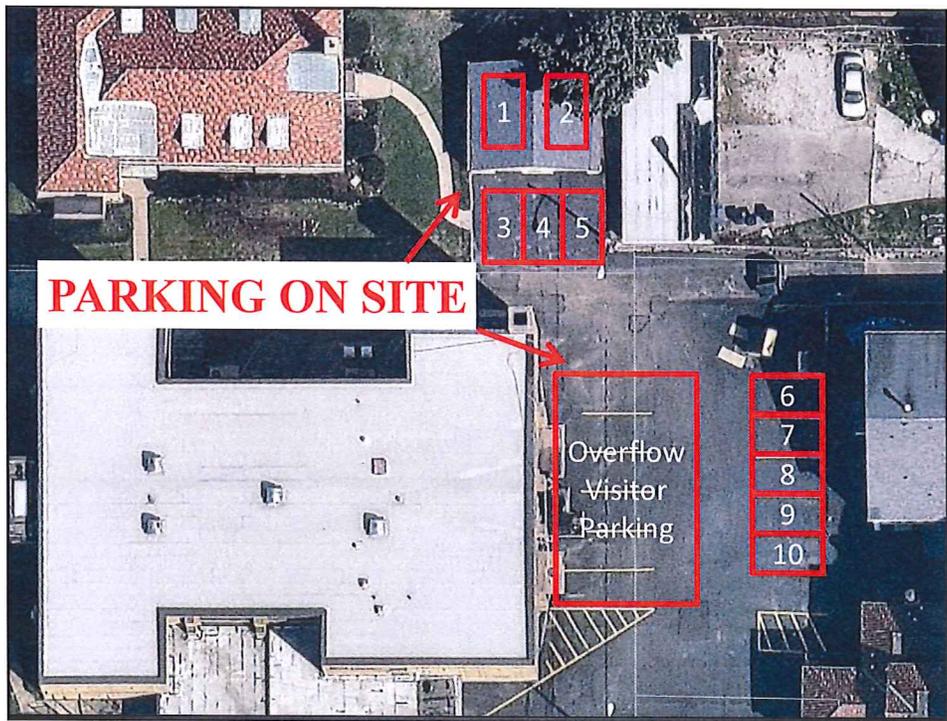
Neighboring properties to the west

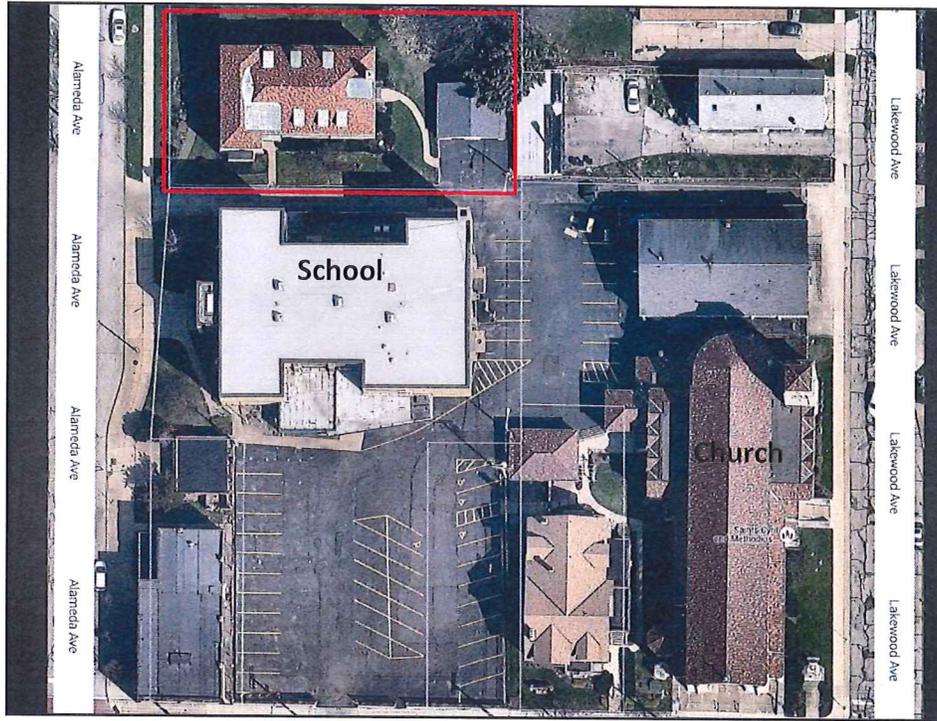










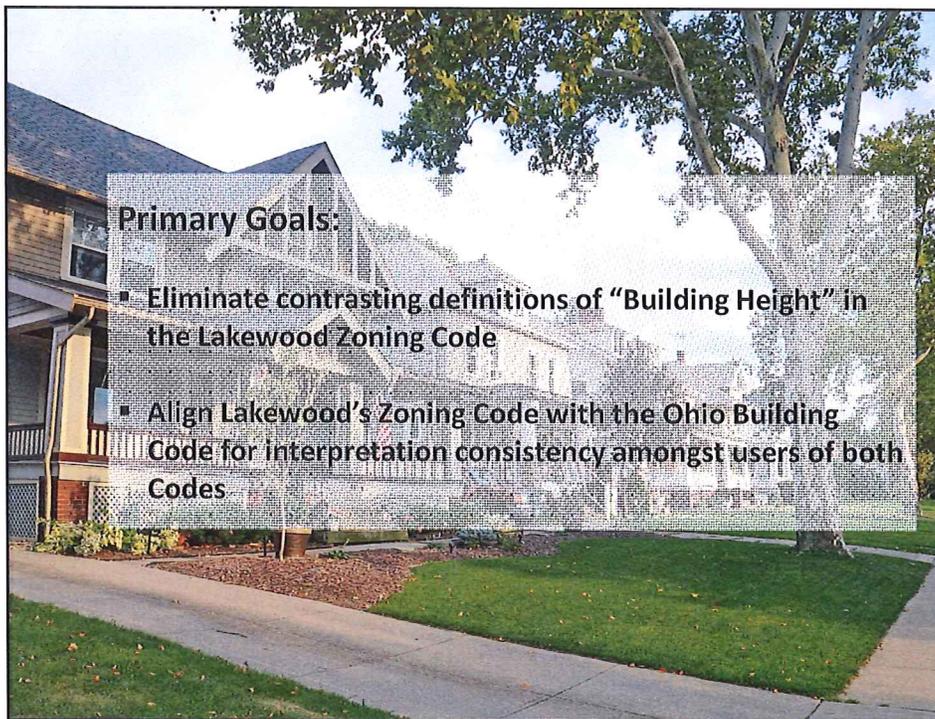
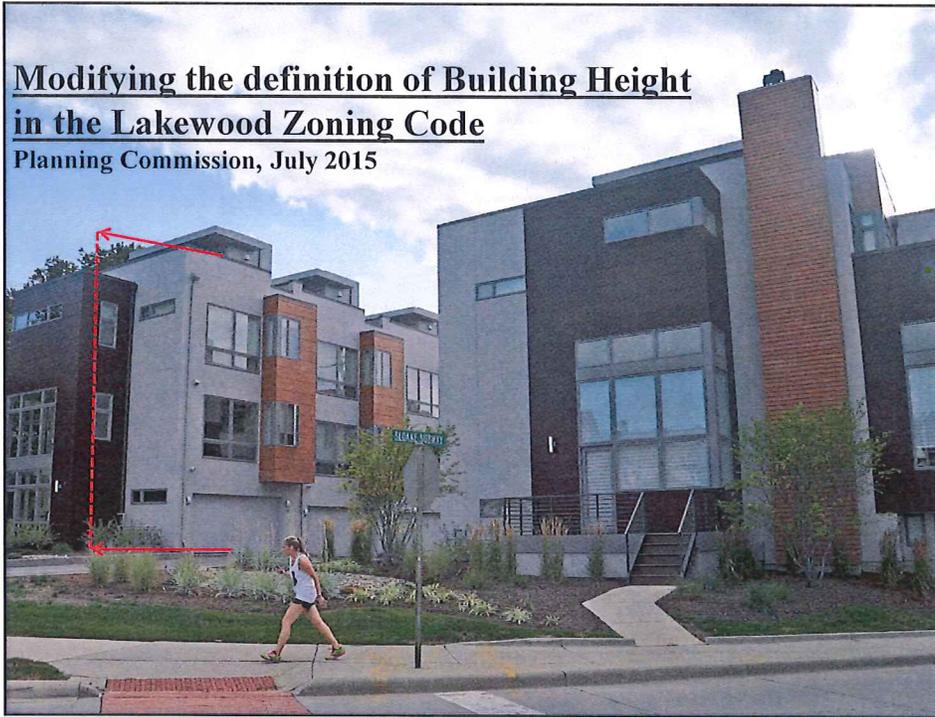


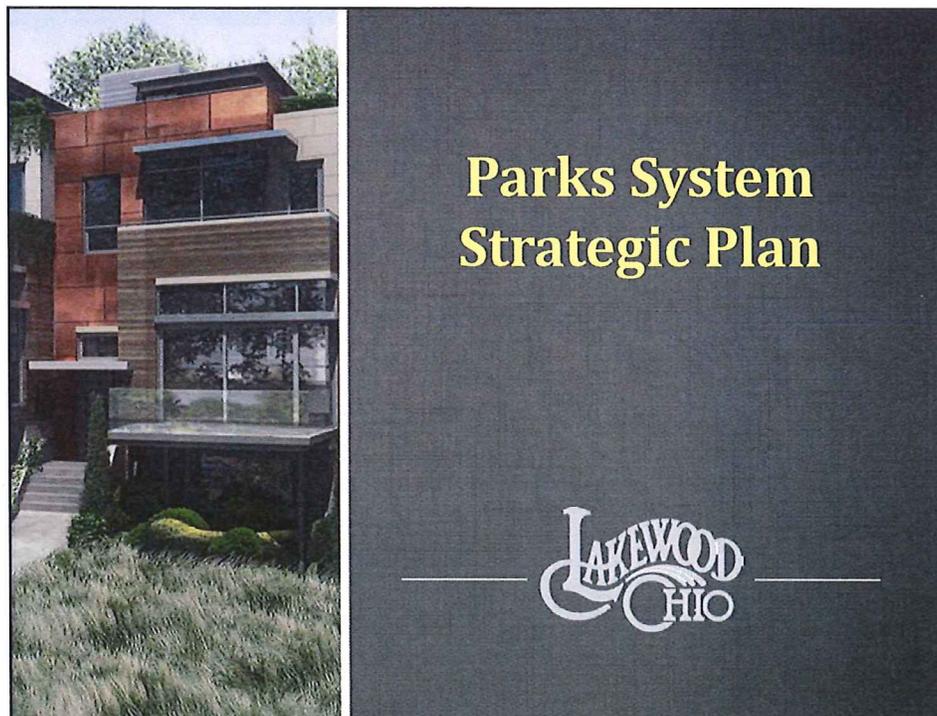
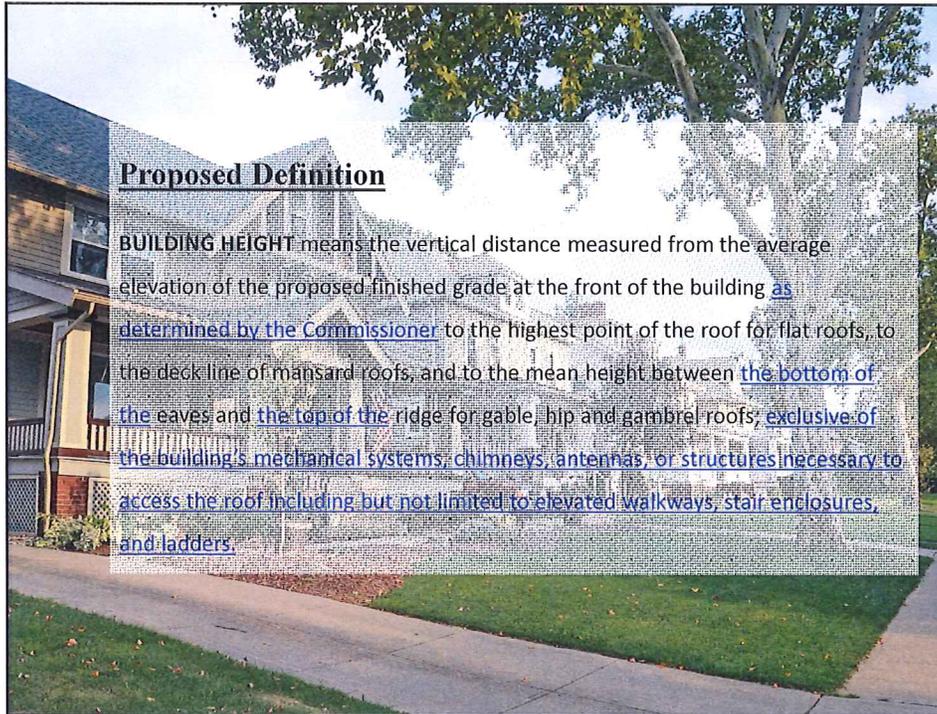
Conditions to consider:

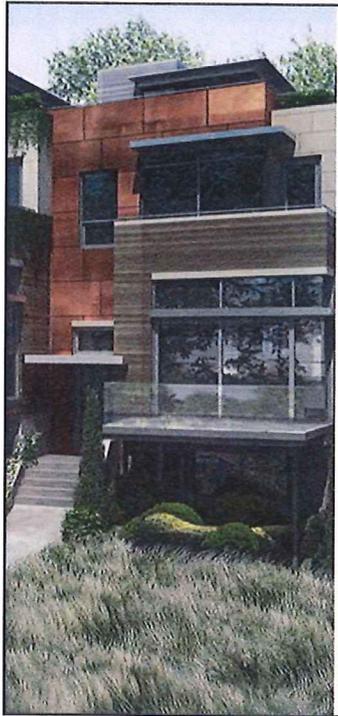
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1635 Alameda Avenue

Modifying the definition of Building Height
in the Lakewood Zoning Code
Planning Commission, July 2015







Planning Commission

July 2015

