

**AMENDED AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
MARCH 2, 2023
PRE-REVIEW MEETING
6:00 P.M.
CITY HALL AUDITORIUM**

REVIEW DOCKET ITEMS

**REGULAR MEETING
6:30 P.M.
AUDITORIUM**

1. ROLL CALL
2. APPROVE THE MINUTES OF THE FEBRUARY 2, 2023 MEETING
3. OPENING REMARKS

NEW BUSINESS

COMMUNICATION

4. **Docket No. 03-03-23
Communication from Shawn Leininger, Director of Planning and Development
Renewal of Conditional Use Permit for Outdoor Seasonal Dining**

The following businesses received approval for renewal of a Conditional Use permit for the year of 2023 through the annual administrative review by the Department of Planning and Development:

1. 11801 Clifton Boulevard, Dinerbar on Clifton.
2. 11904-08 Detroit Ave., Five O'Clock Lounge.
3. 14013 Detroit Ave., GetGo.
4. 14018 Detroit Ave., Winking Lizard (two front patios; SE and SW).
5. 14018 Detroit Ave., Lizardville.
6. 14115 Detroit Ave., Raising Cane's Chicken Fingers.
7. 14600 Detroit Ave., Forage Public House.
8. 14718 Detroit Ave., Melt Bar & Grilled.
9. 14900 Detroit Ave., Rozi's Wine House.
10. 15012 Detroit Ave., Dave's Hot Chicken.
11. 15326 Detroit Ave., Voodoo Tuna.
12. 15400 Detroit Ave., Humble Wine Bar.
13. 15605-07 1/2 Detroit Ave., Merry Arts Pub + Grille.
14. 16512 Detroit Ave., Cozumel Mexican Restaurant.
15. 16900-06 Detroit Ave., Lakewood Beer Garden + Food Truck Park.
16. 16934 Detroit Ave., Midtown Booths.
17. 17103 Detroit Ave., Game On Lakewood.
18. 17625 Detroit Ave., Salt+.
19. 18401 Detroit Ave., Molto Bene Italian Restaurant.
20. 18405 Detroit Ave., India Garden Bar & Restaurant.
21. 18616-18622 Detroit Ave., Around the Corner.

22. 12700 Lake Ave., Pier W Restaurant.
23. 11926 Madison Ave., The Flying Rib.
24. 12112 Madison Ave., The Winchester.
25. 12906 Madison Ave., Barroco.
26. 13362 Madison Ave., Woodstock.
27. 13368 Madison Ave., The Bottlehouse Brewery.
28. 13427 Madison Ave., Euro Gyro.
29. 13603 Madison Ave., Hako Sushi.
30. 13715 Madison Ave., Angelo's Pizza.
31. 14224 Madison Ave., El Tango Taqueria.
32. 15023 Madison Ave., Pachamama.
33. 15526 Madison Ave., Goodkind Coffee.
34. 15527-33 Madison Ave., Barrio's Lakewood.
35. 17014 Madison Ave., Mullen's of Madison.
36. 18120 Sloane Ave, Immigrant Son.
37. 1332 West 117th St., Dianna's Restaurant.
38. 1528 West 117th St., Dunkin' Donuts.

Temporary Outdoor Dining Permanent Renewals

39. 11822 Detroit Ave., The Ohio Inn.
40. 14718 Detroit Ave., Melt Bar and Grilled.
41. 15613 Detroit Ave., Nature's Oasis.
42. 16918-24 Detroit Ave., El Carnicero.
43. 17112 Detroit Ave., Cleveland Vegan.
44. 17625 Detroit Ave., Salt+.
45. 18260 Detroit Ave., Cilantro Taqueria.
46. 1384 Hird Ave, West 117 Development Phantasy, LLC/Fieldhouse.
47. 13368 Madison Ave., Rising Star Coffee.
48. 13735 Madison Ave., Dang Good Foods.
49. 14319 Madison Ave., Harlow's Pizza.
50. 14523 Madison Ave., Sarita a restaurant.
51. 15314-15400 Madison Ave., Mars Bar & Café. (rear drive only).
52. 15527 Madison Ave., Barrio.

(Page 4)

NEW BUSINESS

CONDITIONAL USE

5. **Docket No. 03-04-23**
18605 Detroit Ave.
Harry Buffalo

Gary Fischer, Fischer & Associates Architects Inc., applicant requests the review and approval for a conditional use permit to operate outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/seasonal dining facility. Property is in a C2 – Commercial, Retail district. (Page 7)

**6. Docket No. 03-05-23
15625 Detroit Ave.
Bar Italia**

Richard Siegfried, RSA Architects, applicant requests the review and approval for a conditional use permit to operate outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C2 – Commercial, Retail district. (Page 14)

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PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.lakewoodoh.gov

Communication Cover Page

Docket No.: 03-03-23

Permit No.: PC23-000002

Project: Communication from Planning and Development - Renewal of Conditional Use Permit for Outdoor Seasonal Dining



PLANNING COMMISSION

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March 2, 2023

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

**Re: Docket No. 03-03-23
Renewal of Conditional Use Permit for Outdoor Seasonal Dining**

Dear Members of the Planning Commission:

Conditional Use Permits for Outdoor/Seasonal Dining can be renewed annually through administrative review by the Department of Planning and Development. In lieu of public meetings, I have approved the renewal for the following businesses that applied and received your approval for the conditional use. The following businesses will have a conditional use permit for outdoor / seasonal dining in 2023:

1. 11801 Clifton Boulevard, Dinerbar on Clifton.
2. 11904-08 Detroit Ave., Five O'Clock Lounge.
3. 14013 Detroit Ave., GetGo.
4. 14018 Detroit Ave., Winking Lizard (two front patios; SE and SW).
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50. 14523 Madison Ave., Sarita a restaurant.
51. 15314-15400 Madison Ave., Mars Bar & Café. (rear drive only).
52. 15527 Madison Ave., Barrio.

Sincerely,



Shawn Leininger, Director
Director, Planning and Development



PLANNING COMMISSION

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www.onelakewood.com

Application Cover Page

Docket No.: 03-04-23

Permit No.: PC23-000003

Applicant Name: Gary Fischer, Fischer & Associates Architects Inc.

Project Address: 18605 Detroit Ave.

Project Name: Harry Buffalo

Proposal: Approval for a conditional use permit to operate outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/seasonal dining facility. Property is in a C2 – Commercial, Retail district.

GENERAL NOTES:

THE CONTRACTOR(S) WARRANTS THAT ALL CONSTRUCTION AND INSTALLATION WORK FOR THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF LOCAL, STATE & FEDERAL LAWS AND AUTHORITIES HAVING JURISDICTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS. ANY VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONTRACT DOCUMENT DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT PRIOR TO SUBMITTING ANY BID. NO EXTRAS OR CONSIDERATIONS WILL BE GIVEN FOR CONFLICTS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS.

ANY SUBSTITUTIONS, CHANGES OR DELETIONS OF MATERIALS, TECHNIQUES OR LOCATIONS SHALL BE PRESENTED TO THE ARCHITECT FOR APPROVAL PRIOR TO SUBMITTING ANY BID/S; OTHERWISE WORK SHALL BE BID AND CONSTRUCTED AS SHOWN IN THE CONTRACT CONSTRUCTION DOCUMENT DRAWINGS.

THE CONTRACT CONSTRUCTION DOCUMENTS ARE INTENDED TO BE EXPLANATORY. SHOULD ANY DISCREPANCIES COME ABOUT, OR ANY MISUNDERSTANDING/S APPEAR AS TO THE IMPORTANCE OF ANYTHING CONTAINED IN THE CONSTRUCTION DOCUMENT DRAWINGS, THE EXPLANATION FROM THE ARCHITECT SHALL BE FINAL AND BINDING UPON THE CONTRACTOR/S.

THE CONTRACT DOCUMENTS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL WORK AND MATERIALS NORMALLY REQUIRED PER INDUSTRY STANDARDS TO COMPLETE THE WORK, ALTHOUGH NOT INDICATED SPECIFICALLY, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS IF SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS. FAILURE TO SHOW OR INDICATE MINUTE DETAILS SHALL NOT WARRANT OMISSION OF NECESSARY WORK FOR THE PROPER COMPLETION OF THE PROJECT.

VISUAL CONTACT WITH THESE CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REQUIREMENTS & RESTRICTIONS.

USE WRITTEN DIMENSIONS ONLY (DO NOT SCALE DRAWINGS) DIMENSIONS INDICATED WITH A (±) MUST BE FIELD VERIFIED.

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS WITH THE STRUCTURAL SYSTEM TO ASSURE PROPER CLEARANCES CAN BE ACHIEVED PRIOR TO FINAL SELECTION AND FABRICATION OF ANY SYSTEMS.

REPORT ALL DISCREPANCIES OR CONFLICTS IN DIMENSIONS, CODE COMPLIANCE AND/OR OTHER TO ARCHITECT PRIOR TO PROCEEDING WITH THE PROJECT WORK OR ORDERING ANY MATERIALS.

IF CONDITIONS AT THE PROJECT JOB SITE ARE DIFFERENT THAN THOSE INDICATED IN THE CONTRACT CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITTEN FORM.

THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENINGS AND DIMENSIONS IN THE FIELD FOR ALL TRADES.

DO NOT PROCEED WITH CHANGES TO THESE CONSTRUCTION DOCUMENTS BASED ON VERBAL INSTRUCTIONS. WRITTEN AUTHORIZATION BY THE ARCHITECT FOR CHANGES MUST BE RECEIVED PRIOR TO MAKING ANY CHANGES AND ORDERING MATERIALS.

IT IS EACH CONTRACTORS RESPONSIBILITY TO CHECK MODEL NUMBERS OF ALL COMPONENTS SPECIFIED FOR THIS PROJECT WITH DESCRIPTION OF PRODUCT FOR CONFORMANCE WITH DESIGN INTENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED PRIOR TO ORDERING OF MATERIALS.

PROVIDE PENETRATIONS, OPENINGS AND SLEEVES FOR MECHANICAL AND ELECTRICAL WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENT DRAWINGS, OR IF NOT SHOWN, FOLLOW APPLICABLE INDUSTRY STANDARD.

DEMOLITION:

PROVIDE ALL DEMOLITION AS INDICATED ON DRAWINGS AND AS REQUIRED TO COMPLETE THE WORK. PROVIDE REQUIRED TEMPORARY BRACING. ALL DEMOLITION IS SHOWN DASHED UNLESS OTHERWISE INDICATED.

PROVIDE ALL CUTTING AND PATCHING OF EXISTING FLOORS, WALLS AND CEILINGS AS REQUIRED TO ACCOMMODATE NEW LAYOUT. PATCH, AS REQUIRED AND INDICATED, TO MATCH EXISTING AND/OR NEW ADJACENT WALLS, FLOORS AND CEILINGS IN A MANNER TO ACHIEVE A SMOOTH EVEN AND UNIFORM APPEARANCE UNLESS OTHERWISE INDICATED.

STRUCTURAL NOTES: (GENERAL)

1. THE STRUCTURE IS DESIGNED TO BE AND REMAIN SELF-SUPPORTING AND STABLE AFTER THE INDICATED PROJECT WORK IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING/S AND ALL ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, SHEETING, GUYS AND TIE DOWNS WHICH MAY BE NECESSARY. ALL SUCH MATERIAL SHALL REMAIN THE CONTRACTORS PROPERTY AFTER THE PROJECT IS COMPLETED.
2. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE CONSTRUCTION DOCUMENTS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, STRUCTURAL SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
3. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

DESIGN CRITERIA:

1. DEAD LOAD FLOOR - 10 PSF LIVE LOAD FLOOR - 40 PSF
2. WIND LOAD 115 MPH EXPOSURE B
3. GROUND SNOW LOAD - 30 PSF
4. SEISMIC - SITE CLASSIFICATION (C) USE GROUP (1) DESIGN (A) (WIND LOAD GOVERNS)

CONCRETE

1. CAST IN PLACE CONCRETE TO BE MIN. 4000 PSI STRENGTH.
2. CAST IN PLACE CONCRETE FOOTINGS TO BE SET ON MIN. 1,500 P.S.F. SOIL BEARING.
3. EXTERIOR CONCRETE FOOTINGS & PIERS SHALL BE SET A MIN. DEPTH OF 3'-6" BELOW FINISHED GRADE.
4. ALL REINFORCING SHALL BE A.S.T.M. A-36.

MASONRY

1. CONCRETE MASONRY UNITS, (C.M.U.): ASTM C90 (HOLLOW) ASTM C145 (SOLID).
2. MORTAR SHALL BE TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1,800 PSI.
3. CORE FILL: ASTM C476, COARSE TYPE.
4. ALL CONCRETE MASONRY UNITS AND MORTAR MIX MUST BE MADE UTILIZING DRY BLOCK WATERPROOFING MATERIAL.
5. HORIZONTAL JOINT REINFORCING: DURAWALL, MILL GALVANIZED FINISH.
6. PROVIDE UNITS OF SIZE/S INDICATED AND IN SPECIAL SHAPES FOR APPLICATION WHERE FORMS, SIZE AND/OR FINISH CANNOT BE PRODUCED FROM STANDARD MATERIAL SHAPES. TYPICAL FOR ALL BRICK MASONRY AND CONCRETE MASONRY UNITS THROUGHOUT.

ROUGH CARPENTRY

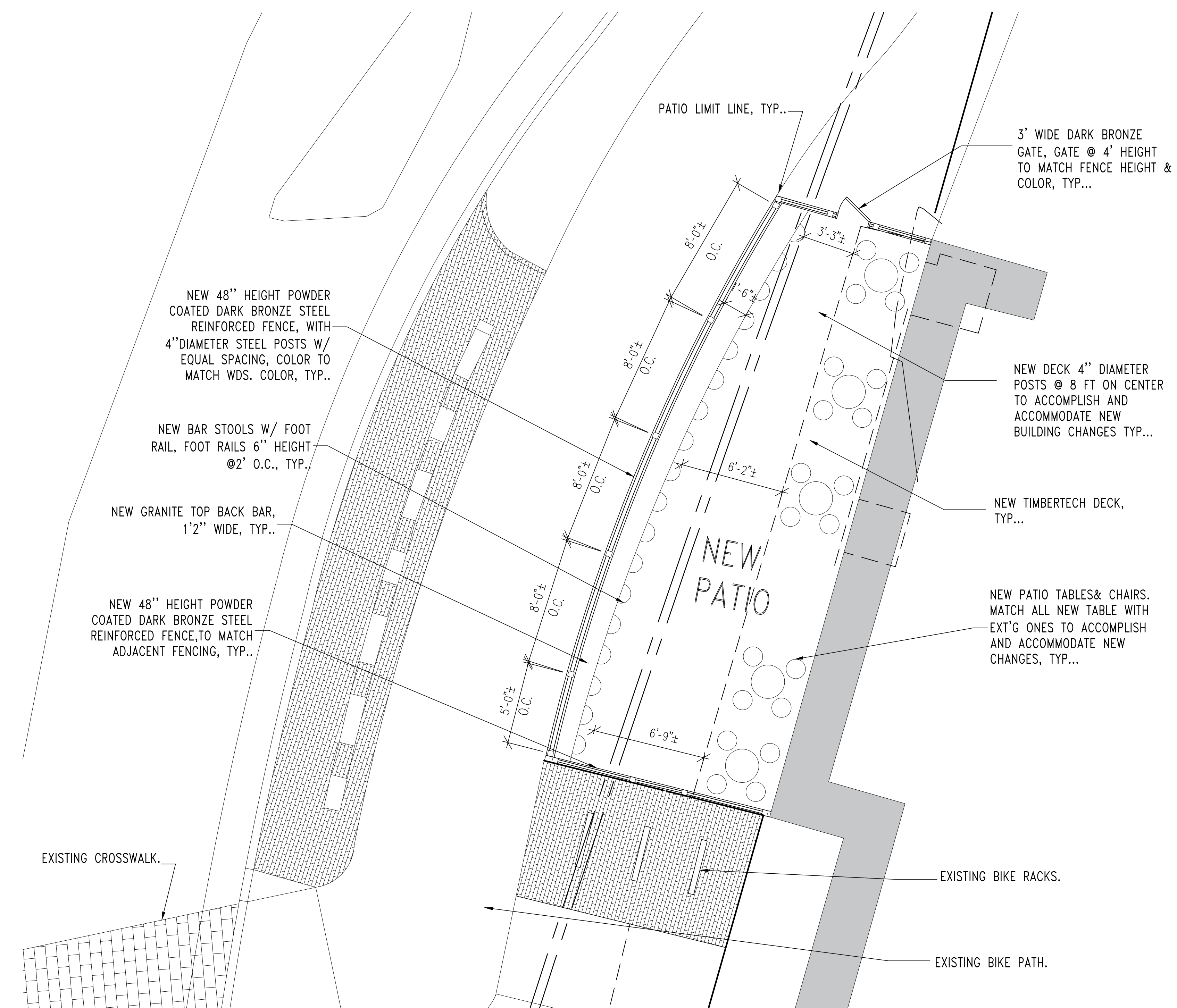
1. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
 - A. NATIONAL DESIGN SPECIFICATION FOR WOOD OR METAL FRAME CONSTRUCTION.
 - B. U.S. PRODUCT STANDARDS PS-1 FOR CONSTRUCTION & INDUSTRIAL PLYWOOD.
 - C. APA CONSTRUCTION GUIDE - RESIDENTIAL & COMMERCIAL.
2. CONNECTIONS:
 - A. PLYWOOD TO TRUSSES/RAFTERS/JOISTS ROOFS - USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. PLYWOOD TO TRUSSES/JOISTS FLOORS - USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 6" O.C. @ INTERMEDIATE SUPPORTS.
 - B. ALL CONNECTIONS OF STRUCTURAL BEAMS, RIDGE MEMBERS & PRE-ENGINEERED TRUSSES SHALL BE MADE UTILIZING HIGH STRENGTH (MIN. 14 GA.) HURRICANE STRENGTH, METAL FRAMING HANGERS/CONNECTORS WITH NAILING AT ALL HOLES.
 - C. ANY LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE AND/OR MASONRY MUST BE TREATED. ALL FASTENERS MUST BE COMPATIBLE WITH SELECTED WOOD TREATMENT MATERIAL UTILIZED.
 - D. CORNER BRACING TO BE METAL T STRIP DIAGONAL BRACING, SIMPSON TWB OR EQUAL. LOCATE AT ALL BUILDING CORNERS AND UNINTERRUPTED SPANS OF 8'-0" OR GREATER.
 - E. ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL UTILIZE MIN. 3 @ 2"x6" HEADER WITH 2 @ 2"x6" JAMB BLOCKING EACH END OF OPENING UNLESS OTHERWISE INDICATED. ALL INTERIOR DOOR, DOORWAY, WINDOW AND PASS THRU OPENINGS SHALL UTILIZE MIN. 2 @ 2"x8" HEADER WITH 2 @ 2"x4" BLOCKING EACH END OF OPENING. TYPICAL UNLESS OTHERWISE INDICATED.
 - F. ALL SOLID BLOCKING, (S.B.) AT OPENINGS, BEARING POINTS & EXTERIOR CORNERS AS REQUIRED AND/OR INDICATED ON DRAWINGS SHALL BE 3 @ 2"x4" SET ON SOLID BEARING.
 - G. PROVIDE ALL NECESSARY MISCELLANEOUS BLOCKING AND FRAMING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT AND ACCESSORIES INCLUDING BUT NOT LIMITED TO DOORS AND HARDWARE, CABINETS, COUNTERS AND RESTROOM ACCESSORIES.
3. PRE-ENGINEERED TRUSSES:
 - A. LIVE LOAD- 25 PSF, DEAD LOAD- 20 PSF, WIND LOAD 90 MPH.
 - B. PROVIDE VERTICAL X TRUSS BRACING WITH 2"x4"s @ 1/3 PTS., MINIMUM EVERY THIRD TRUSS OR PER SHOP DRAWINGS.
 - C. CONTRACTOR SHALL SUBMIT SELECTED TRUSS MANUFACTURERS' SHOP DRAWINGS AND ENGINEERING CALCULATIONS TO ARCHITECT AND BUILDING DEPARTMENT, HAVING JURISDICTION, FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND MUST BEAR THE SEAL OF A STATE REGISTERED ENGINEER.

FINISHES

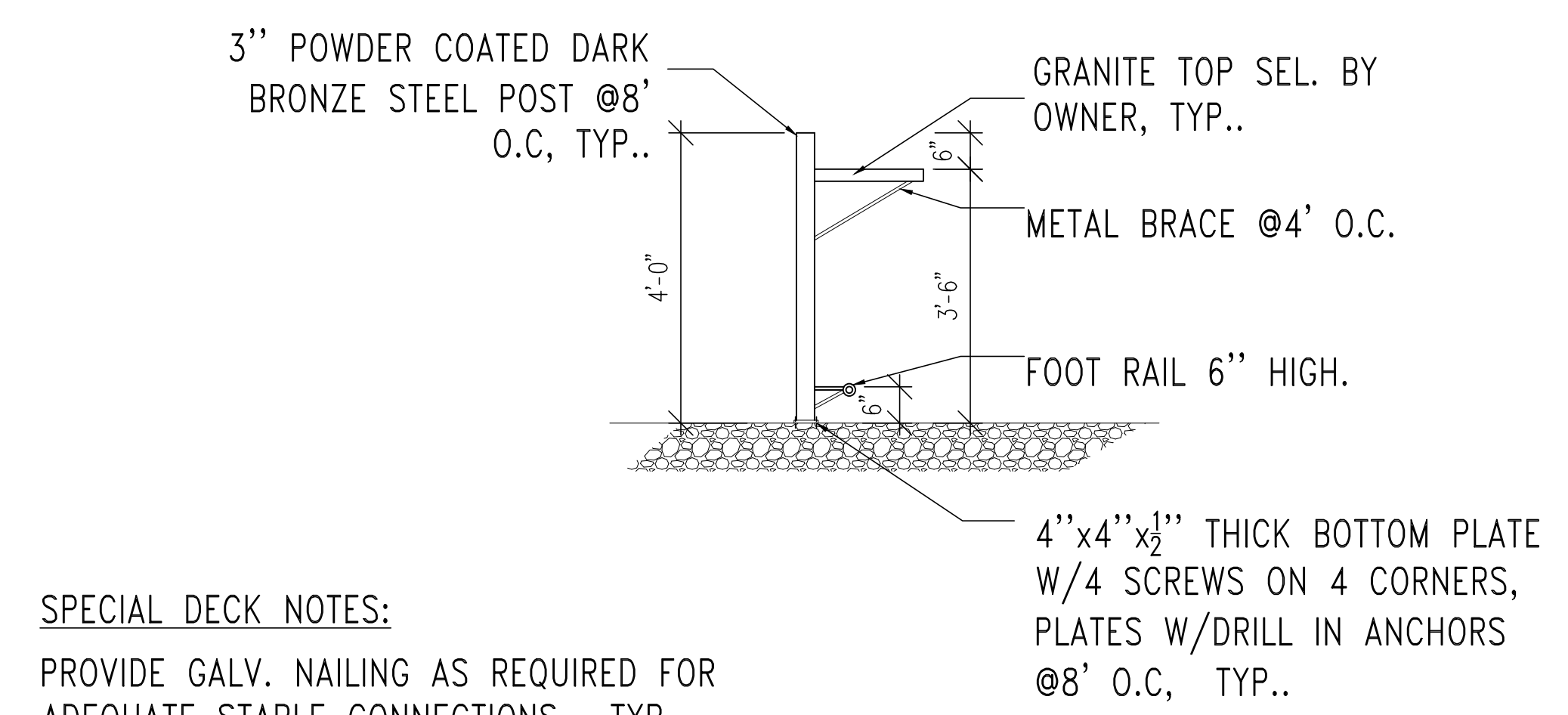
1. ALL FINISH MATERIALS AND COLORS, EXTERIOR AND INTERIOR, NOT SPECIFIED SHALL BE SELECTION BY ARCHITECT.
2. ALL WINDOWS ARE SHOWN WITH NOMINAL DESIGNATIONS. COORDINATE ARCHITECT FOR MANUF. AND ACCESSORIES.
3. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR ARCHITECT APPROVED EQUIVALENT. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FINAL SELECTION.

SHOP DRAWINGS

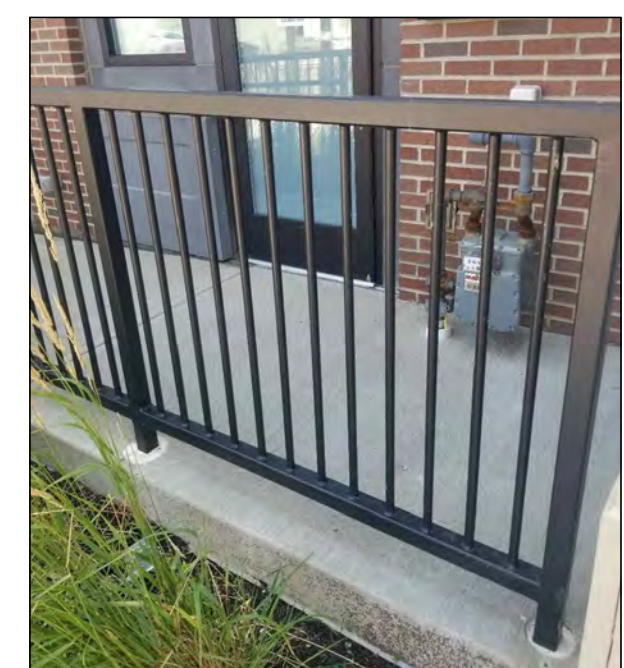
- SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION OR FINAL SELECTION FOR THE FOLLOWING ITEMS LISTED BELOW:
1. ROOF SCISSORS TRUSSES
 2. DOORS AND HARDWARE
 3. RESTROOM FIXTURES AND ACCESSORIES.
 4. CABINETS AND COUNTERS PER OWNERS SELECTION.
 5. MECHANICAL AND ELECTRICAL FIXTURES & ACCESSORIES.



PARTIAL SITE PLAN
1/4" = 1'-0"



RAILING DESIGN SECTION
1/2" = 1'-0"



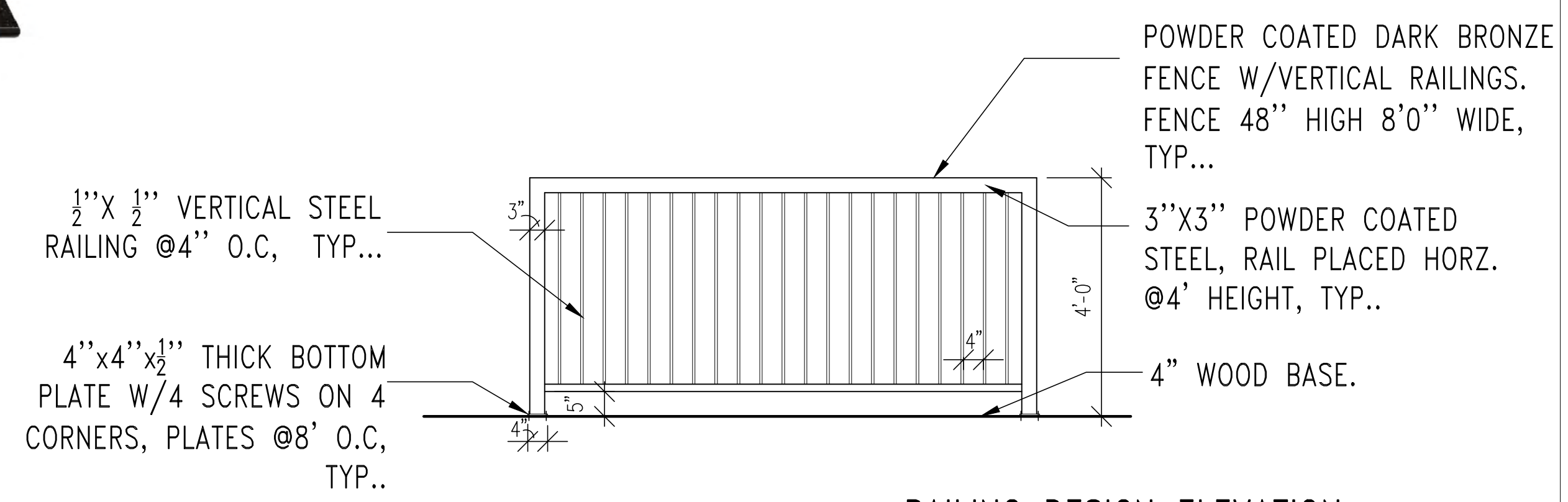
ADJACENT RAILING



GRANITE TABLE TOP



RAILING BAR EXAMPLE



RAILING DESIGN ELEVATION
1/2" = 1'-0"

SPECIAL DECK NOTES:

PROVIDE GALV. NAILING AS REQUIRED FOR ADEQUATE STABLE CONNECTIONS. TYP. THROUGHOUT U.O.N..

ALL WOOD ELEMENTS SHALL BE #2 TREATED.



554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300

E mail: andrea@fischerarch.com

Fischer & Associates © 2020
ISSUE: DATE:

PLANNING 02/09/23

Client Name/Project Name/Address

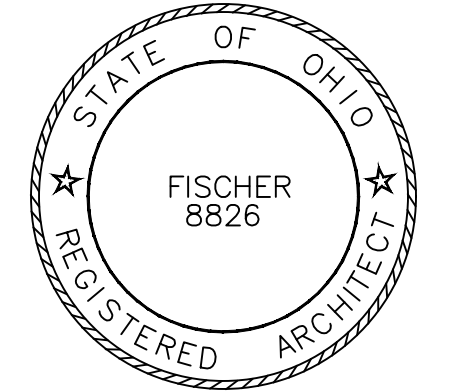
HARRY BUFFALO
OUTDOOR DINING
18605 Detroit Ave,
Lakewood, Ohio, 44107

Drawing Name
General Information
Site Plan
Details- Section

Fischer Project Number
22.022B
SHEET #


G-100

Seal



GARY FISCHER LICENSE #8826
EXPIRATION DATE 12/31/2023





JOIN THE HERD



JOES THE HERD

18605







PLANNING COMMISSION

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www.onelakewood.com

Application Cover Page

Docket No.: 03-05-23

Permit No.: PC23-000004

Applicant Name: Richard Siegfried, RSA Architects

Project Address: 15625 Detroit Ave.

Project Name: Bar Italia

Proposal: Approval for a conditional use permit to operate a parklet on Detroit Ave., pursuant to section 1129.13 – supplemental regulations for outdoor/seasonal dining facility. Property is in a C2 – Commercial, Retail district.



Nature's Oasis

bar italia



CLUBSIDE PICKUP #7
Make us your first call
24-200-8080
www.baritalia.com
Bar Italia

Street View interface showing a map, a person icon, and street names: Rosewood, Wood Ave, and Sand Ave. A search bar contains 'Pet Sup Plus Lake'.