

MINUTES
(Audio recording is available)
PLANNING COMMISSION
APRIL 7, 2016
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, Vice Chairman
Louis McMahon, Chairman
Mark Papke

OTHERS PRESENT

Bryce Sylvester, City Planner and Board Secretary
Michelle Nochta, Planning and Development
Jennifer Swallow, Assistant Law Director

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

2. Approve the Minutes of the February 4, 2016 meeting

A motion was made by Mr. Gaydos, seconded by Mr. Papke to **APPROVE** the minutes of the February 4, 2016 meeting subject to grammatical corrections made to Item 6 – Docket 01-03-16. All of the members voting yea, the motion passed.

3. Opening Remarks

The Chairman waived the reading of the Opening Remarks.

NEW BUSINESS

CONDITIONAL USE

4. **Docket No. 04-07-16**
13368 Madison Avenue
The Bottlehouse Brewery + Mead Hall

Jared Plotts, The Bottle House Brewery, applicant, requests the review and approval of a Conditional Use permit for Outdoor Seasonal Dining to reopen the patio with no changes from the previous

approved tenant's plan, pursuant to section pursuant to sections 1129.02 – principal and conditional permitted uses, 1161.03(t) – Outdoor/Seasonal Dining Facility and 1173.02(b) – Conditional Use Permits. The property is located in a C3, Commercial and General Business district. (Page 4)

Jared Plotts, The Bottle House Brewery, applicant was present to explain the request.

There was discussion about food being served, the hours of operation, and conversing with the neighboring residents and business owners.

Mr. Gaydos asked for Mr. Sylvester to confirm the city's permitted hours for outdoor dining as outlined in the code. The Commission had the authority to amend the hours and suggested waiting one year before doing so.

Public comment was closed. City administration recommended the seat count would be reduced from 20 to 18. The hours of operation were not to exceed 11:00 a.m. to 10:00 p.m. Sunday through Thursday and 11:00 a.m. to 1:00 a.m. Friday and Saturday for the first year. There were no further comments from the Commission.

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

- **the seat count would be reduced from 20 to 18**
- **the hours of operation were not to exceed 11:00 a.m. to 10:00 p.m. Sunday through Thursday and 11:00 a.m. to 1:00 a.m. Friday and Saturday.**

All of the members voting yea, the motion passed.

LOT SPLIT

5. **Docket No. 04-08-16**
11714 Nelson Court
Eden - Emerald Development + Economic Network, Inc.

Leopold E. Wetula, applicant requests the review and approval of a lot split (PPN 315-14-039), pursuant to section 1155.07(c) – procedures for lot splits. The property is located in an R2, single and Two Family district. (Page 8)

Mr. Sylvester advised the Commission that the applicant had requested a deferral until the meeting of May 5, 2016.

A motion was made by Mr. Papke, seconded by Mr. Baker to **DEFER** the request until the meeting of May 5, 2016. All of the members voting yea, the motion passed.

COMMUNICATION

6. **Docket No. 04-06-16**
Communication from Senior Planner Bryce Sylvester
Renewal of Conditional Use Permit for Outdoor Seasonal Dining

The following received approval of the annual renewal of Conditional Use permit for the year of 2016 through administrative review by the Department of Planning and Development:

- 11904-08 Detroit Avenue; Five O'Clock Lounge,
- 12401 Detroit Avenue; Peppers Italian Restaurant,
- 13601 Detroit Avenue; O'Toole's Pub + Restaurant
- 14013 Detroit Avenue; GetGo,
- 14018 Detroit Avenue; Winking Lizard,
- 14018 Detroit Avenue; Lizardville,
- 14600 Detroit Avenue; Forage Public House
- 14718 Detroit Avenue; Melt Bar & Grilled,
- 14900 Detroit Avenue; Rozi's Wine House,
- 15008 Detroit Avenue; Yogurt Treats, LLC ("menchie's"),
- 15012 Detroit Avenue; 16-Bit + Arcade,
- 15312-14 Detroit Avenue; Quaker Steak & Lube,
- 15326 Detroit Avenue; Voodoo Tuna,
- 15605-07 1/2 Detroit Avenue; Merry Arts Pub + Grille,
- 16512 Detroit Avenue; Cozumel Mexican Restaurant,
- 16934 Detroit Avenue; Midtown Booths,
- 17103 Detroit Avenue; Game On Lakewood,
- 18405 Detroit Avenue; India Garden Bar & Restaurant,
- 18622 Detroit Avenue; Around the Corner,
- 12700 Lake Avenue; Pier W Restaurant,
- 11926 Madison Avenue; The Flying Rib,
- 12112 Madison Avenue; The Bevy in Birdtown,
- 12906 Madison Avenue; Barroco
- 13362 Madison Avenue; Trio's Bar
- 13603 Madison Avenue; Bonnie and Clyde's, LLC,
- 13715 Madison Avenue; Angelo's Pizza,
- 14224 Madison Avenue; El Tango Taqueria,
- 14810 Madison Avenue; The Red Rose Café,
- 15527-33 Madison Avenue; Barrio's,
- 17014 Madison Avenue; Mullen's of Madison,
- 1528 West 117th Street; Dunkin' Donuts.

(Page 24)

Mr. Sylvester was present to explain the request. CAD reports had been reviewed for compliance of all 31 establishments.

There were no public comments. There was no discussion by the Commission.

A motion was made by Mr. Gaydos seconded by Mr. Papke to **RECEIVE AND FILE** the communication. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Baker, seconded by Mr. Papke to **ADJOURN** the meeting at 7:20 p.m. All of the members voting yea, the motion passed.



Signature
Bryce Sylvester, Secretary

6-8-16

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. Jared Potts

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

[Handwritten Signature]

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, April 7, 2016



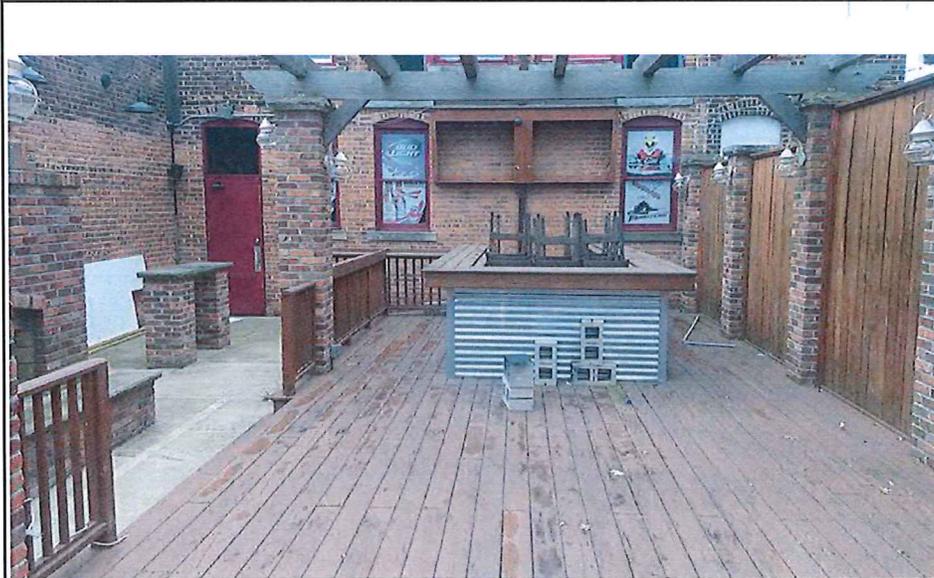
Planning Commission
April 7th, 2016



13368 Madison Avenue: Bottlehouse Brewery
Outdoor Dining



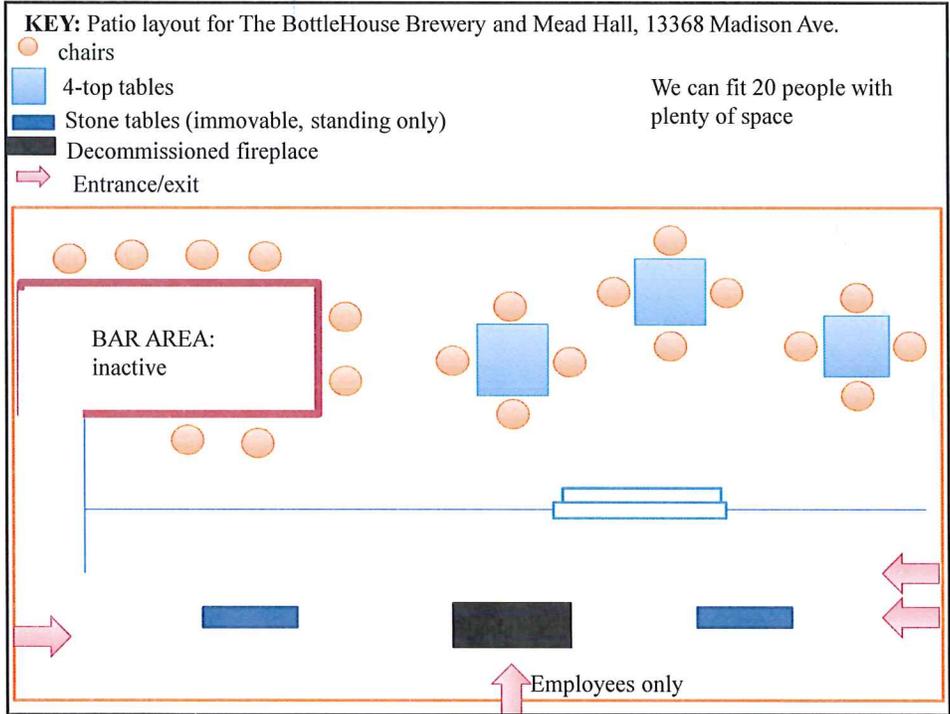
13368 Madison Avenue: Bottlehouse Brewery
Outdoor Dining



13368 Madison Avenue: Bottlehouse Brewery
Outdoor Dining



13368 Madison Avenue: Bottlehouse Brewery
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LAKEWOOD
OHIO

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

MAIN (216) 529 6270
FAX (216) 529 5930
housing.building@lakewoodoh.net
www.one.lakewood.com

MAXIMUM APPROVED OCCUPANCY
FOR THIS SPACE

72

PERSONS

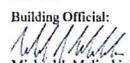
Property Address:
13368 MADISON AVE

Case Number:
CN16-013842

Conditions: NO USE OF OUTDOOR PATIO

Business Name:
**THE BOTTLE HOUSE
BREWERY**

Issued:
3/3/2016

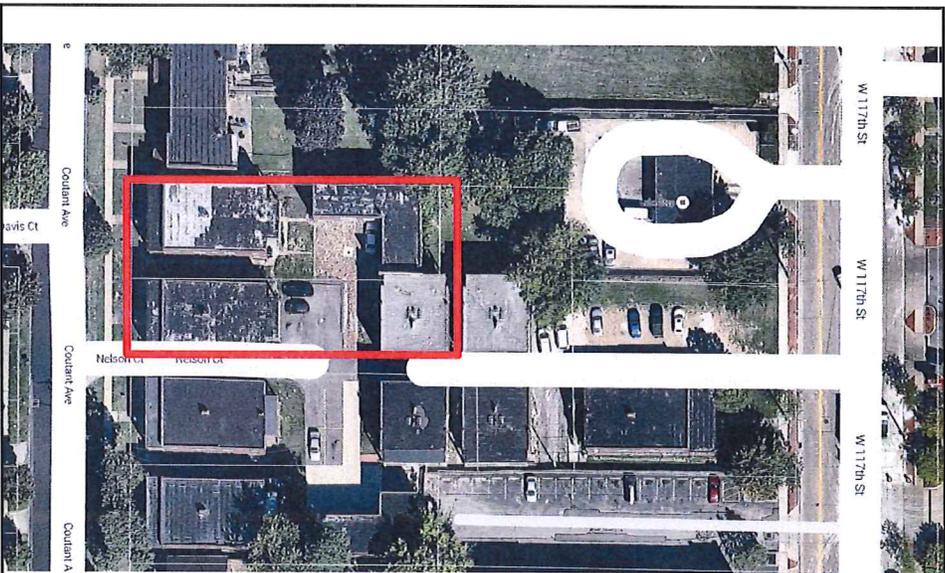
Building Official:

Michael J. Molinski, RA

IN ACCORDANCE WITH THE OHIO BUILDING CODE AND THE OHIO FIRE CODE THIS DOCUMENT SHALL BE POSTED IN A CONSPICUOUS PLACE AND BE MAINTAINED PERMANENTLY NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY.

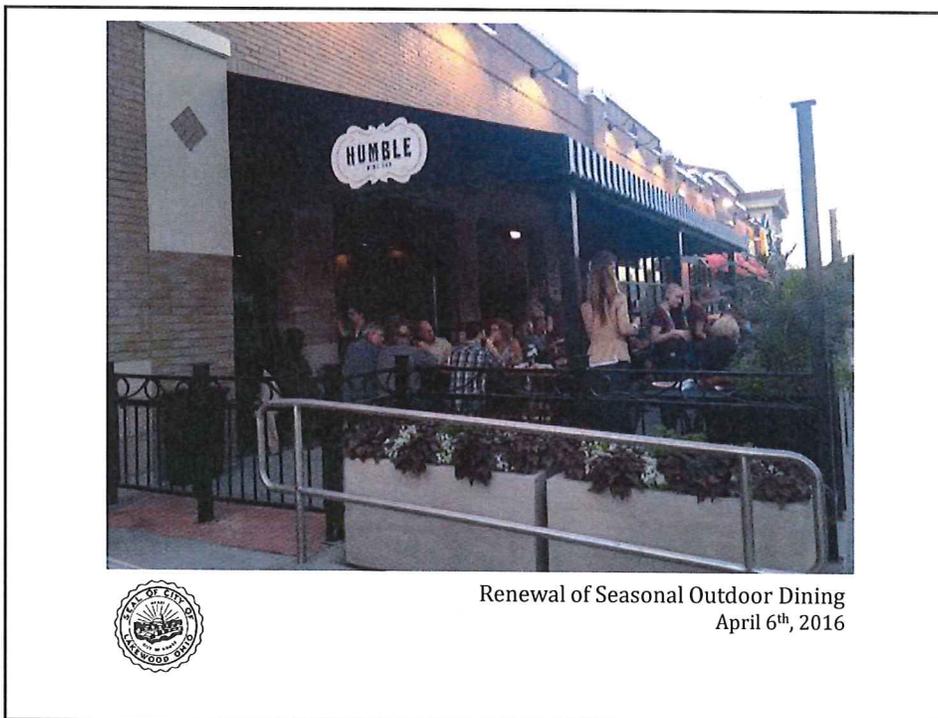
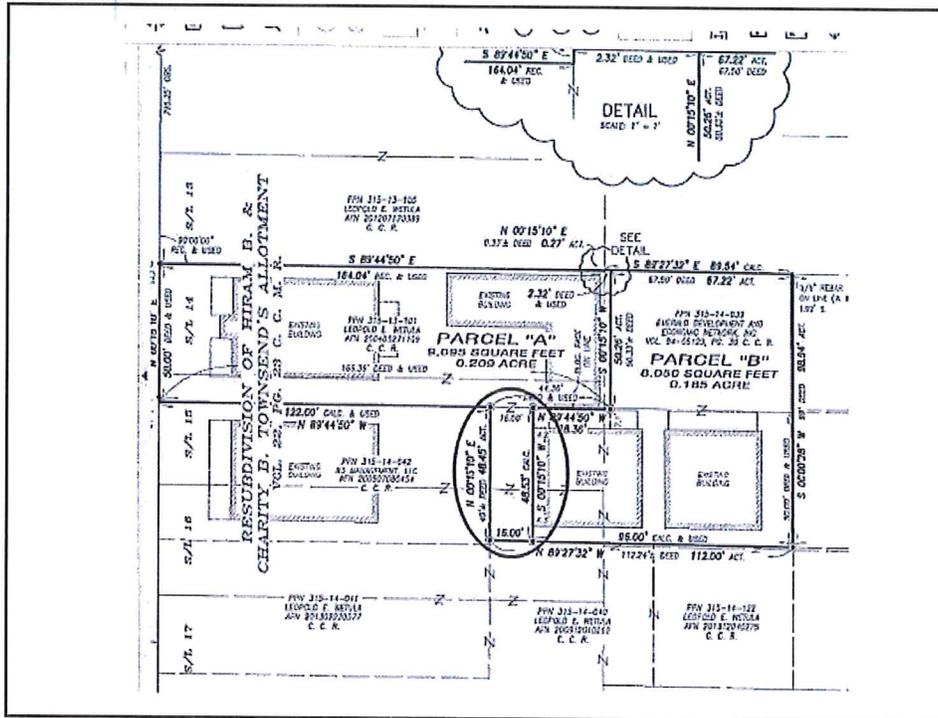
13368 Madison Avenue: Bottlehouse Brewery
Outdoor Dining



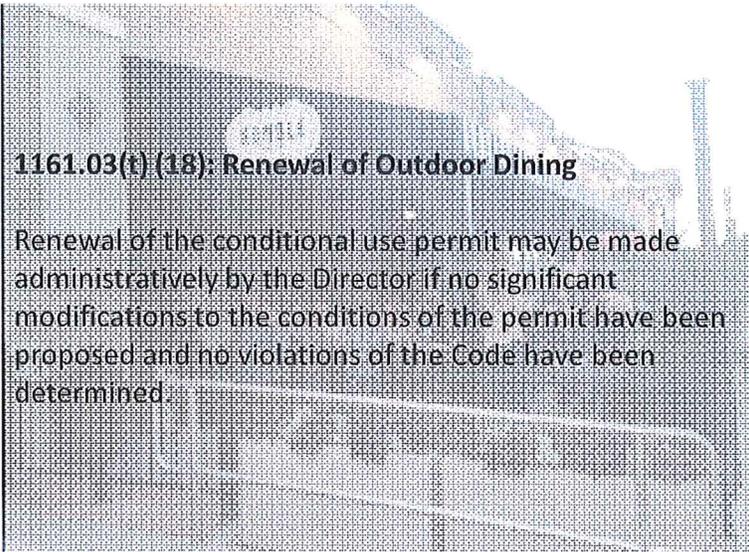
11714 Nelson Court
Lot Split



11714 Nelson Court
Lot Split



Renewal of Seasonal Outdoor Dining
April 6th, 2016



1161.03(t) (18): Renewal of Outdoor Dining

Renewal of the conditional use permit may be made administratively by the Director if no significant modifications to the conditions of the permit have been proposed and no violations of the Code have been determined.



Renewal of Seasonal Outdoor Dining
April 6th, 2016



Planning Commission
April 7th, 2016