

**AMENDED AGENDA
PLANNING COMMISSION
MAY 4, 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. Roll Call
2. Approve the Minutes of the April 6, 2017 meeting
3. Opening Remarks

**OLD BUSINESS
CONDITIONAL USE**

4. **Docket No. 04-07-17
13500 Detroit Avenue
St. Edward High School**

Jeff Grusenmeyer, Jeffrey A. Grusenmeyer & Associates, Inc, Architects, applicant requests the review and approval of Conditional Use for the expansion of an existing parking lot into an R2, Single and Two-Family district on Nicholson Avenue (PPN 312-30-042, PPN 312-30-043, and PPN 312-30-044), pursuant to section 1161.03(a) – Accessory Parking in residential districts, and section 1143.09 - Parking Plan Review: Planning Commission. The property is located in a C3, Commercial and General Business district. At the request of the applicant, this item will be deferred until the June 1, 2017 meeting. (Page 3)

**NEW BUSINESS
CONDITIONAL USE**

5. **Docket No. 05-09-17
17625 Detroit Avenue
Salt+**

Jessica & Jill, applicant for the property located at 17625 Detroit Avenue, Salt+, request the review and approval of a Conditional Use for an outdoor dining facility pursuant to Section 1129.02 – Principal and Conditional Permitted Uses, Section 1129.13 – Supplemental Regulations for Outdoor/Seasonal Dining Facility, Section 1161.03(t) – Supplemental Regulation for Specific Uses - Outdoor/Seasonal Dining, and Section 1173.02 – Determination of Similar Use., in a C2, Commercial and Retail district. (Page 4)

LOT SPLIT

6. **Docket No. 05-10-17
12318 Plover Avenue
City of Lakewood**

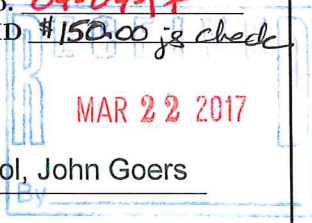
Mary Leigh, City of Lakewood, applicant requests the review and approval of a lot split of two parcels (PPN 315-22-119 & 315-22-073) to accommodate new homes being built on the property located at 12318 Plover

Avenue, for pursuant to Section 1155.07 – Procedures for Lot Splits. This property is located in an R2, Single- and Two- Family district. (Page 20)

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. PL17-002019
DOCKET No. 04-09-17
FEE PAID \$150.00 jg check



APPLICATION

LAKWOOD PLANNING COMMISSION

Property Address 13500 Detroit Avenue ~~1350 Nicholson Avenue~~ Business/Tenant Name St Edward High School, John Goers

Property Owner Name St Edward High School Owner Phone 216 221 3776

Owner E-mail jgoers@sehs.net Zoning R2 C3 Parcel Number 31230042

Project Summary Remove three existing houses on Nicholson Avenue to construct new parking lot on residential parcels adjacent to St Edward HS.
No new access drives to Nicholson - parking lot access will be to the existing internal drives on the HS property.

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): Jeff Grusenmeyer Company Jeffrey A Grusenmeyer & Associates, Inc , Architects

Applicant Address: 21555 Lorain Road Fairview Park, Ohio 44126

Phone: (440) 333-1165 Fax: _____ E-mail: jagarch@wowway.com

Signature: *Jeff Grusenmeyer* Date: 03/21/2017

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. _____ SECTION _____

3

PL17-002047

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. 05-09-17
DOCKET No.
FEE PAID CHECK 2589

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 17625 Detroit Business/Tenant Name Salt+ / Jessica + Jill
Property Owner Name Perry Drosos Owner Phone 216.387.8786
Owner E-mail PNDROSOS@gmail Zoning _____ Parcel Number _____
Project Summary outdoor dining patio

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): Jessica + Jill Company And pepper, LLC Salt+ DBA
Applicant Address: 17625 Detroit Ave. Lakewood, OH 44107
Phone: 216.221.4866 Fax: _____ E-mail: info@saltcleveland.com
Signature: Jessica Parkison Date: 4.13.17

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____


ORD. 1161 SECTION 03(t)

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: Perry Drosos
 Property Address: 17625 Detroit Ave.
 Owner/Agent Phone: 216-387-8786
 Tenant Name: Jessica & Jill Tenant Phone: 216-221-4866

 Owner/Agent Signature

**2017 Calendar
 Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
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.

April 19, 2017

As the owner of the property
where Salt is at 17623-25 Detroit Ave.
I give permission the Jessica and Jill
to construct a patio in the rear parking
lot as they have shown me.

Perides N Drosos



STATE OF OHIO

DEPARTMENT OF COMMERCE
DIVISION OF LIQUOR CONTROL

0198322 REN 10-01-2016 10-01-2017
PERMIT NUMBER CODE DATE ISSUED EXPIRATION DATE

THIS CERTIFIES THAT
AND PEPPER LLC
DBA SALT
17625 DETROIT AVE
LAKEWOOD OH 44107

THIS CERTIFICATE IS VALID ONLY BETWEEN THE DATE ISSUED AND EXPIRATION DATE APPEARING HEREIN. IT MAY BE USED ONLY BY THE NAMED HOLDER AT THE LOCATION FOR WHICH ISSUED.

THE PERSON NAMED HEREIN IS AUTHORIZED TO SELL OR DISPENSE ALCOHOLIC BEVERAGES WITH ALCOHOLIC CONTENT PERMITTED BY LAW FOR THE PERMITS DESIGNATED BELOW.

THIS CERTIFICATE AND/OR EACH TYPE OF PERMIT REPRESENTED IS SUBJECT TO SUSPENSION, REVOCATION OR CANCELLATION AS AUTHORIZED BY TITLE XXIII OF THE REVISED CODE.

IS THE HOLDER OF PERMIT OR PERMITS DESIGNATED BELOW

18 CUYAHOGA 286 LAKEWOOD 08-29-2016 B029298

CODE	PERMIT TYPE	VALUE
D5	SPIRITUOUS LIQUOR FOR ON PREMISES CONSUMPTION ONLY, BEER AND WINE FOR ON PREMISES, AND OFF PREMISES IN ORIGINAL SEALED CONTAINERS, UNTIL TWO THIRTY A.M.	2,344.00
D6	SALE OF INTOXICATING LIQUOR ON SUNDAY	500.00

ADDITIONAL INFORMATION:
D6 PRIVILEGES ON PREMISES ONLY
BETWEEN THE HOURS OF 11AM AND MIDNIGHT

PUR SPRT LQUR FROM AGY# 989 DBA SIMONES BEVERAGE & DELI TOTAL \$ 2,844.00
PERMITS AUTHORIZED BY SECTIONS 4303.02 TO 4303.232, INCLUSIVE OF THE REVISED CODE

TRANSFERRED
PREVIOUS PERMIT NUMBER
PENALTY
4301.66 Obstructing search of premises prohibited. No person shall hinder or obstruct any agent or employee of the division of liquor control, any enforcement agent of the department of public safety, or any officer of the law, from making inspection or search of any place, other than a bona fide private residence, where beer or intoxicating liquor is possessed, kept, sold, or given away.

Jacqueline T. Williams

DIRECTOR OF COMMERCE
Jacqueline T. Williams
SUPERINTENDENT OF LIQUOR CONTROL

08-30-2016

DIVISION OF LIQUOR CONTROL PERMITTEE IDENTIFICATION CARD

0198322 10-01-2016
PERMIT NUMBER DATE ISSUED
10-01-2017 D5 D6 REN
EXPIRATION DATE PERMIT CLASSES CODE

AND PEPPER LLC
DBA SALT
17625 DETROIT AVE
LAKEWOOD OH 44107

AUTHORIZED AGENT(S)

NAME
ADDRESS
NAME
ADDRESS
NAME
ADDRESS

Jacqueline T. Williams

DIRECTOR OF COMMERCE
Jacqueline T. Williams
SUPERINTENDENT OF LIQUOR CONTROL

R SPRT LQUR FROM AGY# 989 DBA SIMONES BEVERAGE & DELI
MAY PURCHASE BEVERAGES AS INDICATED ABOVE

NUMBER	DATE	REVISION	DESCRIPTION

Salt Patio

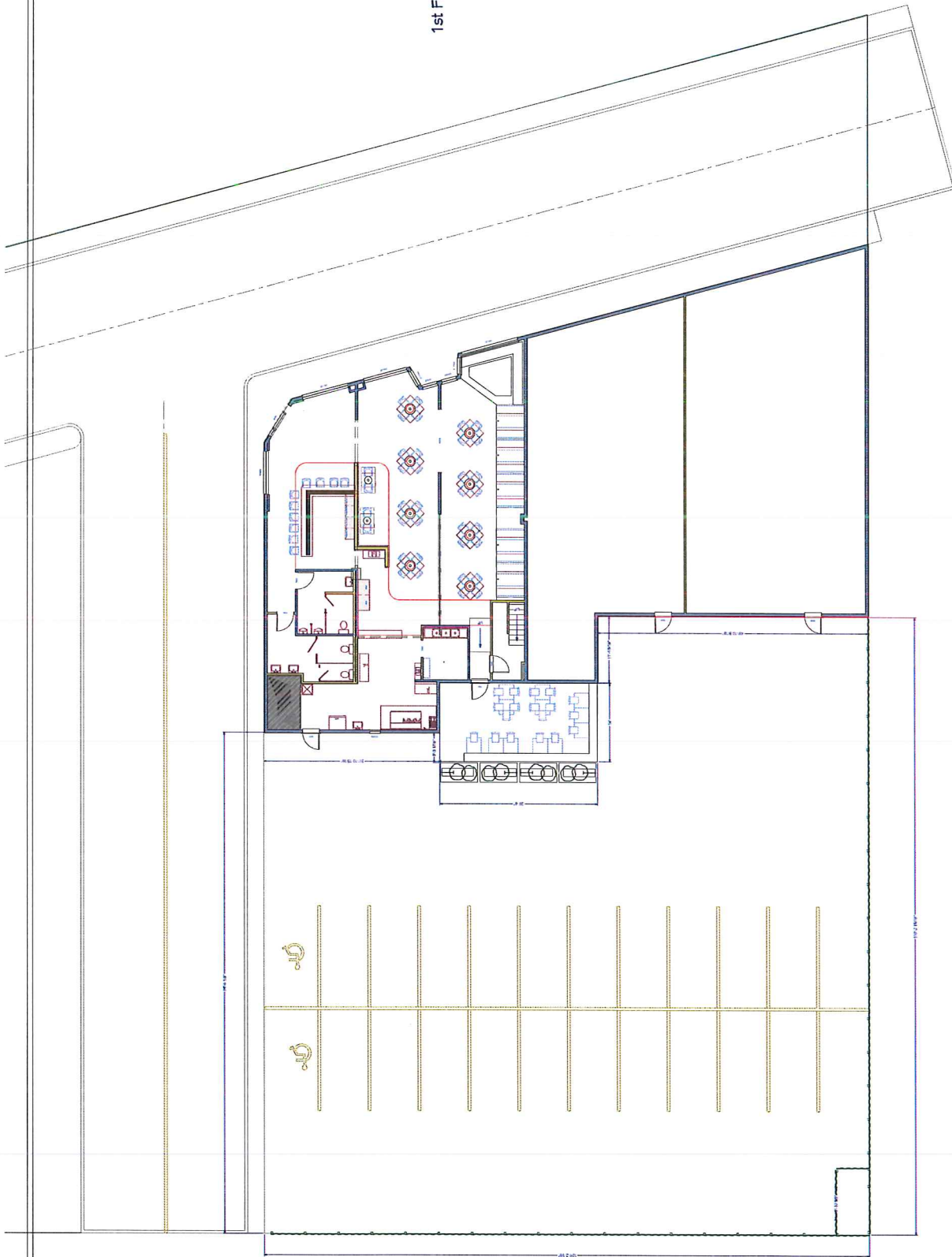
Mcgrann Construction
DRAWINGS PROVIDED BY:

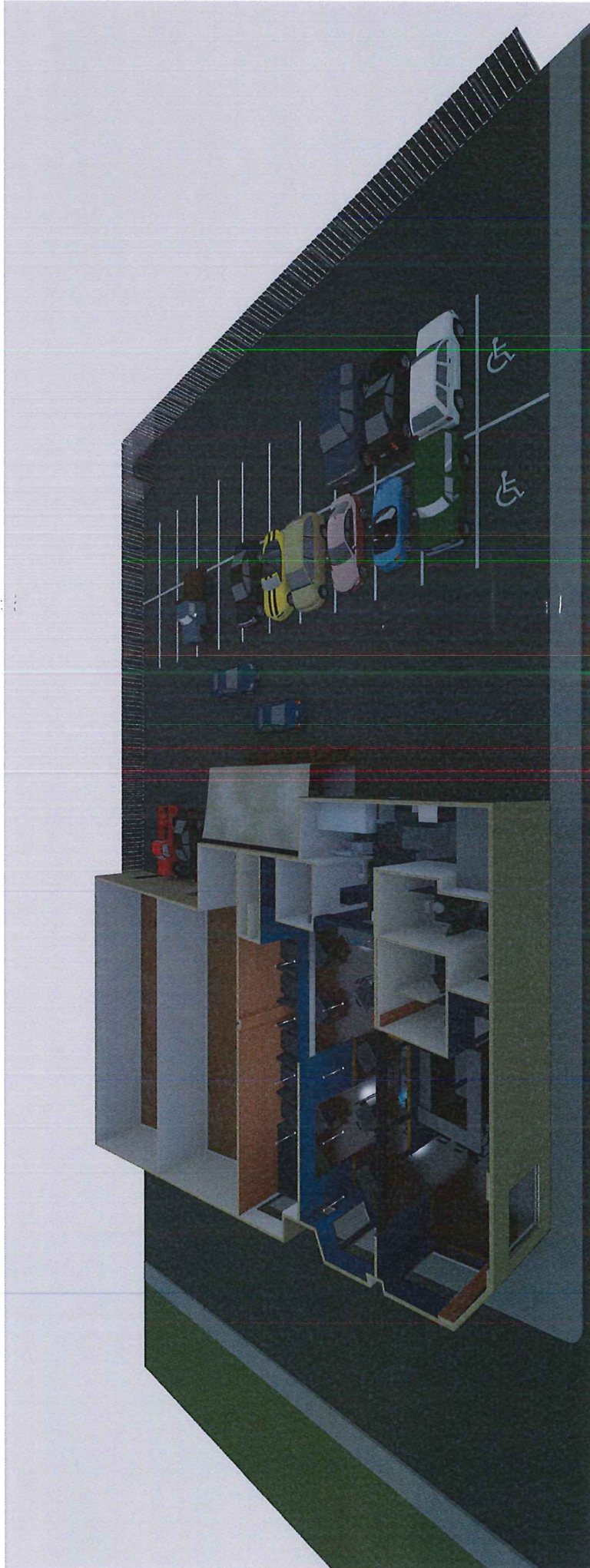
DATE:
4/19/2017

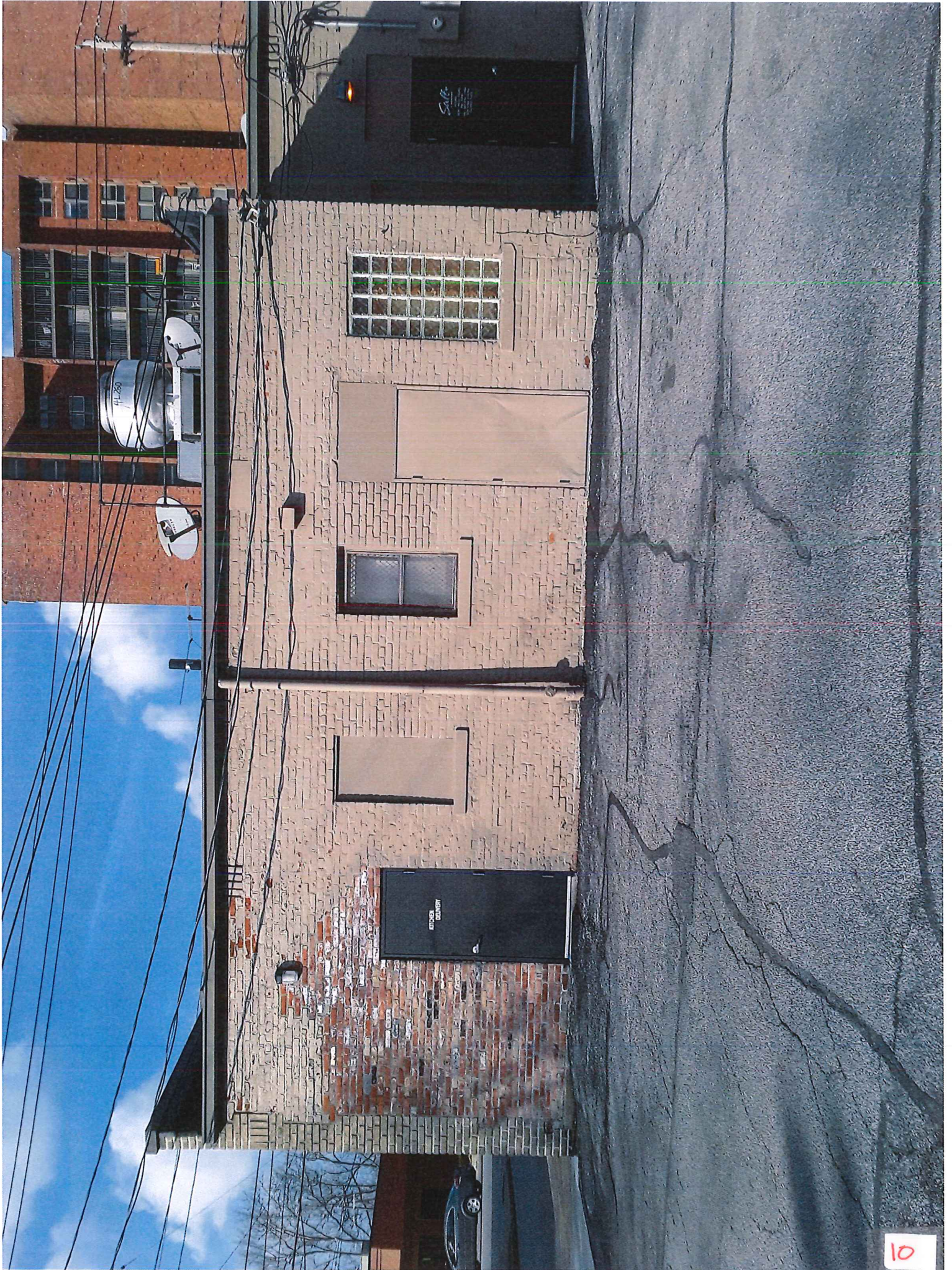
SCALE:
1/8"=1'

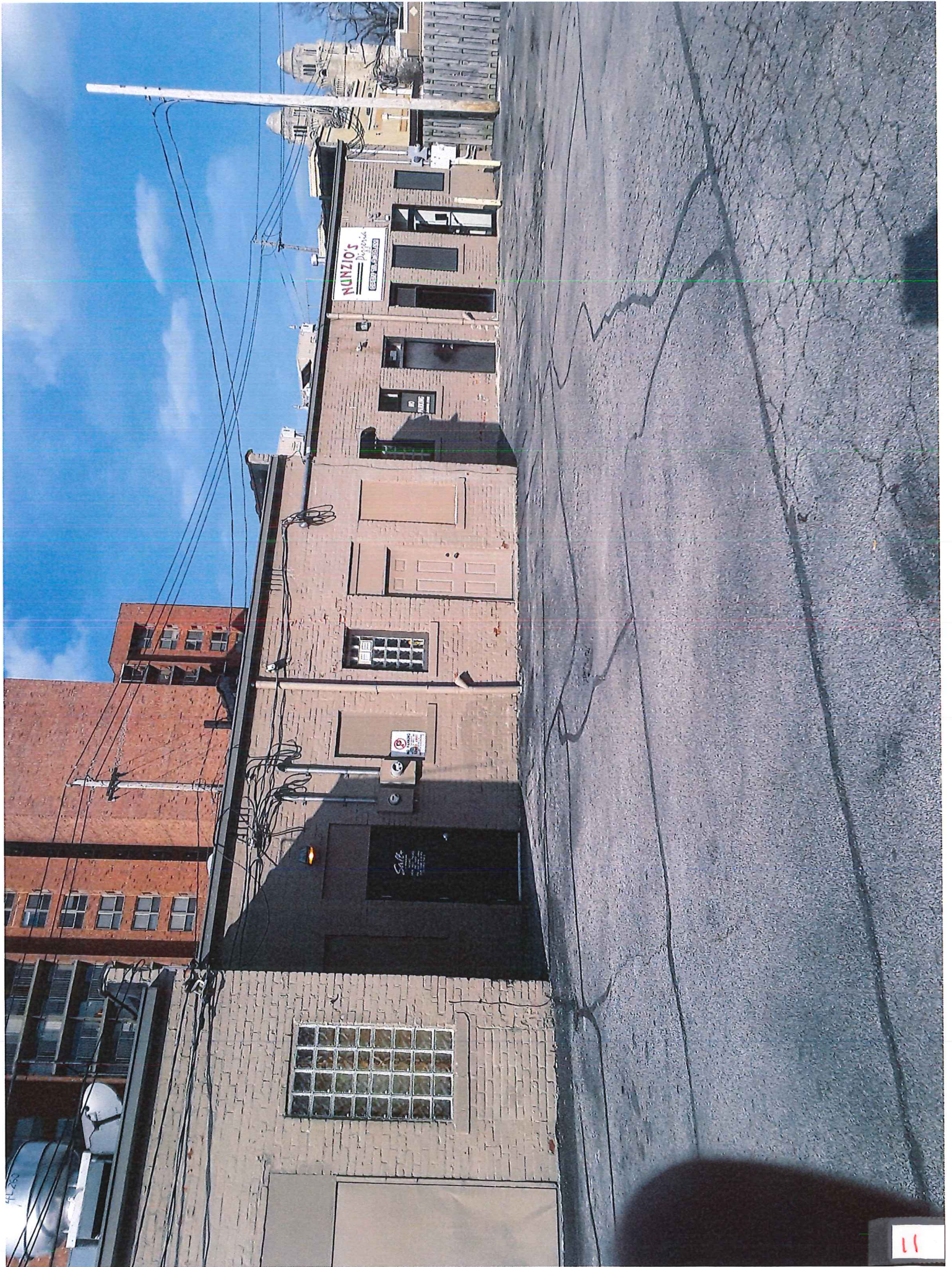
SHEET:
P-1

1st Floor







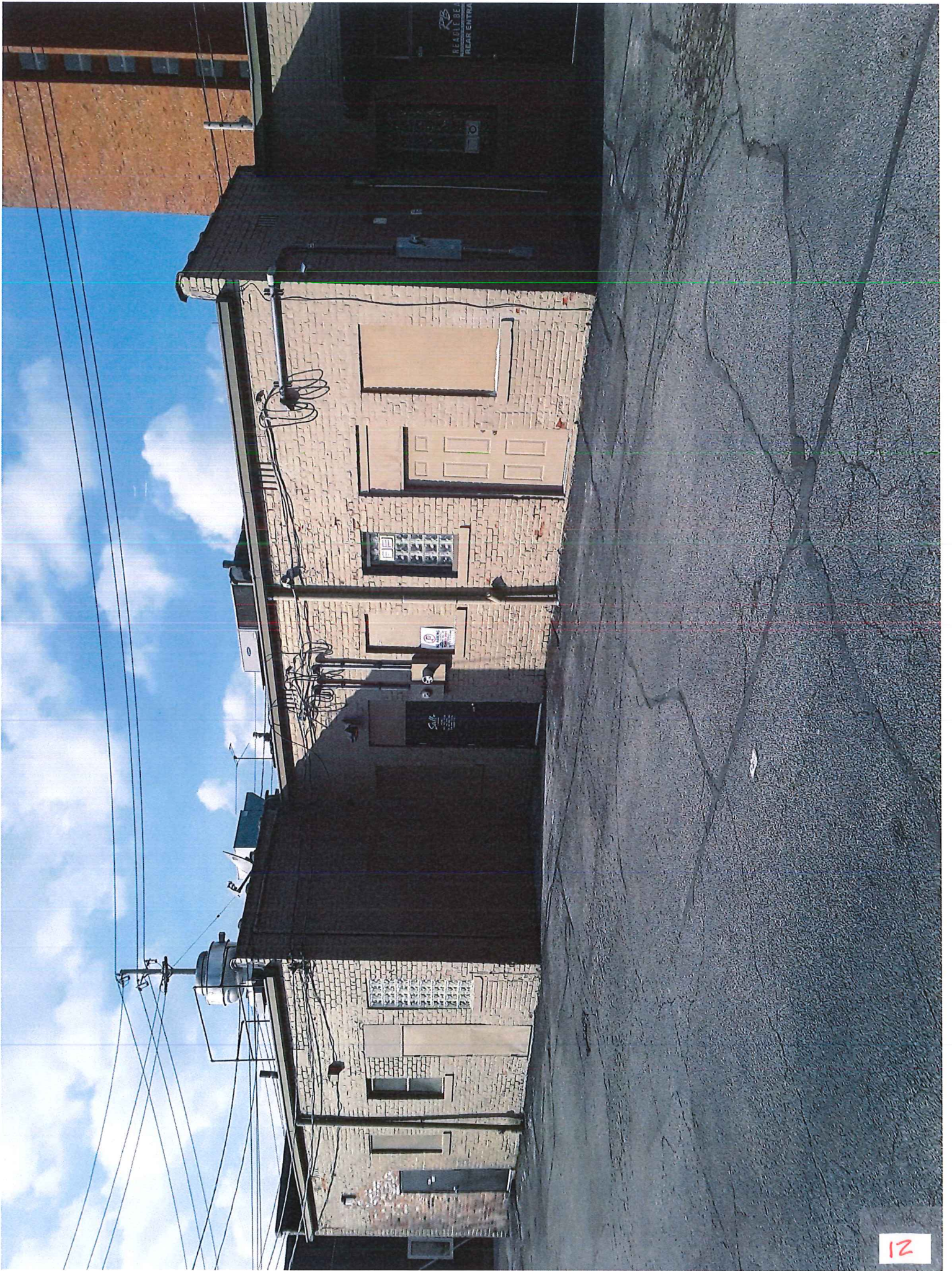


MUNZIOS
Dry Goods
EST. 1870

DRY GOODS
MUNZIOS

NO PARKING
NO STOPPING







NUNZIO'S
Pizzeria
OPEN TIL 9:30 AM

NO
PARKING
LOADING ZONE

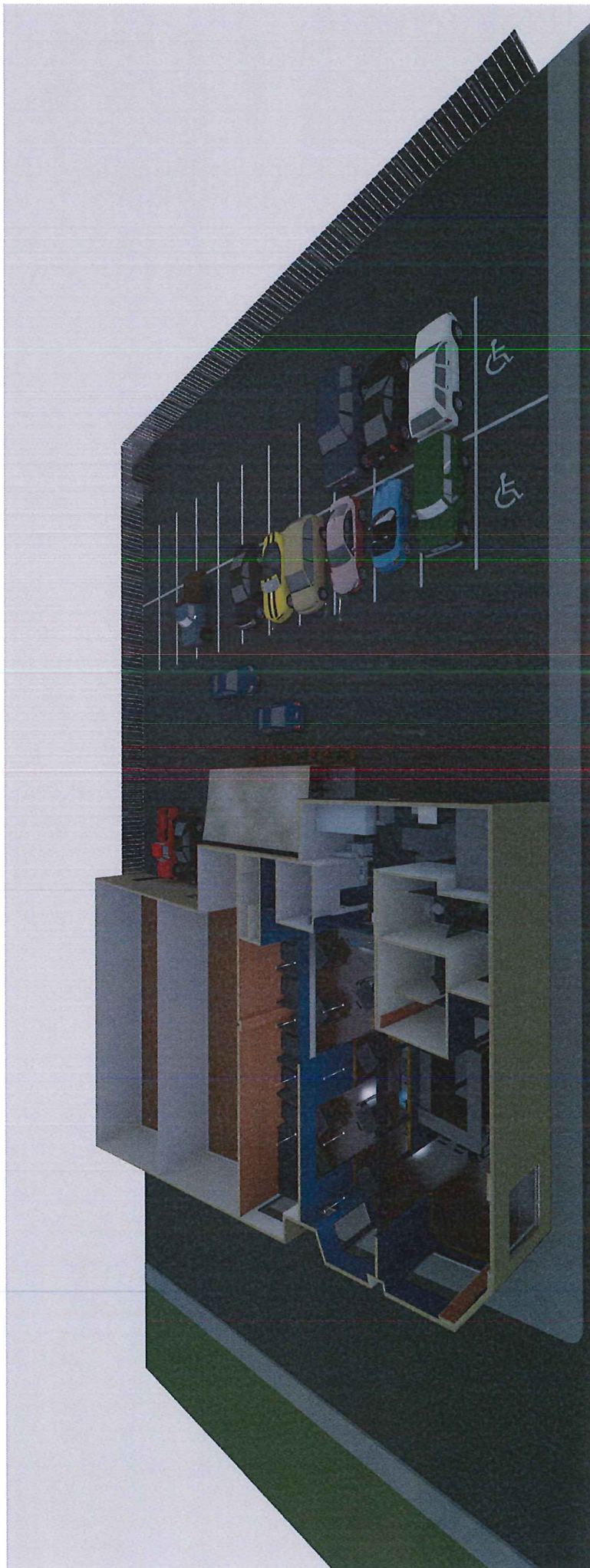
RB
REAR ENTRANCE

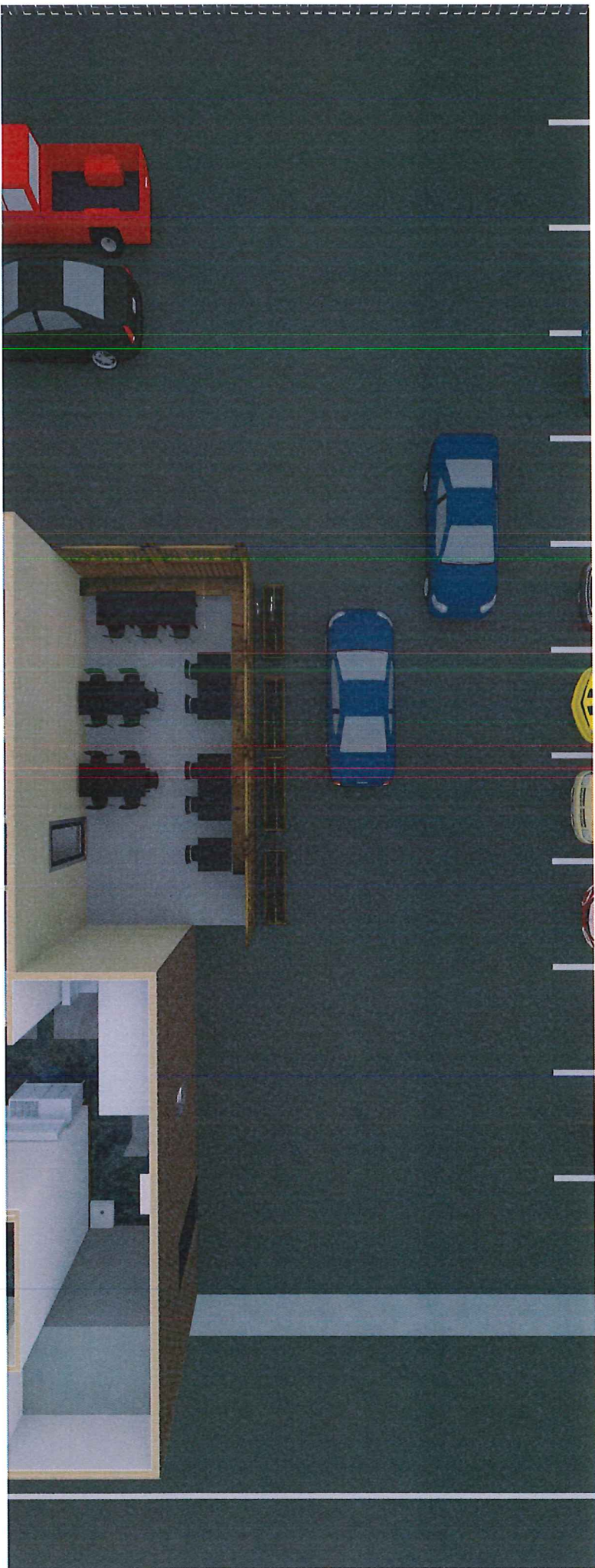


15









PL17-002048

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. 05-10-17
DOCKET No.
FEE PAID NA

**APPLICATION
LAKEWOOD PLANNING COMMISSION**

Property Address 12318 Plover Business/Tenant Name _____
Property Owner Name City of Lakewood Owner Phone 216-529-7681
Owner E-mail Mary.Leigh@lakewoodoh.net Zoning R-2 Parcel Number 315-22-119 & 315-22-073
Project Summary Lot split to allow for construction of new single family homes at the corner of Robin and Plover Streets.

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)

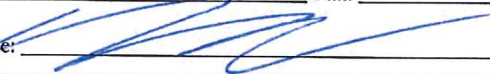
Submission Requirements:

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): Mary Leigh Company City of Lakewood

Applicant Address: 12650 Detroit Avenue

Phone: 216-529-7681 Fax: _____ E-mail: Mary.Leigh@lakewoodoh.net

Signature:  Date: 4/19/17

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 1155 SECTION 07

LEGEND

- GRADES, SURF FROM PIN SET
- MON. BOUNDARY AS 891.5' P.P.
- MON. BOUNDARY AS 891.5' P.P. (UNLESS NOTED)
- ✕ MON. WALL SET

ABBREVIATIONS

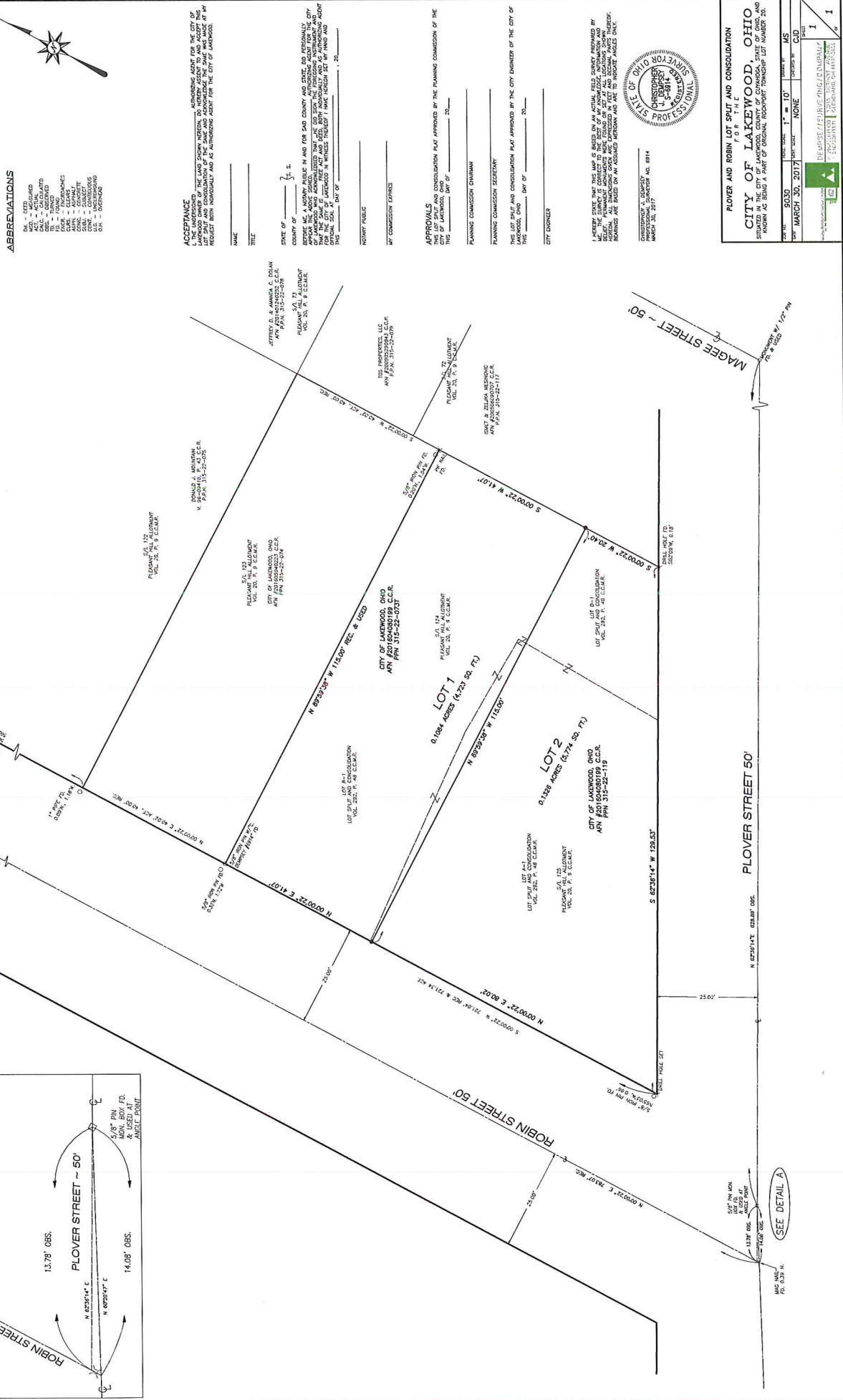
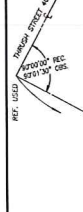
- DA - CITY
- MA - MEASURED
- CA - CALCULATED
- GA - GROUND
- AD - ADJUSTED
- FD - FOUND
- ED - ELEVATION
- CD - CENTERLINE
- CO - CORNER
- CO - CONTIGUOUS
- DI - DISTANCE

AREA TABULATION

AREA UNDER SURFACE

TOTAL AREA SURVEYED: 6,240.00 SQ. FT.

SCALE: 1" = 10'



ACCEPTANCE

I, THE UNDERSIGNED, ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF OHIO AND THAT I AM THE REGISTERED PROFESSIONAL ENGINEER FOR THE CITY OF LAKWOOD, OHIO, AND THAT I HAVE REVIEWED THE PLAT AND THE SURVEY THEREON AND THAT THE SAME IS ACCURATE AND CORRECT AND THAT I AM NOT PROVIDING ANY PROFESSIONAL SERVICE TO ANY OTHER PARTY IN CONNECTION WITH THIS SURVEY.

APPROVALS

THE LOT SPLIT AND CONVEYANCE PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKWOOD, OHIO, ON _____ DAY OF _____, 2017.

PLANNING COMMISSION CHAIRMAN _____

PLANNING COMMISSION SECRETARY _____

THE LOT SPLIT AND CONVEYANCE PLAT APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKWOOD, OHIO, ON _____ DAY OF _____, 2017.

CITY ENGINEER _____

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF OHIO AND THAT I AM THE REGISTERED PROFESSIONAL ENGINEER FOR THE CITY OF LAKWOOD, OHIO, AND THAT I HAVE REVIEWED THE PLAT AND THE SURVEY THEREON AND THAT THE SAME IS ACCURATE AND CORRECT AND THAT I AM NOT PROVIDING ANY PROFESSIONAL SERVICE TO ANY OTHER PARTY IN CONNECTION WITH THIS SURVEY.

CHRISTOPHER J. DUNPHY
REGISTERED PROFESSIONAL ENGINEER
NO. 8914
MARCH 30, 2017

PLOVER AND ROBIN LOT SPLIT AND CONVEYANCE

CITY OF LAKEWOOD, OHIO

SHOWING THE CITY OF LAKEWOOD, OHIO, STATE OF OHIO, AND INDIVIDUALS AS BEING A PART OF ORIGINAL FOOTPRINT PLOVER LOT NUMBER 20.

DATE: MARCH 30, 2017	SCALE: 1" = 10'	PROJECT: MS
BY: [Signature]	FOR: NONE	ISSUED BY: CID

DEPARTMENT OF PUBLIC WORKS
CITY OF LAKEWOOD, OHIO

1



**LEGAL DESCRIPTION
LOT 1**

Situated in the City of Lakewood, County of Cuyahoga, and State of Ohio, Township 7 North, Range 13 West of the Connecticut Western Reserve and known as being Lot No. 1 on the Plover/Robin Lot Split Plat for the City of Lakewood of part of Original Rockport Township Lot No. 20, as shown by the recorded Plat in Volume _____ Page _____ of Cuyahoga County Records.



**LEGAL DESCRIPTION
LOT 2**

Situated in the City of Lakewood, County of Cuyahoga, and State of Ohio, Township 7 North, Range 13 West of the Connecticut Western Reserve and known as being Lot No. 2 on the Plover/Robin Lot Split Plat for the City of Lakewood of part of Original Rockport Township Lot No. 20, as shown by the recorded Plat in Volume _____ Page _____ of Cuyahoga County Records.

**LEGAL DESCRIPTION and PLAT
REVIEW COMMENTS**

To: Bob Greytak, PE

Regarding: Lakewood Municipal Review of Plover and Robin Lot Split

From: Thomas M. Meeks, PS

Date: 04/13/2017 (r)

We have found nothing that would preclude approval and the documents can be accepted as submitted.

We require changes be made on the submittal documents for the items listed below.

The submitted documents have been revised addressing previous review comments.

Plat of Lot Split and Legal Descriptions:

- ~~Please add and show an Area Tabulation breakdown for Lot 1, Lot 2, the partition lot and the total area surveyed on the Lot Split and Consolidation Survey for Plover and Robin Lot Split and Consolidation. (on the plat)~~
- ~~Missing the designation of S/L 124 & S/L 125 of the Pleasant Hill Allotment (on the plat)~~
- ~~In the legal description please reference the Township number and Range Number of the Connecticut Western Reserve in both descriptions.~~

Site Plan

- Please note that "Unit A" had a proposed overhang that encroaches on the "5' Setback Variance Request"