

**AGENDA  
PLANNING COMMISSION  
March 2, 2017  
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING  
6:30 P.M.  
COUNCIL CONFERENCE ROOM**

Review docket items

**REGULAR MEETING  
7:00 P.M.  
AUDITORIUM**

1. Introduction and Oath of newly appointed member, Monica Jordan; term expires December 2022
2. Roll Call
3. Election of Chair and Vice-Chair
4. Approve the Minutes of the January 5, 2017 meeting
5. Opening Remarks

**NEW BUSINESS  
CONDITIONAL USE**

6. **Docket No. 03-02-17  
1329 NELSON STREET**

Clara Papp-McClellan, applicant, requests the review and approval of a roomer (Conditional Use) at her single family home, pursuant to Section 1161.03 (q)-supplemental regulations for conditional use. The property is located in an R2, Single and Two Family district. (Page 3)

**LOT SPLIT/CONSOLIDATION**

7. **Docket No. 03-03-17  
14823 LAKE AVENUE & 14818 CLIFTON BLVD.**

Christopher J. Dempsey, applicant, requests the review and approval of a lot split and consolidation pursuant to Section 1155.06 – procedures for lot consolidation. The property at 14818 Clifton Blvd. (original PPN 312-15-023) is located in an R2 Single and Two Family district, and the property at 14823 Lake Avenue (original PPN 312-15-022) is in the R1H Single Family, High Density district. (Page 10)

**COMMUNICATION**

8. **Docket No. 03-04-17**  
**Communication from Bryce Sylvester, Regarding the 2017 Community Vision Update**

Communication from Bryce Sylvester to inform the Planning Commission on the current effort to update the Community Vision in 2017, according to the plan to update the Vision every five years. (Page 20)

9. **Docket No. 03-05-17**  
**Communication from Bryce Sylvester, Regarding the Planned Development Zoning Chapter 1156 Update**

Communication from Bryce Sylvester to inform the Planning Commission on the update of the Planned Development Zoning Chapter 1156. (Page 21)

**ADJOURN**

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL17-001971  
DOCKET No. 03-02-17  
FEE PAID \$75-Check

**APPLICATION**  
**LAKWOOD PLANNING COMMISSION**

Property Address 1329 Nelson St Business/Tenant Name \_\_\_\_\_  
Property Owner Name Clara Papp-McClellan Owner Phone 216-333-3509  
Owner E-mail mcc200300@yahoo.com Zoning \_\_\_\_\_ Parcel Number \_\_\_\_\_  
Project Summary \_\_\_\_\_

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development – (\$500)
- Similar Use – (Commercial \$50, Residential \$25)
- Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance – (Commercial \$50, Residential \$25)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Clara Papp-McClellan Company \_\_\_\_\_

Applicant Address: 1329 Nelson St, Lakewood Ohio 44107

Phone: 216-333-3509 Fax: \_\_\_\_\_ E-mail: mcc200300@yahoo.com

Signature: *Clara Papp-McClellan* Date: 2/17/2017

OFFICE USE ONLY: Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 91-95 SECTION 1161.03

## AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes  \_\_\_\_\_ No

**Please Print or Type:**

Owner/Agent Name: Clara Papp-McClellan

Property Address: 1329 Nelson St

Owner/Agent Phone: 216-333-3509

Tenant Name \_\_\_\_\_ Tenant Phone \_\_\_\_\_

  
\_\_\_\_\_  
Owner/Agent Signature

### 2017 Calendar Planning Commission

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-21-16	Thursday	01-05-17	Thursday	01-05-17
February	Wednesday	01-18-17	Thursday	02-02-17	Thursday	02-02-17
March	Wednesday	02-15-17	Thursday	03-02-17	Thursday	03-02-17
April	Wednesday	03-22-17	Thursday	04-06-17	Thursday	04-06-17
May	Wednesday	04-19-17	Thursday	05-04-17	Thursday	05-04-17
June	Wednesday	05-17-17	Thursday	06-01-17	Thursday	06-01-17
July	Wednesday	06-21-17	Thursday	07-06-17	Thursday	07-06-17
August	Wednesday	07-19-17	Thursday	08-03-17	Thursday	08-03-17
September	Wednesday	08-23-17	Thursday	09-07-17	Thursday	09-07-17
October	Wednesday	09-20-17	Thursday	10-05-17	Thursday	10-05-17
November	Wednesday	10-18-17	Thursday	11-02-17	Thursday	11-02-17
December	Wednesday	11-22-17	Thursday	12-07-17	Thursday	12-07-17
January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18

**Pre-Review Meetings** for the Commission commence at **6:30 P.M.** in the **Council Conference Room**.

**Review Meetings** commence at **7:00 P.M.** in the **Auditorium** at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants or a representative (designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review.



February 14, 2017

Lakewood Planning Commission

12650 Detroit Ave.

Lakewood, Ohio 4407

I am requesting a Conditional Use permit for roomers for my 4 bedroom/ two bathroom home at 1329 Nelson Street.

City Ordinance 1161.03(q) states:

(q) Roomers. Roomers may be permitted in the single- and two-family residential districts as a conditional use provided that:

- (1) There shall be accommodations for not more than two (2) roomers in a single-family dwelling and one (1) roomer per dwelling unit in a two-family dwelling;
- (2) There shall be only one (1) roomer per sleeping room;
- (3) There shall be no cooking or eating facilities in the room(s), nor shall kitchen privileges or a community kitchen be provided;
- (4) One (1) paved off-street parking space shall be provided in the rear yard for each roomer;
- (5) There shall be no signs on the property advertising room(s) for rent;
- (6) The building in which the rooms are to be let shall be a single- or two-family dwelling and shall be the permanent residence of the person requesting the conditionally permitted use; and
- (7) The conditionally permitted use shall not be transferable.

Sincerely,

 2/14/2017

Clara Papp-McClellan

**Milius, Katelyn**

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**From:** Claire McClellan <mcc200300@yahoo.com>  
**Sent:** Thursday, February 23, 2017 5:48 PM  
**To:** Milius, Katelyn  
**Subject:** Fw: 1329 Nelson - Conditional Use questions

**I sent it to Alex!**

**Thanks**

----- Forwarded Message -----

**From:** Clara Papp-McClellan <mcc200300@yahoo.com>  
**To:** "Harnocz, Alex" <Alex.Harnocz@lakewoodoh.net>  
**Sent:** Tuesday, February 21, 2017 1:42 PM  
**Subject:** Re: 1329 Nelson - Conditional Use

**Katelyn,**  
**I received your message. Here is the information.**  
**Rent two rooms. One person per room.**  
**Parking in the driveway.**  
**Market at CSU bulletin boards or Craigslist.**

**Thanks**

**Sent from my iPhone**

**On Feb 9, 2017, at 4:33 PM, Harnocz, Alex <[Alex.Harnocz@lakewoodoh.net](mailto:Alex.Harnocz@lakewoodoh.net)> wrote:**

**I apologize. I did not attach the attachment. Here it is.**

**- Alex Harnocz**

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**From:** Harnocz, Alex  
**Sent:** Thursday, February 9, 2017 4:33 PM  
**To:** '[MCC200300@yahoo.com](mailto:MCC200300@yahoo.com)'  
**Cc:** Milius, Katelyn  
**Subject:** 1329 Nelson - Conditional Use

**Ms. McClelland,**

**As we discussed on the phone, taking a roomer in a single-family home is a Conditional Use. That is to say that it must be reviewed and approved by the Planning Commission.**

**I have attached the application document as a PDF. I have also copied my colleague Katelyn Milius on this email. She is the staff person that works directly with Planning Commission. She can help to answer more specific questions about the process and walk you through the**

application. The deadline to get on the March Planning Commission docket is next Wednesday the 15<sup>th</sup>.

Below I have included the two pieces of City code that guide the Commission's thinking on Conditional Uses and Roomers. It can be helpful to keep the code in mind as you prepare your application.

Best Regards,  
Alex Harnocz  
City Planner  
City of Lakewood  
216-529-5933

Generally, Planning Commission considers the following factors when someone applies for a Conditional Use of any type according to City Ordinance 1161.02:

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this *Code* and the *Vision*.
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.
- (c) That the conditional use will not change the essential character of the general vicinity in which it is located.
- (d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.
- (i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.

(Ord. 91-95. Passed 10-7-96.)

Specifically for roomers, City Ordinance 1161.03(q) states:

**(q) Roomers. Roomers may be permitted in the single- and two-family residential districts as a conditional use provided that:**

- (1) There shall be accommodations for not more than two (2) roomers in a single-family dwelling and one (1) roomer per dwelling unit in a two-family dwelling;**
- (2) There shall be only one (1) roomer per sleeping room;**
- (3) There shall be no cooking or eating facilities in the room(s), nor shall kitchen privileges or a community kitchen be provided;**
- (4) One (1) paved off-street parking space shall be provided in the rear yard for each roomer;**
- (5) There shall be no signs on the property advertising room(s) for rent;**
- (6) The building in which the rooms are to be let shall be a single- or two-family dwelling and shall be the permanent residence of the person requesting the conditionally permitted use; and**
- (7) The conditionally permitted use shall not be transferable.**

**<PC Application 2017.pdf>**

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL17-001972  
DOCKET No. 03-03-17  
FEE PAID Check

**APPLICATION**  
**LAKWOOD PLANNING COMMISSION**

Property Address 14823 Lake Ave & 14818 Clifton Blvd Business/Tenant Name \_\_\_\_\_

Property Owner Name Maria Reardon (Trustee) Owner Phone 216-316-2352

Owner E-mail ANYU@ATT.NET Zoning \_\_\_\_\_ Parcel Number 312-15-121 & 312-15-122

Project Summary Reversal of original Lot Split and Consolidation recorded on June 5, 2015, which split off southerly portion of 14823 Lake Ave. (Orig parcel 312-15-022) & Consolidate w/ Apts 14818 Clifton Blvd. (Orig parcel 312-15-023). Owner wants the reversal to create the residential parcel again for selling purposes.

**Late Applications Will Not Be Accepted.** (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development – (\$500)
- Similar Use – (Commercial \$50, Residential \$25)
- Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance – (Commercial \$50, Residential \$25)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Christopher J. Dempsey Company Dempsey Surveying Company

Applicant Address: 12815 Detroit Ave. Lakewood, OH 44107

Phone: 216-226-1130 Fax: 216-226-1131 E-mail: cdempsey@dempseysurvey.com

Signature:  Date: 2/14/17

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 24-98 SECTION 1155.06







February 14, 2017

City of Lakewood  
Dept of Planning & Development  
12650 Detroit Avenue  
Lakewood, Ohio 44107

RE: Maria Reardon  
Reversal of Original 6/5/15 Recorded Lot Split and Consolidation  
14823 Lake Ave. – Parcel 312-15-121 (Previously 312-15-022)  
& 14818 Clifton Blvd. – Parcel 312-15-122 (Previously 312-15-023)  
Lakewood, OH 44107

Dear Sir or Madam,

Enclosed, please find our application and the \$200.00 application fee (ck #5016 ) for a lot split and consolidation reversal on the above referenced properties.

We have included new legal descriptions, (3) full copies of the lot split/consolidation drawing, and (1) 8.5x14 copy of the drawing that are required. In addition, we have included (1) full size copy and (1) 11x17 copy of the original recorded lot split/consolidation for you to refer to.

We intend to do a reversal of the lot split and consolidation performed in May of 2015, where the Southerly portion of the residential lot (14823 Lake Ave, PP# 312-15-022) was split and consolidate with the apartments (14816-14818 Clifton Blvd., PP# 312-15-023) to make room for additional parking. The existing garage was to be demolished and relocated on PP# 312-15-022, however due to high costs associated, was not able to be performed by our client. (Please refer to original lot split/consolidation map provided).

The client intends to reverse the original lot split/consolidation and make the property residentially zoned, as it was originally, for selling purposes.

Please contact me at 216-226-1130 x103 if you need anything further.

Sincerely,

Christopher J. Dempsey P.S.

OWNER:

Maria Reardon, Trustee



**SPLIT PARCEL  
LEGAL DESCRIPTION  
GIZELLA ROUANA & MARIA K. REARDON TR. TO MARIA REARDON**

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being a part of Sublot 2 in the Charles A. Cook's Allotment as shown in the recorded plat in Volume 25, Page 2 of the Cuyahoga County Map Records and part of Lot B of a Lot Split and Consolidation for Gizella Rouhana and Maria K. Reardon as shown by the recorded plat in Volume 380, Page 90 of the Cuyahoga County Map Records also being a part of Original Rockport Township Section Number 22 and being more particularly described as follows:

Beginning at MAG Nail set at an intersection of the southerly line of Lake Road, 100 feet wide, and the easterly line of Cook Avenue, 60 feet wide, and also the northwest corner of Sublot 2 in the said Charles A. Cook's Allotment; Thence along the west line of Sublot 2 and the east line of Cook Avenue, 60 feet wide, South 00°28'51" West, a distance of 175.00 feet to a MAG Nail set at the northwest corner of Lot B and the Principal Place of Beginning of the parcel herein described;

Course 1) Thence along the north line of Lot B, South 89° 30' 53" East, a distance of 60.00 feet to an iron pin set on the east line of Sublot 2;

Course 2) Thence along the east line of said Sublot 2, South 00° 28' 51" West, a distance of 25.00 feet to an iron pin set at the southeast corner of Sublot 2;

Course 3) Thence along the south line of Sublot 2, North 89°30'53" West, a distance of 60.00 feet to the southwest corner of Sublot 2;

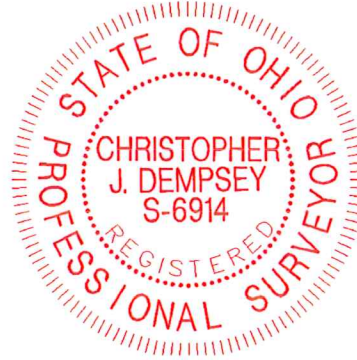
Course 4) Thence along the west line of said Sublot 2 and the east line of Cook Avenue, North 00°28'51" East, a distance of 25.00 feet to the principal place of beginning and containing 0.0344 acres or 1,500 square feet of land according to an actual field survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey Surveying Company on February 1, 2017.

Basis of Bearings: Bearings are referenced to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.



All iron pins set are 30" long, 5/8" diameter rebar with a "C. Dempsey P.S. 6914" stamped yellow cap.

Christopher J. Dempsey, PS  
Professional Surveyor





**LOT A-1**  
**LEGAL DESCRIPTION**

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being all of Sublot 2 in the Charles A. Cook's Allotment as shown in the recorded plat in Volume 25, Page 2 of the Cuyahoga County Map Records and part of Lot A of a Lot Split and Consolidation for Gizella Rouhana and Maria K. Reardon as shown by the recorded plat in Volume 380, Page 90 of the Cuyahoga County Map Records also being a part of Original Rockport Township Section Number 22 and being more particularly described as follows:

Beginning at MAG Nail set at an intersection of the southerly line of Lake Road, 100 feet wide, and the easterly line of Cook Avenue, 60 feet wide, and also the northwest corner of Sublot 2 in the said Charles A. Cook's Allotment and the Principal Place of Beginning of the parcel herein described;

Course 1) Thence along the north line of said Sublot 2 and the south line of Lake Road, 100 feet wide, South 89° 30' 53" East, a distance of 60.00 feet to a MAG Nail Set;

Course 2) Thence along the east line of said Sublot 2, South 00° 28' 51" West, a distance of 200.00 feet to an iron pin set at the southeast corner of Sublot 2;

Course 3) Thence along the south line of Sublot 2, North 89°30'53" West, a distance of 60.00 feet to a MAG Nail Set at the southwest corner of Sublot 2 and on the east line of Cook Avenue;

Course 4) Thence along the west line of said Sublot 2 and the east line of Cook Avenue, 60 feet wide, North 00°28'51" East, a distance of 200.00 feet to the principal place of beginning and containing 0.2755 acres or 12,000 square feet of land according to an actual field survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey Surveying Company on February 1, 2017.

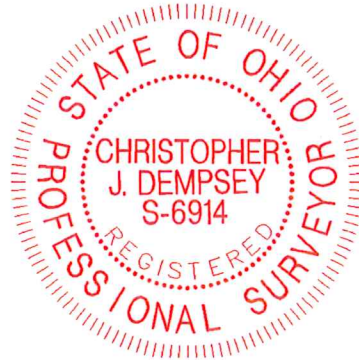
Basis of Bearings: Bearings are referenced to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.



All iron pins set are 30" long, 5/8" diameter rebar with a "C. Dempsey P.S. 6914" stamped yellow cap.

A handwritten signature in black ink, appearing to read "Chris J. Dempsey".

Christopher J. Dempsey, PS  
Professional Surveyor





**LOT B-1  
LEGAL DESCRIPTION**

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being all of Sublot 3 and Sublot 4 in the Lakewood Realty Company's Lakewood Park Subdivision as shown in the recorded plat in Volume 27, Page 26 of the Cuyahoga County Map Records and part of Lot B of a Lot Split and Consolidation for Gizella Rouhana and Maria K. Reardon as shown by the recorded plat in Volume 380, Page 90 of the Cuyahoga County Map Records of part of Original Rockport Township Section Number 22 and being more particularly described as follows:

Beginning at MAG Nail set at an intersection of the southerly line of Lake Road, 100 feet wide, and the easterly line of Cook Avenue, 60 feet wide, and also the northwest corner of Sublot 2 in the Charles A. Cook's Allotment as shown on the recorded plat in Volume 25, Page 2 of the Cuyahoga County Map Records; Thence along the west line of Sublot 2 and the east line of Cook Avenue, 60 feet wide, South  $00^{\circ}28'51''$  West, a distance of 200.00 feet to a MAG Nail set at the southwest corner of Sublot 2 and the northwest corner of Sublot 3 and the Principal Place of Beginning of the parcel herein described;

Course 1) Thence along the south line of Sublot 2 and the north line of Sublot 3 and Sublot 4, South  $89^{\circ}30'53''$  East, a distance of 100.00 feet to an iron pin set at the northeast corner of Sublot 4;

Course 4) Thence along the east line of said Sublot 4, South  $00^{\circ}28'51''$  West, a distance of 173.40 feet to a MAG Nail set at the southeast corner of Sublot 4 and the north line of Clifton Boulevard, 120 feet wide;

Course 5) Thence along the north line of Clifton Boulevard and the south line of Sublot 3 and Sublot 4, North  $89^{\circ}33'00''$  West, a distance of 100.00 feet to the southwest corner of Sublot 3 and an intersection of the north line of Clifton Boulevard with the east line of Cook Avenue, witness by MAG Nails set South  $00^{\circ}28'51''$  West, a distance of 2.00 feet and North  $89^{\circ}33'00''$  West, a distance of 2.00 feet therefrom;

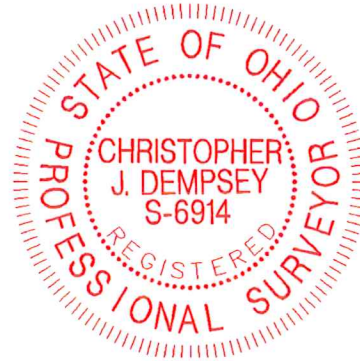
Course 6) Thence along the west line of Sublot 3 and the east line of Cook Avenue, North  $00^{\circ}28'51''$  East, a distance of 173.46 feet to the principal place of beginning and containing 0.3981 acres or 17,343 square feet of land according to an actual field survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey Surveying Company on February 1, 2017.

Basis of Bearings: Bearings are referenced to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.

All iron pins set are 30" long, 5/8" diameter rebar with a "C. Dempsey P.S. 6914" stamped yellow cap.



Christopher J. Dempsey, PS  
Professional Surveyor





PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

March 2, 2017

Planning Commission  
Lakewood City Hall  
12650 Detroit Avenue  
Lakewood, Ohio 44107

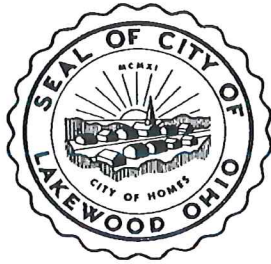
**Re: Docket No. 03-04-17**  
**Communication from Bryce Sylvester, Regarding the 2017 Community Vision Update**

Dear Members of the Planning Commission:

Communication from Bryce Sylvester to inform the Planning Commission on the current effort to update the Community Vision in 2017, according to the plan to update the Vision every five years.

Bryce Sylvester  
Sincerely,

Bryce Sylvester  
Secretary



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

March 2, 2017

Planning Commission  
Lakewood City Hall  
12650 Detroit Avenue  
Lakewood, Ohio 44107

**Re: Docket No. 03-05-17**  
**Communication Regarding Outdoor Dining During Light Up Lakewood 2016 as Presented by Planning and Development Staff**

Dear Members of the Planning Commission:

Bryce Sylvester, Director of Planning and Development, will present an update to the Planning Commission regarding the Planned Development Zoning Chapter 1156.

Bryce Sylvester  
Sincerely,

Bryce Sylvester  
Secretary