

**AGENDA  
PLANNING COMMISSION  
MAY 3, 2018  
LAKEWOOD CITY HALL  
  
PRE-REVIEW MEETING  
6:30 P.M.  
EAST CONFERENCE ROOM**

Review docket items

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

1. Roll Call
2. Approve the Minutes of the April 5, 2018 meeting
3. Opening Remarks

**NEW BUSINESS**

**CONDITIONAL USE**

4. **Docket No. 05-18-18  
17409 Detroit Avenue  
Forest City Tattoo & Gallery**

Dylan Good, Forest City Tattoo & Gallery, applicant requests the review and approval for the operation of a tattoo shop and art gallery, pursuant to section 1129.02 - permitted and conditional permitted uses; the property is located in a C2, Retail district. (Page 3)

**PLANNED DEVELOPMENT**

5. **Docket No. 05-19-18  
1375, 1379 and 1391 Fry Avenue  
The Mews at Rockport**

William Sanderson, Knez Homes, Inc., applicant requests the review and approval of a planned development for the construction of nine townhouse style units. The project received approval for a preliminary planned development by the Planning Commission at its April 5, 2018 meeting. The property is located in a C3, Commercial and General Business district. (Page 10)

**CONDITIONAL USE**

6. **Docket No. 05-20-18 – Mixed-Use Overlay District  
16900/16906 Detroit Avenue and 1386/1376 Edwards Avenue  
Lakewood Beer Garden and Food Truck Park**

Greg Ernst, AODK, Inc., applicant requests the review and approval of a mixed-use overlay as the project is sited on two commercial and two residential properties to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks. The property is located in a C3, General Business and an R2, Single and Two-Family district. (Page 21)

7. **Docket No. 05-20-18 – Outdoor Seasonal Dining**  
**16900/16906 Detroit Avenue and 1386/1376 Edwards Avenue**  
**Lakewood Beer Garden and Food Truck Park**

Greg Ernst, AODK, Inc., applicant requests the review and approval outdoor seasonal dining as part of an application for a mixed –use overlay district to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks. The property is located in a C3, General Business and an R2, Single and Two-Family district. (Page 24)

**ADJOURN**

**APPLICATION  
LAKEWOOD PLANNING COMMISSION**

Property Address 17409 Detroit Business/Tenant Name Forest City Tattoo & Gallery  
Property Owner Name Albert Stratton Owner Phone (216) 932-3586  
Owner E-mail zenkooke@aol.com zoning \_\_\_\_\_ Parcel Number \_\_\_\_\_  
Project Summary Tattoo shop & art Gallery

**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)
- Parking Plan Review - (\$150)

**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): Dylan Good company Forest City Tattoo & Gallery  
Applicant Address: 5408 East Sprague rd 44147  
Phone: (440) 668 7274 Fax: \_\_\_\_\_ E-mail: dylan@forestcitytattoo.com  
Signature: [Signature] Date: 4/23/18

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

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

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

\_\_\_\_\_

\_\_\_\_\_

ORD. \_\_\_\_\_ SECTION \_\_\_\_\_

### 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

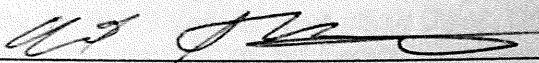
**Please Print or Type:**

Owner/Agent Name: ZENON CHAIKOVSKY

Property Address: 17409 DETROIT AVE

Owner/Agent Phone: (216) 990-5325

Tenant Name DYLAN GOOD Tenant Phone (440) 668-7234

  
Owner/Agent Signature

### 2018 Calendar Planning Commission

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18
February	Wednesday	01-17-18	Thursday	02-01-18	Thursday	02-01-18
March	Wednesday	02-14-18	Thursday	03-01-18	Thursday	03-01-18
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September	Wednesday	08-22-18	Thursday	09-06-18	Thursday	09-06-18
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**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

**Pre-Review Meetings** for the Commission start at **6:30 P.M.** in the **Auditorium** unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

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**TATTOO & GALLERY  
CLEVELAND HEIGHTS, OH**

I, Albert Stratton, owner of <sup>17409 act</sup> ~~17415~~ Detroit road allow Dylan Good, of Forest City Tattoo & Gallery to apply for conditional use as a Body Art Establishment.

Albert Stratton 4/24/18



**TATTOO & GALLERY  
CLEVELAND HEIGHTS, OH**

## Conditional use application objective

Lakewood was our first stop when looking to open our shop back in 2016, after some research we quickly realized that wasn't going to happen. Forest City Tattoo & Gallery is currently looking to relocate and become anchored in Lakewood, at 2007 Carabel Ave. In just under two years time we have built a reputation of being a family-oriented shop with unmatched customer service and a 5 star rating. Co-owners Dylan Good and Ryan Francois are both deeply rooted in Lakewood. Dylan has cousins currently excelling at Lakewood Higher , as well as a sister who lives with her family on Spring Garden Ave, and happen to be regulars at Playgrounds(around the corner from potential shop).

A defining feature in our shop is the gallery space. Customers who walk in are greeted by a warm and refreshing space dedicated to showing local art on consignment. We are deeply rooted in the art community, currently featuring nine different Cleveland-based artists with open arms to more. We are also a current sponsor for Joy Machines summer cycling team.







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. PL19-002324  
DOCKET No. 05-19-18  
FEE PAID \$500.00 js check

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

Property Address 1375,79&91 Fry Ave. Business/Tenant Name N/A- vacant land  
Property Owner Name Knez Homes, Inc. Owner Phone 216-280-6152  
Owner E-mail bsanderson@knez.net Zoning C-3 Parcel Number 312-052,053,054  
Project Summary Create a PUD to support the development of 9 for-sale attached town home style units on property currently zoned C-3 general business

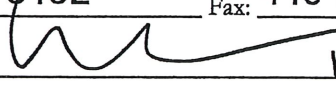
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4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): William Sanderson Company Knez Homes, Inc.  
Applicant Address: 7555 Fredle Drive, suite 210, Concord, Ohio 44077  
Phone: 216-280-6152 Fax: 440-579-0117 E-mail: bsanderson@knez.net  
Signature:  William Sanderson/Agent Date: 3/21/2018

**OFFICE USE ONLY:** Application Reviewed and Accepted by: K. Mitrus Date: 3/22/18

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

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

ORD. 17-17 SECTION 1156.04



## Schwarz, Johanna

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**From:** Milius, Katelyn  
**Sent:** Monday, April 23, 2018 2:31 PM  
**To:** Schwarz, Johanna  
**Subject:** FW: The Mews at Rockport - Revisions for Planning Commission  
**Attachments:** The Mews at Rockport\_04-20-2018.pdf

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**From:** Hanna Cohan Plessner [<mailto:HCohan@knez.net>]  
**Sent:** Friday, April 20, 2018 4:25 PM  
**To:** Sylvester, Bryce; Milius, Katelyn  
**Cc:** Harnocz, Alex; Bill Sanderson  
**Subject:** The Mews at Rockport - Revisions for Planning Commission

Hi Bryce & Katelyn,

Attached are updated drawings for the Mews at Rockport. We've made several adjustments to respond to feedback from the Planning Commission. We are still in the process of addressing some of the items raised at ABR and will have updates addressing those next week.

On our site plan, we adjusted the layout to provide an 18' wide drive in lieu of the 16' drive. This change has reduced the distance from Unit 5 to the south property line from 5' to 3'. We understand this means we will need to fire rate the south wall of Unit 5. We've also moved Units 1 – 4 closer to Fry Ave., increasing the drive width between the Townhomes and the Carriage Homes from 20' to 23'. This will improve the conditions for vehicle turn around, particularly for Unit 5. Our front yard setbacks are now a minimum of 3' – 8" to the porch and 9' – 2" to the building line.

Shifting the units to accommodate the 18' drive caused some revisions to Unit 5. Because of the location of the ATT easement, the porch is 2' narrower than previously. The window pattern has been adjusted accordingly.

We have studied the edge conditions and are showing an updated walk and planting layout at the east property line. We are also proposing a new fence at the east and south property lines. We have a landscape designer working on a landscape plan to elaborate on the patio area and particular plantings. We will have that to you as soon as it's available.

Please let me know if you have any questions. Bill and I are planning on presenting these revisions at the May 3<sup>rd</sup> meeting.

Thanks,  
Hanna

**Hanna Cohan Plessner**  
Architectural Designer  
B.R. Knez Construction, Inc.  
[hcohan@knez.net](mailto:hcohan@knez.net)  
Office (440)710-0711 ext. 105  
Cell (440)346-0098

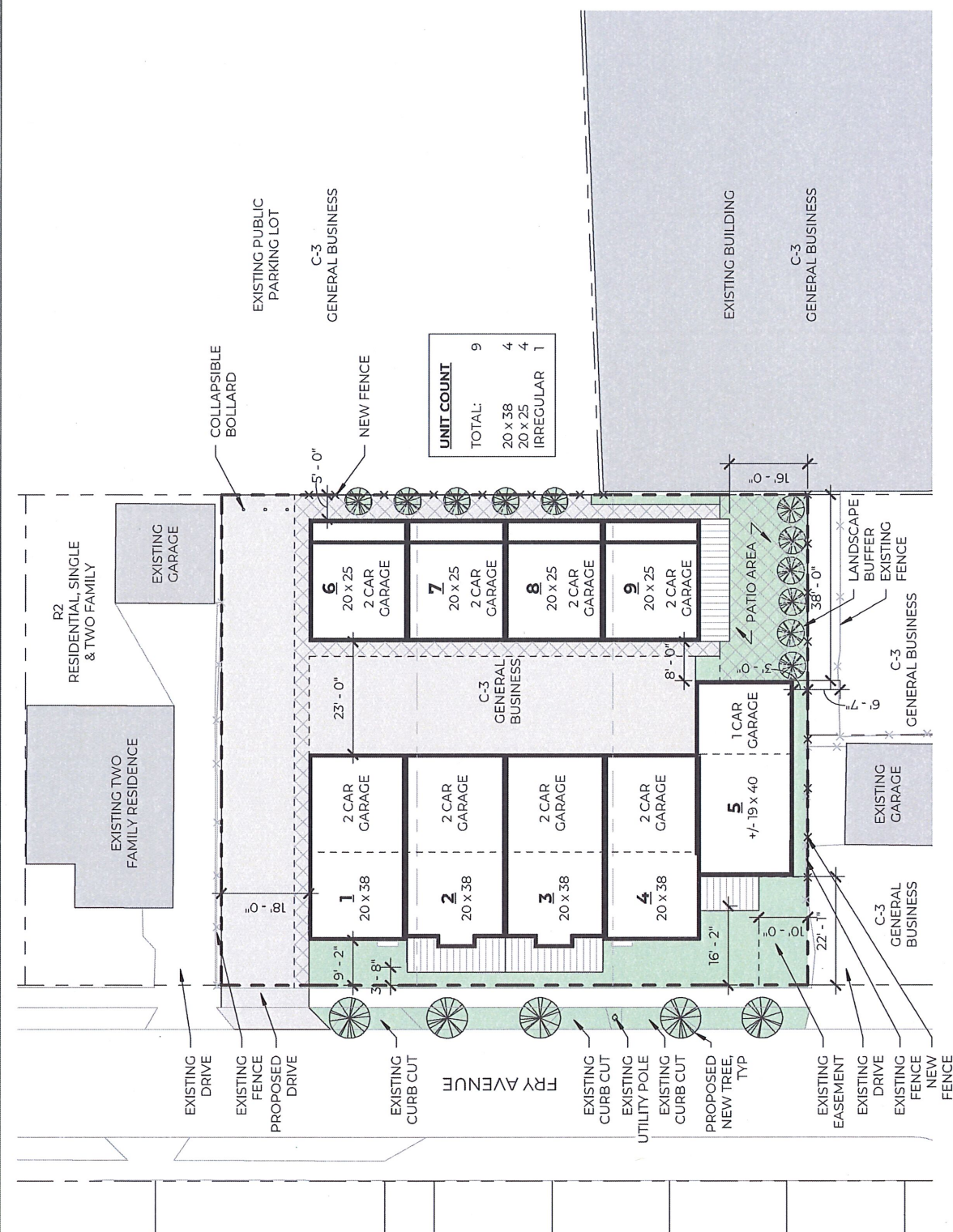
# THE MEWS AT ROCKPORT

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1375, 1379, & 1391 Fry Avenue

Planned Development





UNIT COUNT	
TOTAL:	9
20 x 38	4
20 x 25	4
IRREGULAR	1

1 Site Plan  
T = 20'-0"

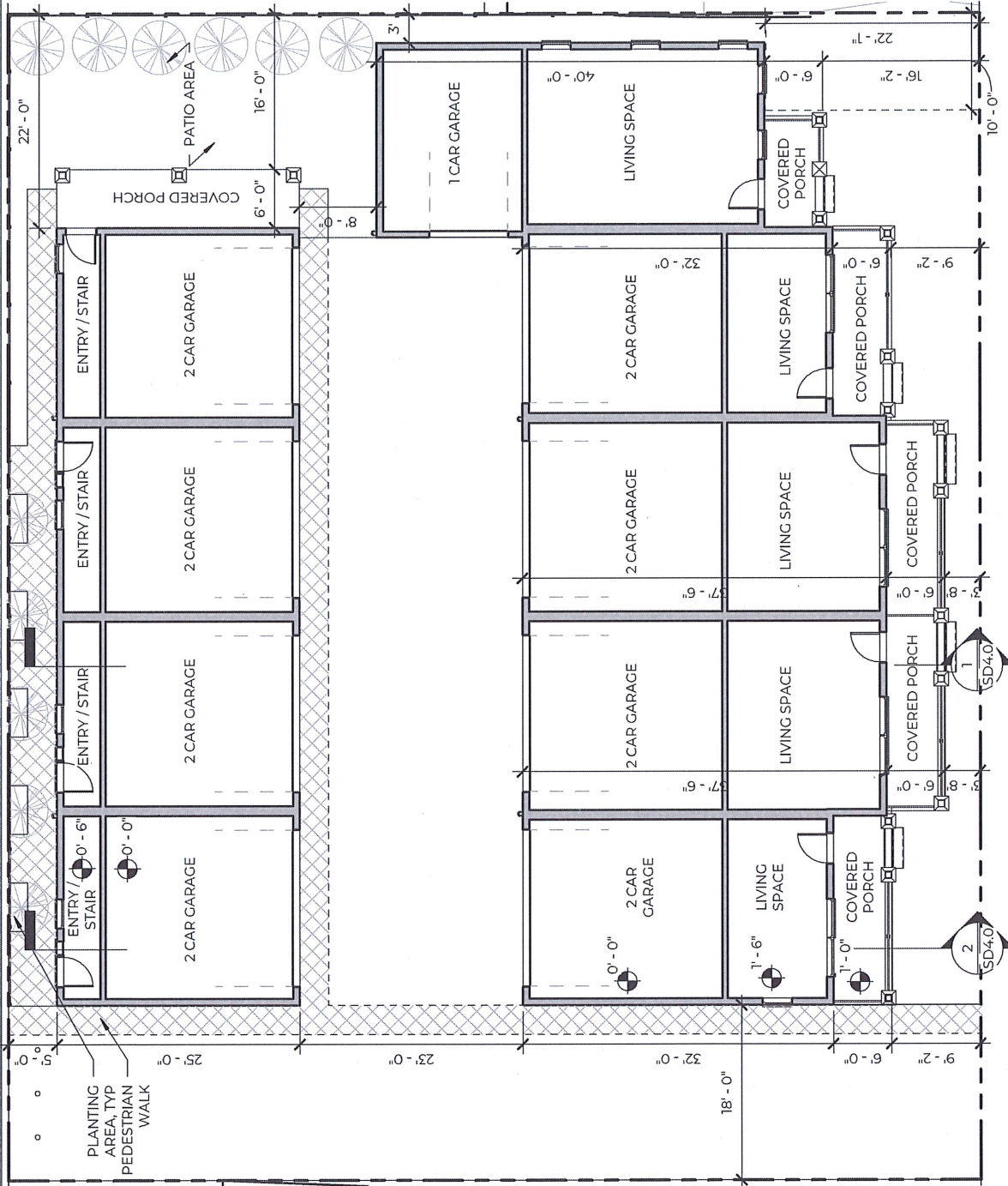
DRAWN BY: HCP  
 CHECKED BY: [REDACTED]  
 DATE: 04-20-2018  
 REVISION: [REDACTED]  
 SCALE: SD2.0

The Mews at Rockport  
 1375, 1379, & 1391 Fry  
 Avenue

# Schematic Site Plan



B.R. Knez Construction, Inc.  
 7555 Fredle Drive, Suite 210  
 Concord Township, OH 44077



1 Level 1  
3/32" = 1'-0"

DRAWN BY:	HCP
DATE:	04-20-2018
REVISION:	
REVISION:	
DRAWING SIZE:	11x17
SD2.1	

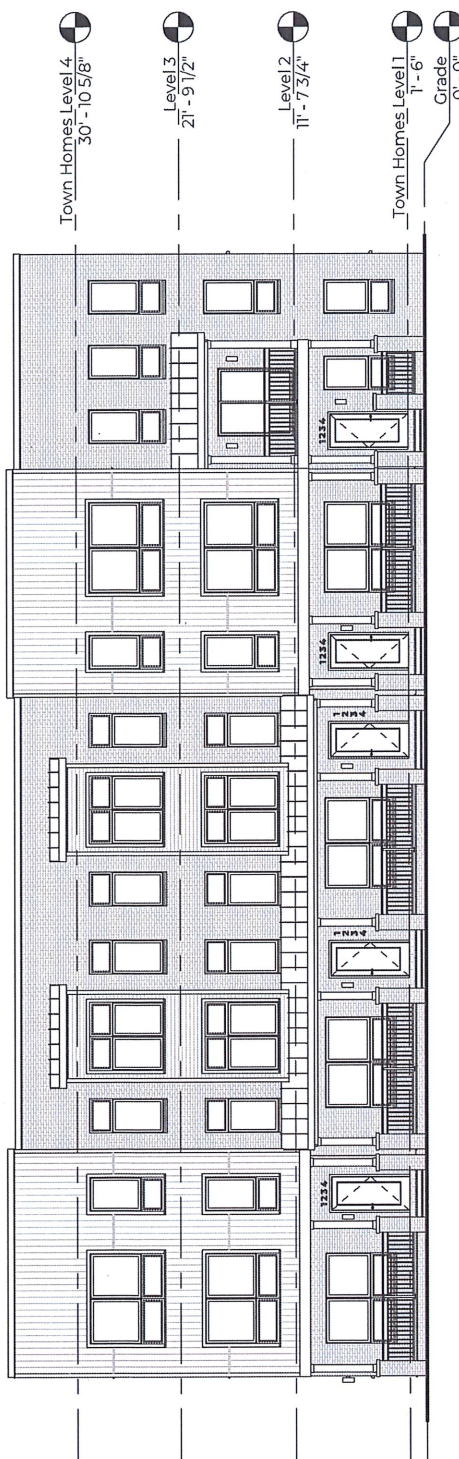
B.R. Knez Construction, Inc.  
7555 Friedle Drive, Suite 210  
Concord Township, OH 44077



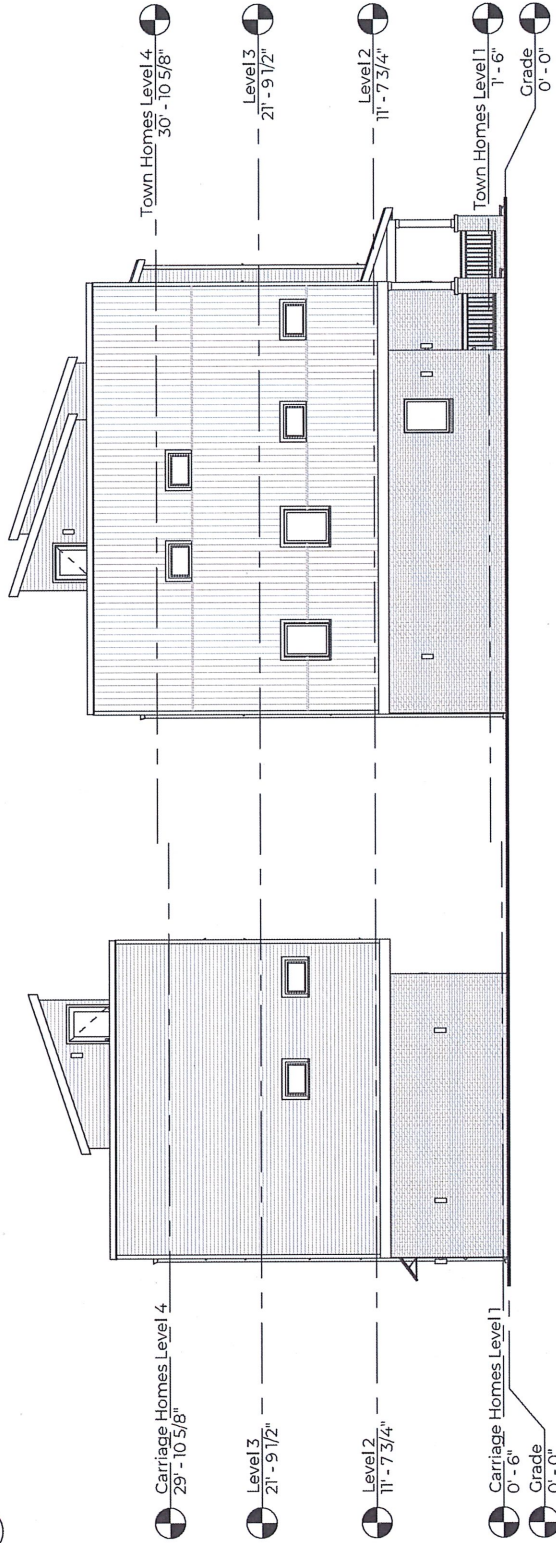
The Mews at Rockport  
1375, 1379, & 1391 Fry  
Avenue

# Schematic First Floor Plan





1 West  
3/32" = 1'-0"



2 North  
3/32" = 1'-0"

**Elevations**

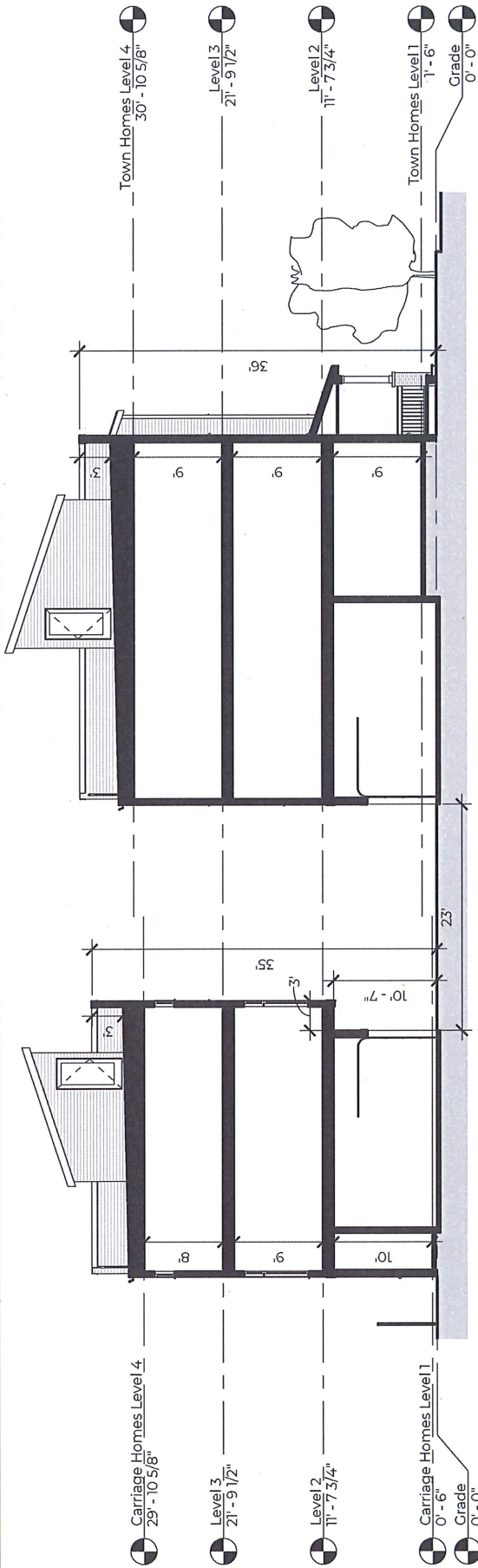
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The Mews at Rockport  
1375, 1379, & 1391 Fry Avenue

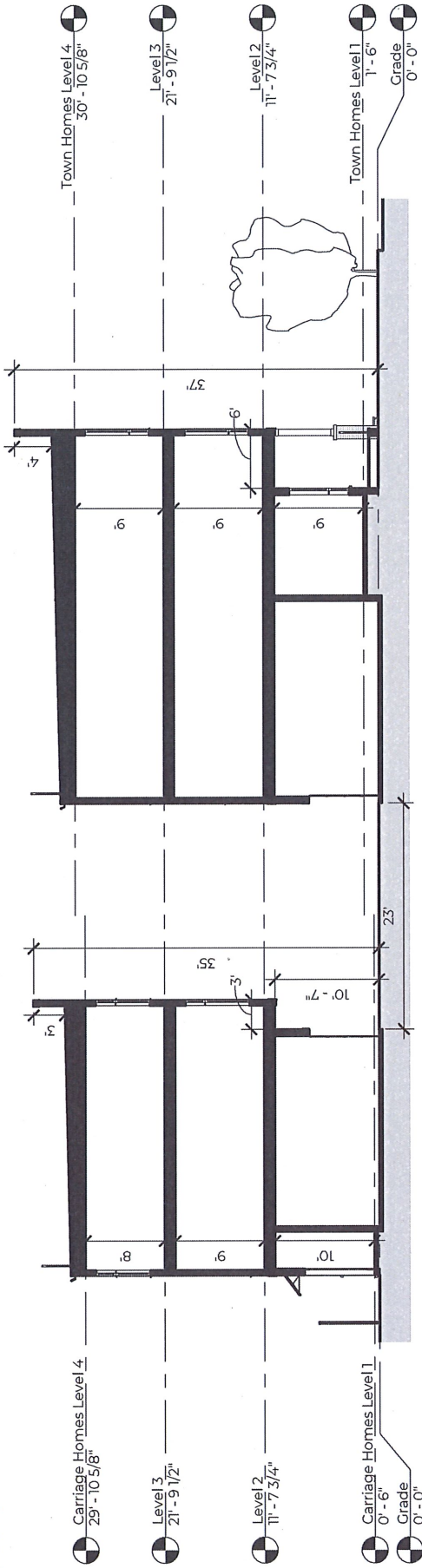
**Kneez HOMES**

B.R. Kneez Construction, Inc.  
7555 Fredle Drive, Suite 210  
Concord Township, OH 44077

DRAWN BY: HCP	REVISED:	DRAWING SIZE 11x17
DATE: 04-20-2018	REVISION:	SD3.0



1 Section 1  
3/32" = 1'-0"



2 Section 2  
3/32" = 1'-0"

The Mews at Rockport 1375, 1379, & 1391 Fry Avenue		DRAWN BY: HCP		REVISION:	DRAWING SIZE 11x17
		DATE: 04-20-2018		REVISION:	
B.R. Knez Construction, Inc. 7555 Fredle Drive, Suite 210 Concord Township, OH 44077		Knez HOMES		SD4.0	
		Sections			



1 View from Fry Ave.

The Mews at Rockport  
 1375, 1379, & 1391 Fry  
 Avenue

Perspective View

B.R. Knez Construction, Inc.  
 7555 Fredle Drive, Suite 210  
 Concord Township, OH 44077



DRAWN BY: HCP	REVISED: (None)	DRAWING SIZE (11x17)
DATE 04-20-2018	REVISION: (None)	SDG.0



Perspective Views

The Mews at Rockport  
1375, 1379, & 1391 Fy  
Avenue

B.R. Knez Construction, Inc.  
7555 Fredle Drive, Suite 210  
Concord Township, OH 44077



DRAWN BY:  
HCP

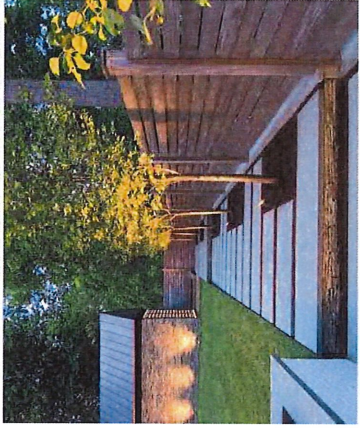
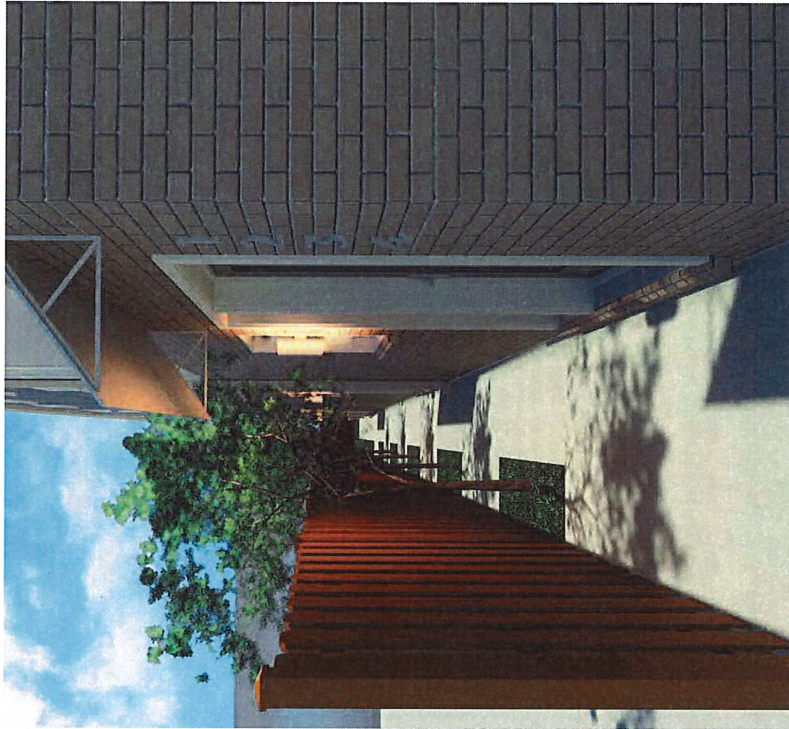
DATE:  
8-20-2018

REVISED:

REVISION:

DRAWING SIZE  
11x17

SD6.3



Perspective Views

East Property Line

The Mews at Rockport  
1375, 1379, & 1391 Fry  
Avenue



B.R. Kneez Construction, Inc.  
7555 Fredle Drive, Suite 210  
Concord Township, OH 44077

DRAWN BY: HCP  
REVISED: DATE: 04-20-2018

REVISION:

DRAWING'S SIZE: SD6.4

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. PL18-002325  
DOCKET No. 05-20-18 MIXED-USE OVERLAY DISTRICT  
FEE PAID \_\_\_\_\_

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

Property Address 16900 / 16906 Detroit / 1386 / 1376 Edwards Business/Tenant Name Deagan  
Property Owner Name Detwards LLC Owner Phone 216-767-5775  
Owner E-mail deagan33@yahoo.com Zoning C3/R2 Parcel Number 31127031/31127030/31127032/31127033

Project Summary New 6,000 s.f. single-story bar with exterior beer garden and food truck drive through.  
Applicant is applying for a conditional use mixed-use overlay as the project is sited on 2 commercial and 2 residential properties

**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)
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2. Letter of authorization from property owner, if different from the applicant.
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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): Greg Ernst Company AODK Inc.

Applicant Address: 17306 Madison Avenue, Lakewood, OH 44107

Phone: 216.771.1920 Fax: 216.771.1797 E-mail: ge@aodkinc.com

Signature: Greg Ernst Date: 04.19.18

Digitally signed by Greg Ernst  
DN: cn=Greg Ernst, o=AODK, inc., ou, email=ge@aodkinc.com, c=US  
Date: 2018.04.19 12:18:38 -04'00'

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ORD. \_\_\_\_\_ SECTION \_\_\_\_\_

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

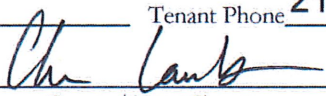
**Please Print or Type:**

Owner/Agent Name: Chris Lamb

Property Address: 16900 / 16906 Detroit / 1386 / 1376 Edwards

Owner/Agent Phone: 440.799.8440

Tenant Name Deagan Tenant Phone 216-767-5775

  
Owner/Agent Signature

**2018 Calendar  
Planning Commission**

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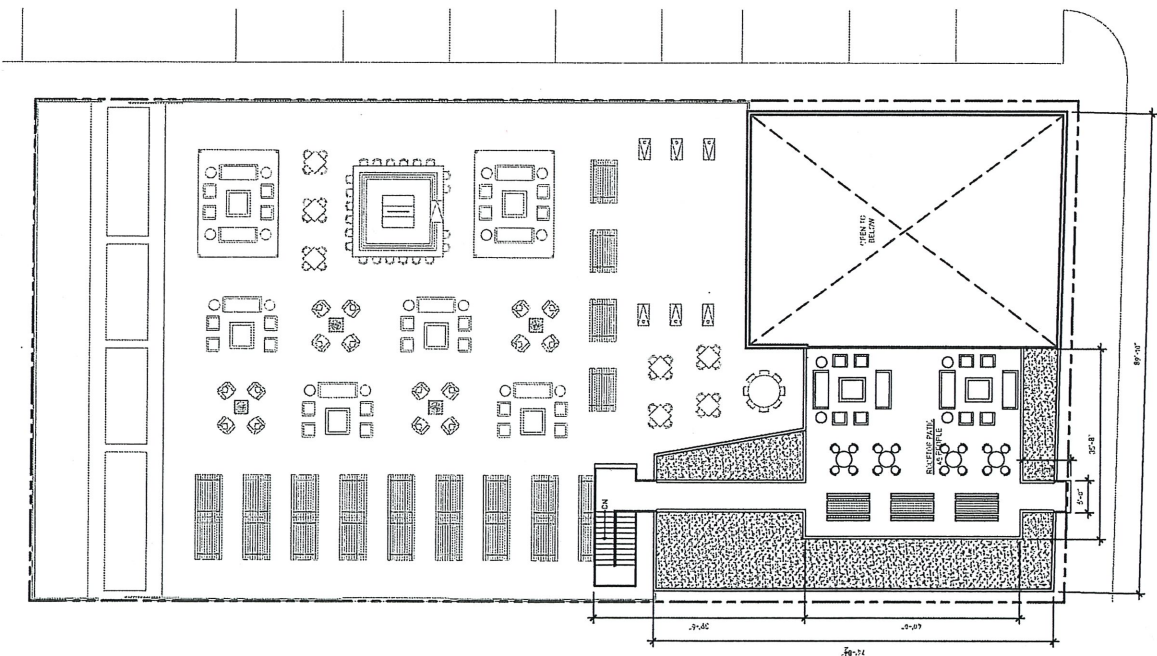
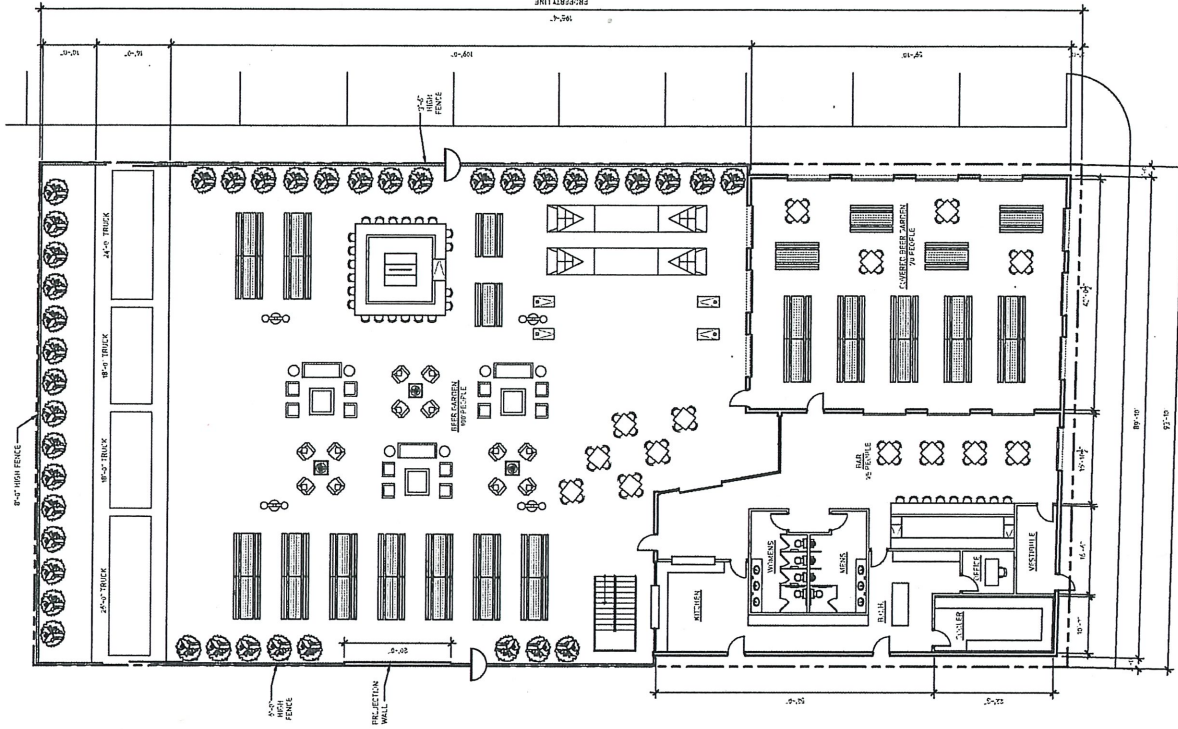
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GROUND FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
DATE: 05/11/11

ROOFTOP PATIO FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
DATE: 05/11/11



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. 018-002326  
DOCKET No. 05-20-18 **OUTDOOR SEASONAL PLANNING**  
FEE PAID \_\_\_\_\_

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Property Owner Name Detwards LLC Owner Phone 216-767-5775  
Owner E-mail deagan33@yahoo.com Zoning C3/R2 Parcel Number 31127031/31127030/31127032/31127033

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Phone: 216.771.1920 Fax: 216.771.1797 E-mail: ge@aodkinc.com

Signature: Greg Ernst Digitally signed by Greg Ernst  
DN: cn=Greg Ernst, o=AODK, inc., ou, email=ge@aodkinc.com, c=US  
Date: 2018.04.19 12:18:38 -0400 Date: 04.19.18

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

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

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

ORD. \_\_\_\_\_ SECTION \_\_\_\_\_

**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

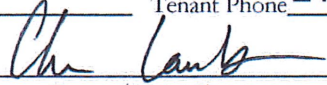
**Please Print or Type:**

Owner/Agent Name: Chris Lamb

Property Address: 16900 / 16906 Detroit / 1386 / 1376 Edwards

Owner/Agent Phone: 440.799.8440

Tenant Name Deagan Tenant Phone 216-767-5775

  
Owner/Agent Signature

**2018 Calendar  
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18
February	Wednesday	01-17-18	Thursday	02-01-18	Thursday	02-01-18
March	Wednesday	02-14-18	Thursday	03-01-18	Thursday	03-01-18
April	Wednesday	03-21-18	Thursday	04-05-18	Thursday	04-05-18
May	Wednesday	04-18-18	Thursday	05-03-18	Thursday	05-03-18
June	Wednesday	05-23-18	Thursday	06-07-18	Thursday	06-07-18
July	Wednesday	06-20-18	Thursday	07-05-18	Thursday	07-05-18
August	Wednesday	07-18-18	Thursday	08-02-18	Thursday	08-02-18
September	Wednesday	08-22-18	Thursday	09-06-18	Thursday	09-06-18
October	Wednesday	09-19-18	Thursday	10-04-18	Thursday	10-04-18
November	Wednesday	10-17-18	Thursday	11-01-18	Thursday	11-01-18
December	Wednesday	11-21-18	Thursday	12-06-18	Thursday	12-06-18
January	Wednesday	12-19-18	Thursday	01-03-19	Thursday	01-03-19

**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before noon on the above indicated dates. It is recommended to submit them prior to the application deadline for review of completeness. Late or incomplete applications cannot be accepted.

**Pre-Review Meetings** for the Commission start at 6:30 P.M. in the Auditorium unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

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

