

**AGENDA
PLANNING COMMISSION
PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
MAY 5, 2022
6:00 P.M.**

REVIEW DOCKET ITEMS

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

1. ROLL CALL
2. APPROVE THE MINUTES OF THE APRIL 7, 2022 MEETING
3. OPENING REMARKS

**OLD BUSINESS
CONDITIONAL USE**

4. **Docket No. 04-06-22
14615 Detroit Ave.
CHASE Bank**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district. (Page 3)

PARKING PLAN

5. **Docket No. 04-07-22
14615 Detroit Ave.
CHASE Bank**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C1, Commercial - Office district. (Page 19)

REVIEW OF CONDITIONAL USE

6. **Docket No. 05-09-22
16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue
Lakewood Beer Garden + Food Truck Park**

At the June 7, 2018 meeting, the Planning Commission approved a mixed-use overlay with outdoor dining. The property is in a C3, General Business and an R2, Single and Two-Family district. The Planning Commission has requested a review of the conditional use as a result of noise complaints that occurred over the past year. (Page 34)

**7. Docket No. 05-10-22
13601-05 Detroit Avenue
O'Toole's Pub**

At the June 18, 2020 meeting, Planning Commission approved conditional use for temporary expansion of outdoor dining. The property is in a C3 Commercial - General Business district. The Planning Commission has requested a review of the conditional use as a result of right-of-way complaints/concerns. (Page 39)

**NEW BUSINESS
CONDITIONAL USE**

**8. Docket No. 05-11-22
2051 Quail St.
North Coast Baptist Church**

Rich Bozic, Blatchford Architects, LLC request approval for the expansion of a non-conforming structure. Pursuant to Section 1149.03 – Non-conforming use of structures. The applicant received a side yard setback variance from Board of Zoning Appeals at their meeting on April 21, 2022. Property is in an R2, Single-and Two-Family district. (Page 41)

**9. Docket No. 05-12-22
18120 Sloane Ave.
Immigrant Son Brewery**

Andrew Revy, Immigrant Son Brewery, requests a conditional use for outdoor dining. Pursuant to Section 1161.03 (t) – Conditional Use for Outdoor/Seasonal Dining. The property is in a C2, Commercial – Retail district. (Page 48)

**10. Docket No. 05-13-22
11801 Detroit Ave.
Studio West 117**

Kenneth Esry, Larsen Architects requests approval of a conditional use for accessory parking. Pursuant to Section 1161.03 (a) – Accessory Parking. The property is in a C3, Commercial – General Business. (Page 56)

ADJOURN



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 04-06-22

Permit No.: PC22-000005

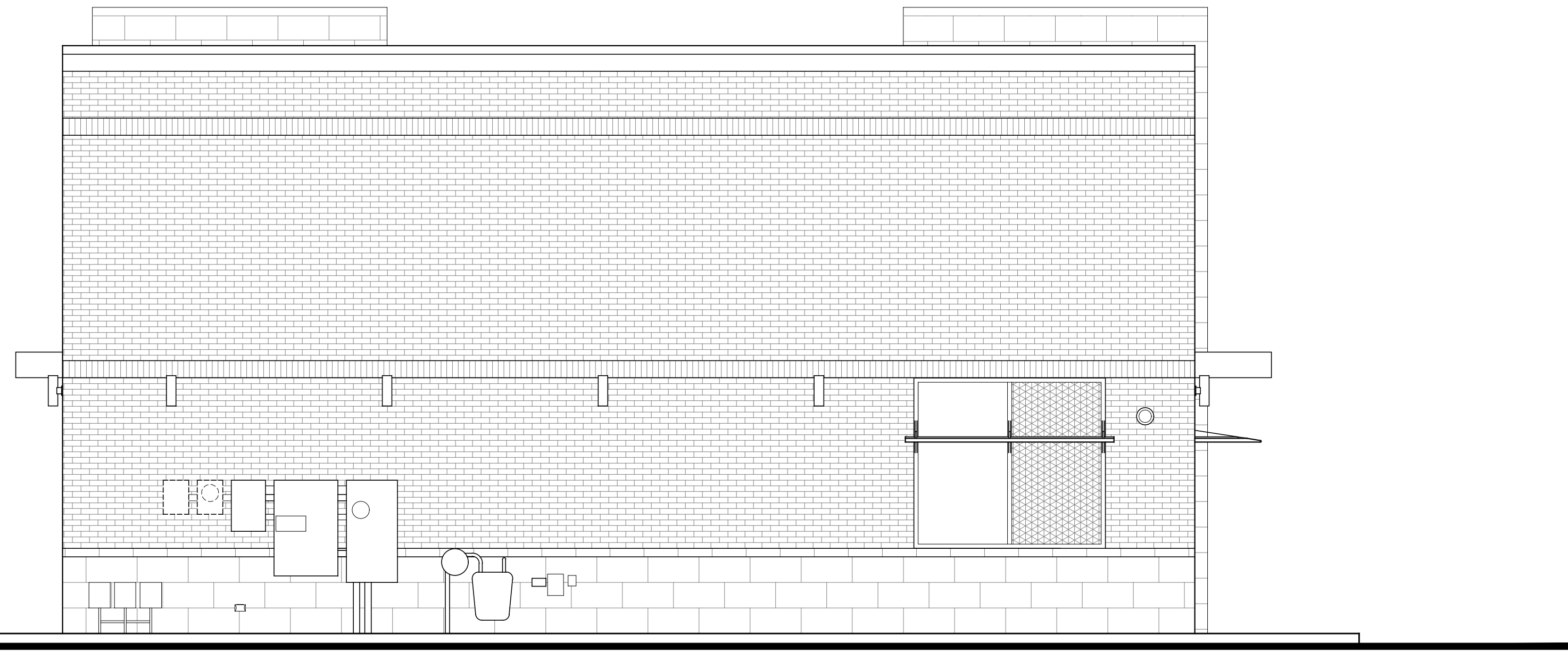
Applicant Name: Terron Wright, The Architects Partnership, LTD

Project Address: 14615 Detroit Ave.

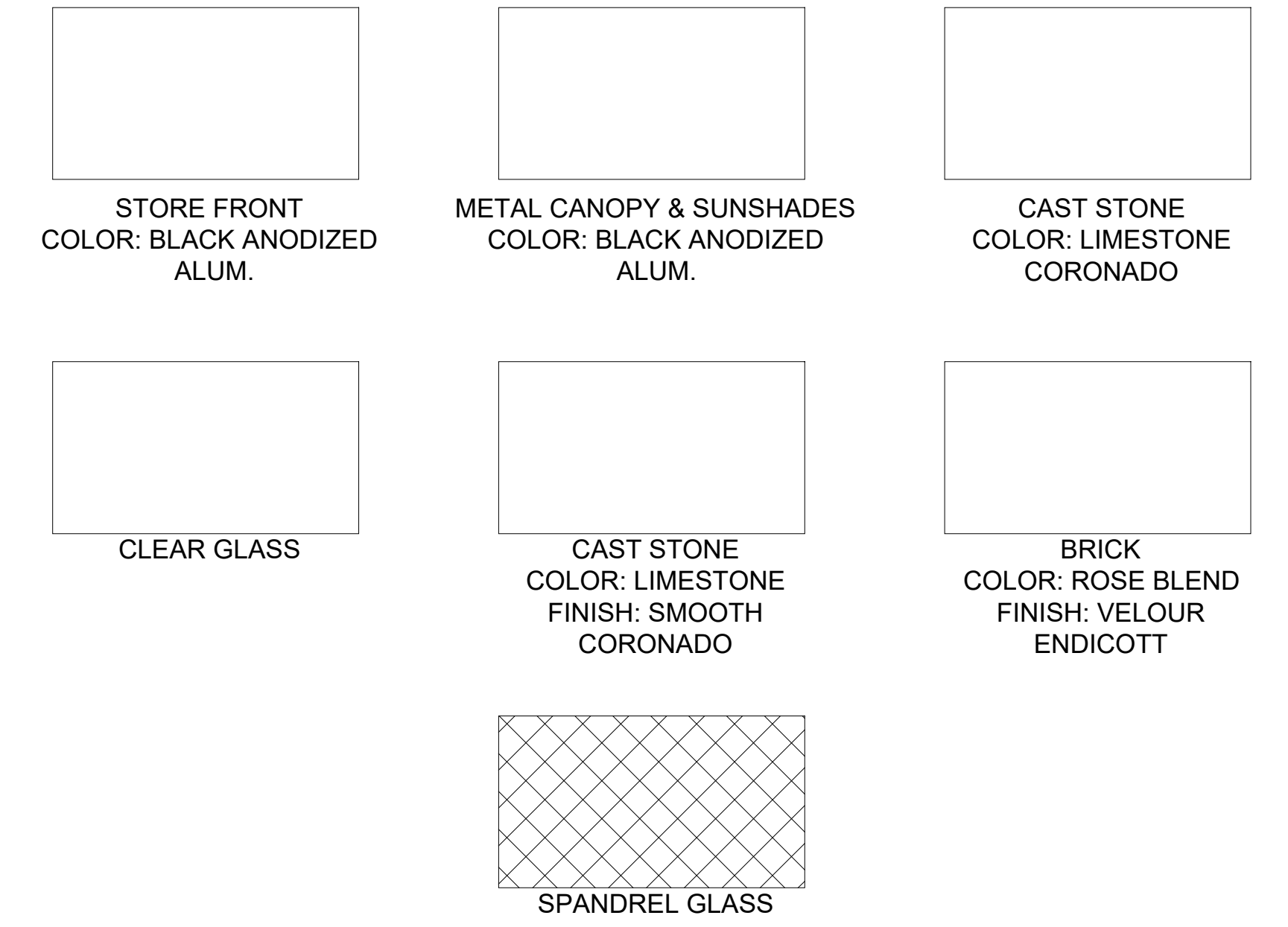
Project Name: CHASE Bank

Proposal: Conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district.

T.O. PARAPET +24'-6"
 T.O. PARAPET +22'-0"
 T.O. WINDOW OPENING +19'-0"
 B.O. WINDOW OPENING +15'-2"
 T.O. WINDOW OPENING +10'-0"
 B.O. CANOPY +10'-0"
 T.O. SLAB / FND. 0'-0"



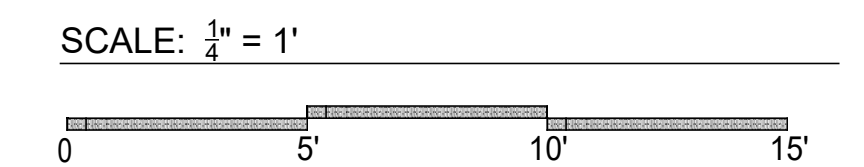
EAST ELEVATION



T.O. PARAPET +24'-6"
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 B.O. WINDOW OPENING +15'-2"
 T.O. WINDOW OPENING +10'-0"
 B.O. CANOPY +10'-0"
 T.O. SLAB / FND. 0'-0"



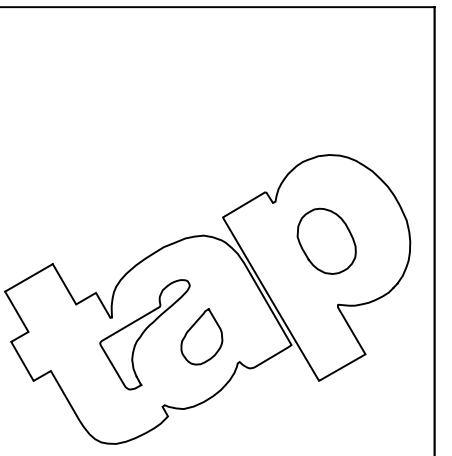
NORTH ELEVATION



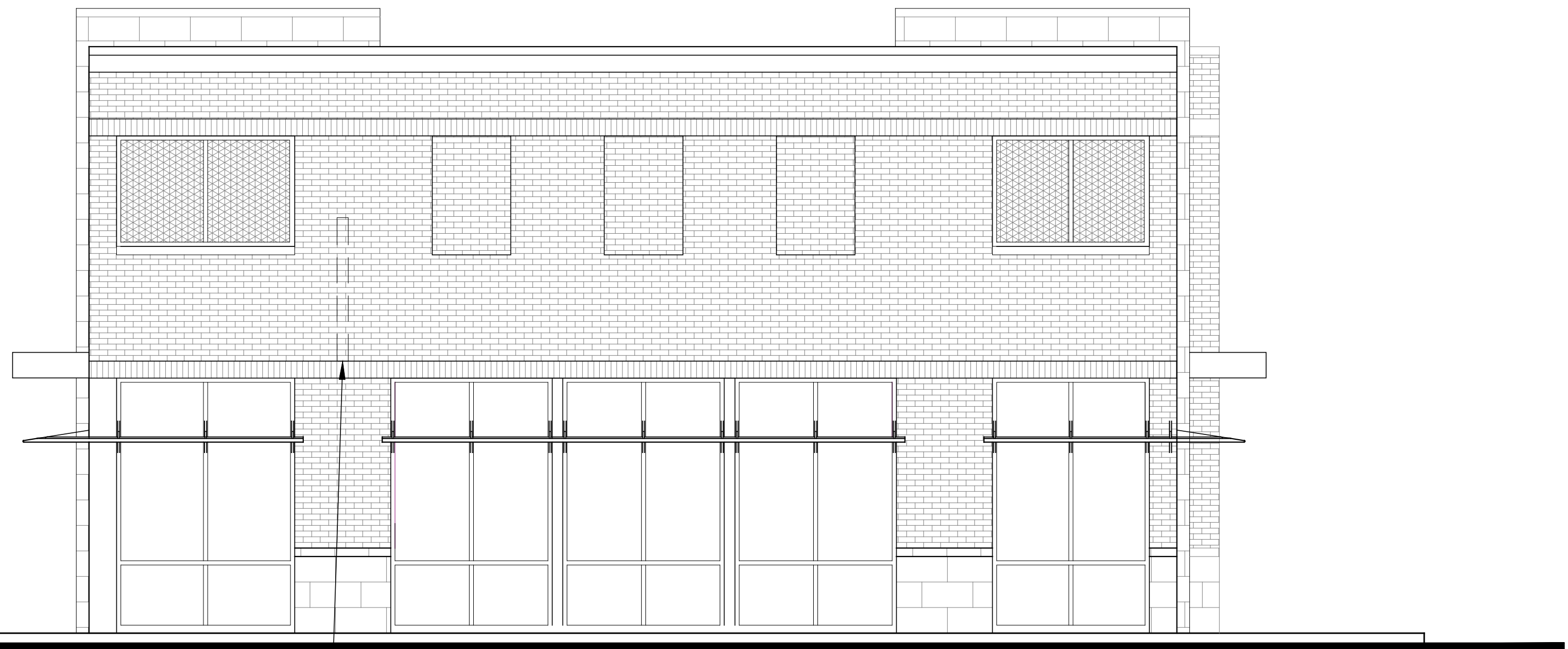
CHASE 
LAKWOOD
 14615 Detroit Ave.
 Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS
 03.23.2022







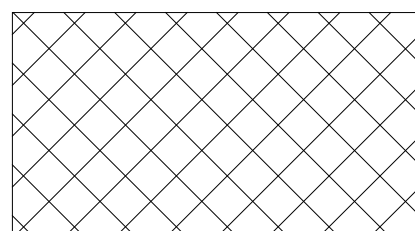
Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 21032



T.O. PARAPET +24'-6"
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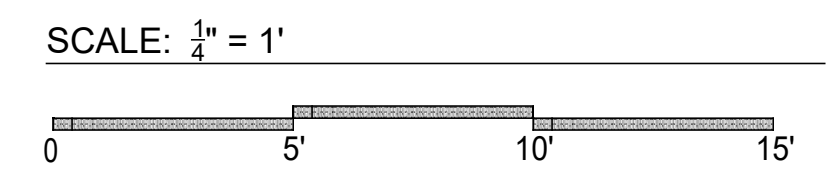
PROPOSED SIGNAGE
 WEST ELEVATION

 STORE FRONT COLOR: BLACK ANODIZED ALUM.	 METAL CANOPY & SUNSHADES COLOR: BLACK ANODIZED ALUM.	 CAST STONE COLOR: LIMESTONE CORONADO
 CLEAR GLASS	 CAST STONE COLOR: LIMESTONE FINISH: SMOOTH CORONADO	 BRICK COLOR: ROSE BLEND FINISH: VELOUR ENDICOTT
	 SPANDREL GLASS	

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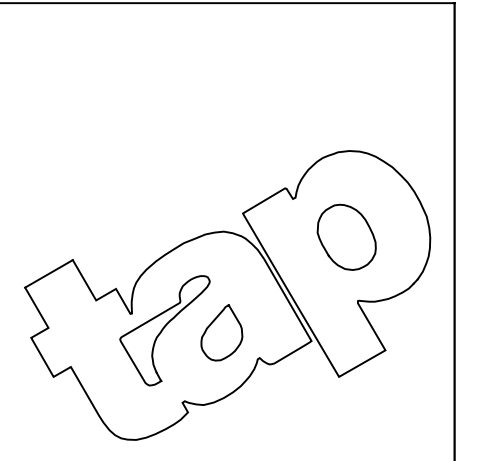
SOUTH ELEVATION

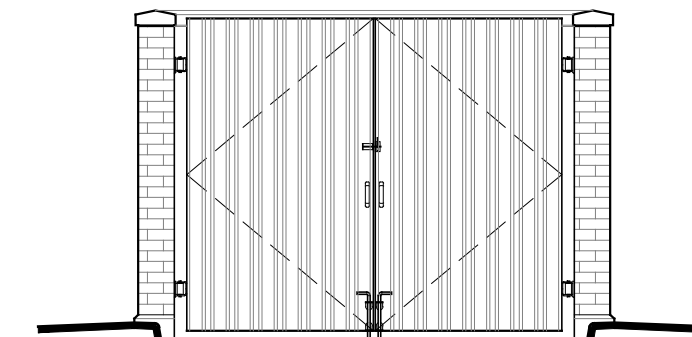
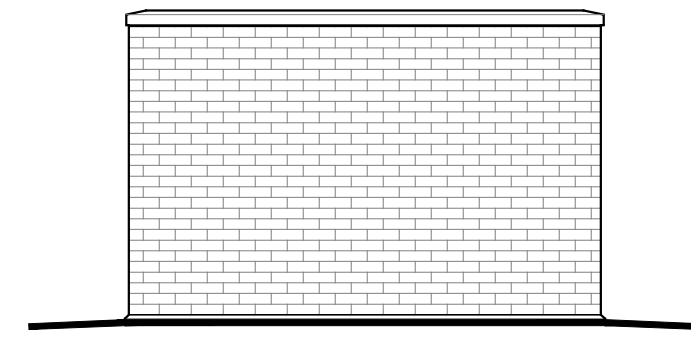


CHASE 
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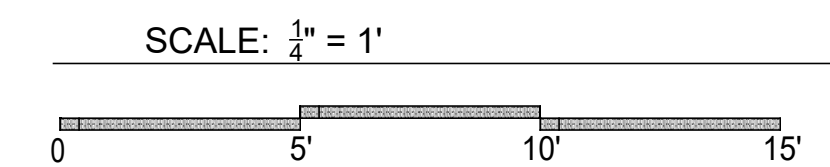


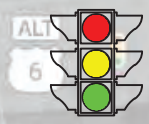


TRASH ENCLOSURE



BRICK
COLOR: ROSE BLEND
FINISH: VELOUR
ENDICOTT





DETROIT AVE

Detroit Ave

REMOVE DRIVEWAY

REMOVE DRIVEWAY

CHASE
CUSTOM DUAL ENTRY
+/- 3,345 S.F.
24HR VEST.

VALIDATE "POCKET PARK" SOW PER AHJ REQUEST

ORNAMENTAL FENCE W/ STREET PLANTING

MAX. PARKING QTY. PER CODE. VARIANCE REQUEST FOR PARKING INCREASE WILL MORE LIKELY, BE DENIED.

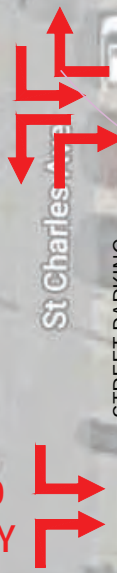
NOTE: SITE PLAN LAYOUT REPRESENTS DESIGN INTENT ONLY. PROPERTY LINES AND AREA CALCULATIONS FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL SURVEY DATA OR FIELD CONDITIONS.

SITE DATA	
LOT SIZE (SQ. FEET)	22023.08
LOT SIZE (ACRES)	0.51
BUILDING GFA (S.F.)	3345
FAR	0.15
LANDSCAPE AREA (S.F.)	7798.06
PAVING (S.F.)	10880.02
PARKING STALLS	12
# PARKING PER 1000 S.F.	3.59

PROPOSED FULL ACCESS

ST CHARLES AVE

PROPOSED ENTER ONLY



12 PARKING

LOADING

ATM 1

BY-PASS

ATM SECURITY BARRIER, PLANTER TYPE.

SIGNATURE STYLE DU CANOPY

DU ATM DISCOURAGED BY AHJ

ORNAMENTAL FENCE W/ STREET PLANTING

Regional Director (RD) DATE

Operating Model Lead (OML) DATE

DRC APPROVED



REGION - OHIO
OVP NO.- J20204600447

Proposed Site Plan
Lakewood

14615 Detroit Rd., Lakewood, OH 44107



DATE	DESIGNER	AREA	SCALE
3/3/21	RJM	+/- 0.51 ac	1" = 40'



DRC Page 7

Johanna Schwarz

From: John Bosman <john@midtown-national.com>
Sent: Wednesday, March 23, 2022 5:52 PM
To: Blake Puttkammer
Cc: Terron Wright; King, Jared; Gabriela Prewitt; Joann Delia
Subject: Re: [EXTERNAL]RE: Lakewood early access
Attachments: image002.jpg; image005.jpg; image007.png

Ownership authorizes the requested consent.

John J. Bosman
Chief Operating Officer
MNG Midtown National Group

Direct: [858-332-3514](tel:858-332-3514)
Cell: [858-774-1441](tel:858-774-1441)
CA RE Broker # 01204409

Sent from my iPhone

On Mar 23, 2022, at 2:32 PM, Blake Puttkammer <blake@midtown-national.com> wrote:

John,
Can you please send email confirmation in this thread that it is acceptable for TAP to submit the necessary applications needed for Chase Bank to move forward with their planning/.entitlement process.

Thank you,

Blake Puttkammer
Midtown National Group
blake@midtown-national.com
Main: 858.736.3673
Cell: 858.531.0820
Fax: 858.546.0034



Please consider the environment before printing this

From: Terron Wright <wright@tapchicago.com>
Sent: Wednesday, March 23, 2022 1:51 PM
To: Blake Puttkammer <blake@midtown-national.com>; King, Jared <jared.king@chase.com>; Gabriela Prewitt <Prewitt@tapchicago.com>
Cc: Joann Delia <joann@midtown-national.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Thanks Blake! Planning Staff requested a simple email from the owner authorizing consent for TAP as the agent to submit the necessary applications on behalf of Chase Bank and the current property owner.



TERRON WRIGHT

Senior Project Manager

The Architects Partnership, Ltd.

200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604

mobile: 561. 628. 9845
w: 312. 583. 9800 x150
wright@tapchicago.com
www.tapchicago.com

From: Blake Puttkammer <blake@midtown-national.com>
Sent: Wednesday, March 23, 2022 3:44 PM
To: King, Jared <jared.king@chase.com>; Gabriela Prewitt <Prewitt@tapchicago.com>; Terron Wright <wright@tapchicago.com>
Cc: Joann Delia <joann@midtown-national.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Jared and Team,

That is correct, John Bosman is an authorized signer for the entity that owns the property so he would be the appropriate contact. If documents need to be sent to someone, they can be sent to myself and/or Joann (she is a notary so we can have the documents notarized and taken care of if needed). Please let us know what exactly you would need as it sounds like there might need to be a document drafted which probably makes the most sense coming from Chase.

Thanks,

Blake Puttkammer

Midtown National Group
blake@midtown-national.com
Main: 858.736.3673
Cell: 858.531.0820
Fax: 858.546.0034



Please consider the environment before printing this

From: King, Jared <jared.king@chase.com>
Sent: Wednesday, March 23, 2022 1:39 PM
To: Gabriela Prewitt <Prewitt@tapchicago.com>; Terron Wright <wright@tapchicago.com>; Blake Puttkammer <blake@midtown-national.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access
Importance: High

Blake,

It looks like John Bosman from your group signed the PSA. Please confirm if that is who the entitlement application should be sent to in order to satisfy the requirement below and please provide his contact info ASAP.

Thanks,

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: jared.king@chase.com

From: Gabriela Prewitt <Prewitt@tapchicago.com>
Sent: Wednesday, March 23, 2022 3:33 PM
To: King, Jared (CCB, USA) <jared.king@chase.com>; Terron Wright <wright@tapchicago.com>; Blake Puttkammer <blake@midtown-national.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access
Importance: High

Hi Jared,

In order to submit applications with the city, we need a written acknowledgement or quote per their application "Owner's consent" from the owner so TAP can file this entitlements on behalf of Chase.

We will appreciate if you can provide this document at your earliest convenience due to the city needing this by the end of the week.

Thank you,

Gabriela Prewitt
Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604
P. 312.583.9800 ext. 58
C. 469.601.0316

From: King, Jared <jared.king@chase.com>
Sent: Wednesday, March 23, 2022 12:33 PM
To: Terron Wright <wright@tapchicago.com>; Blake Puttkammer <blake@midtown-national.com>
Cc: Gabriela Prewitt <Prewitt@tapchicago.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Blake—

I think this is you but please see below and advise.

Thanks,

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: jared.king@chase.com

From: Terron Wright <wright@tapchicago.com>
Sent: Wednesday, March 23, 2022 12:30 PM
To: King, Jared (CCB, USA) <jared.king@chase.com>
Cc: Gabriela Prewitt <Prewitt@tapchicago.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Jared,

Can you confirm if Blake or Joann are the appropriate contacts for the Landlord? We are preparing the necessary entitlement applications. The applications are electronic...

Thank You,



TERRON WRIGHT

Senior Project Manager

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Suite 1020
Chicago, Illinois 60604

mobile: 561. 628. 9845
w: 312. 583. 9800 x150
wright@tapchicago.com
www.tapchicago.com

From: King, Jared <jared.king@chase.com>
Sent: Monday, March 7, 2022 4:28 PM
To: Joann Delia <joann@midtown-national.com>; Blake Puttkammer <blake@midtown-national.com>;
Terron Wright <wright@tapchicago.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Correct we will not be inside of the building exterior only.

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: jared.king@chase.com

From: Joann Delia <joann@midtown-national.com>
Sent: Monday, March 07, 2022 4:05 PM
To: Blake Puttkammer <blake@midtown-national.com>; King, Jared (CCB, USA) <jared.king@chase.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

If the inspection is only on the exterior of the property, they can come at any time. I just need to let them know so tenant is aware someone will be looking around the exterior of the building.

Thanks,

Joann

Joann Delia

**Executive Assistant
Property Manager**

415 S. Cedros Avenue, Suite 240
Solana Beach, CA 92075
Joann@midtown-national.com
Direct: 858-546-0806
Tel: 858-546-0033 Ext. 105
Fax: 858-546-0034

From: Blake Puttkammer
Sent: Monday, March 07, 2022 1:47 PM
To: King, Jared <jared.king@chase.com>; Joann Delia <joann@midtown-national.com>
Subject: RE: [EXTERNAL]RE: Lakewood early access

Joann,
Will we need to reach back out to the tenant or should we be fine given that notice was just provided and this is a related matter?

Thank you,

Blake Puttkammer

Midtown National Group
blake@midtown-national.com
Main: 858.736.3673
Cell: 858.531.0820
Fax: 858.546.0034



Please consider the environment before printing this

From: King, Jared <jared.king@chase.com>
Sent: Monday, March 07, 2022 9:10 AM
To: Blake Puttkammer <blake@midtown-national.com>
Subject: FW: [EXTERNAL]RE: Lakewood early access

Blake,

See below, please let us know if any issues with this.

Thanks,

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: jared.king@chase.com

From: Terron Wright <wright@tapchicago.com>
Sent: Monday, March 07, 2022 11:07 AM
To: King, Jared (CCB, USA) <jared.king@chase.com>
Subject: [EXTERNAL]RE: Lakewood early access

Jared,

The Geotech engineer plans to do site recon and boring layout tomorrow (i.e., walk site, take photos, mark borings with temporary white paint). They will not disclose anything regarding Chase or the proposed development. Please let me know if there are any issues with them being onsite tomorrow?

Thank You,

TERRON WRIGHT

Senior Project Manager

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200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604

mobile: 561. 628. 9845
w: 312. 583. 9800 x150
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EINSTEIN BROS BAGELS



STOP



Scissors

NO PARKING
ANY TIME

ONE WAY
DO NOT
ENTER

BASKIN-ROBBINS
ICE CREAM
CAKES

OR
CUTLERY

Bike



St Charles

11



First State Bank

Charles St



St Charles Ave

FedEx Express

PARK HERE
-
PARK METER
24/7





PLANNING COMMISSION

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

Application Cover Page

Docket No.: 04-07-22

Permit No.: PC22-000006

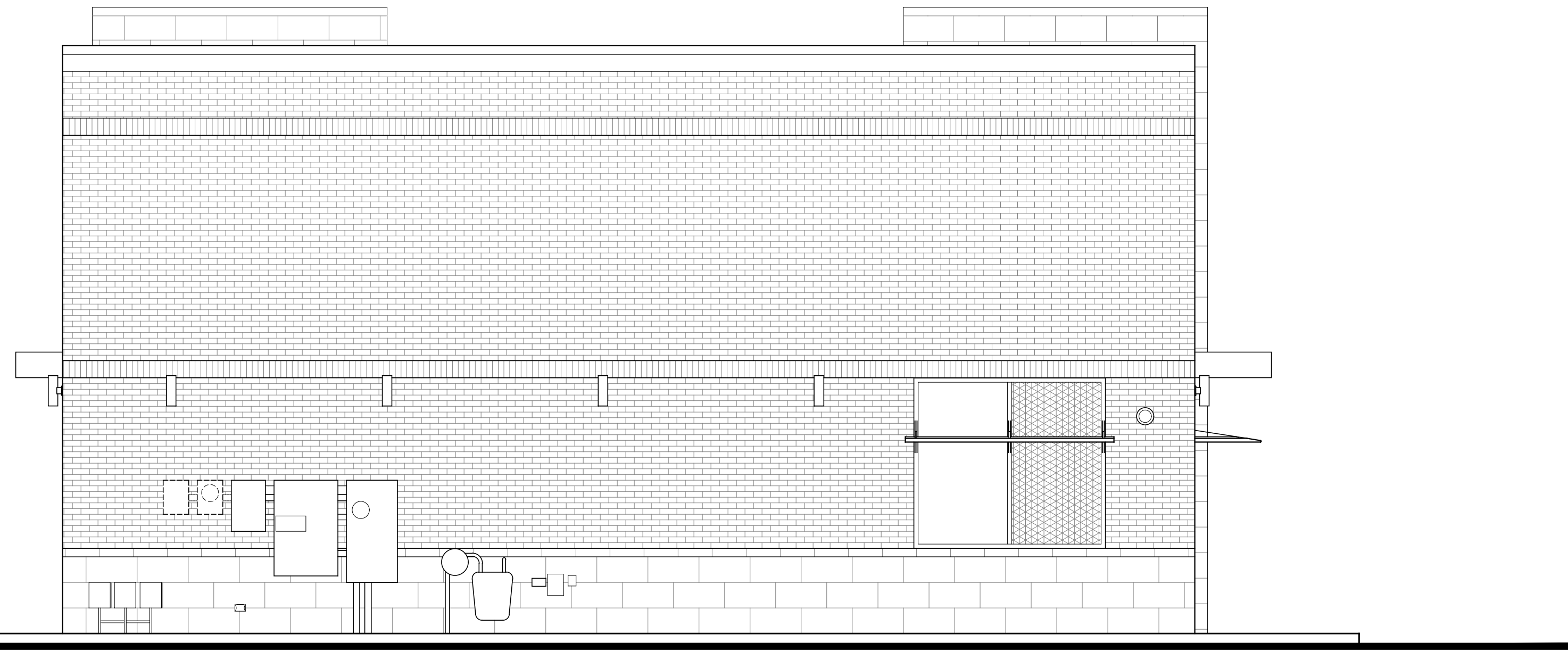
Applicant Name: Terron Wright, The Architects Partnership, LTD

Project Address: 14615 Detroit Ave.

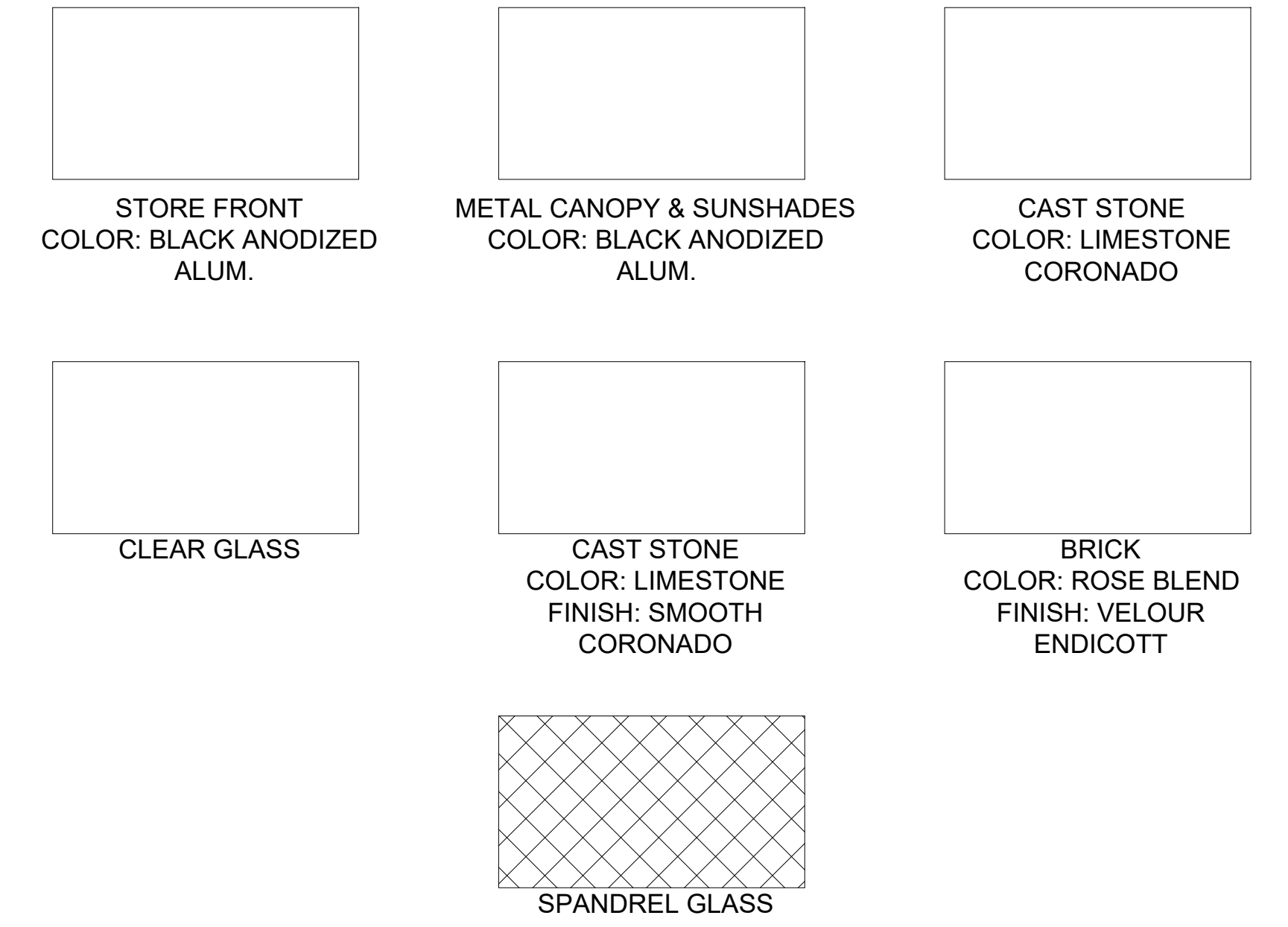
Project Name: CHASE Bank

Proposal: Approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C1, Commercial - Office district.

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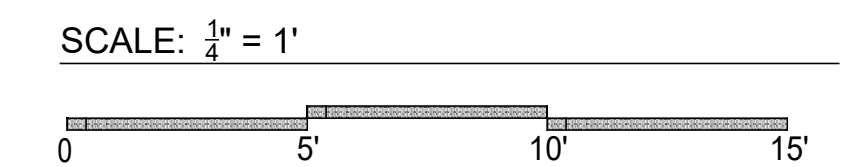
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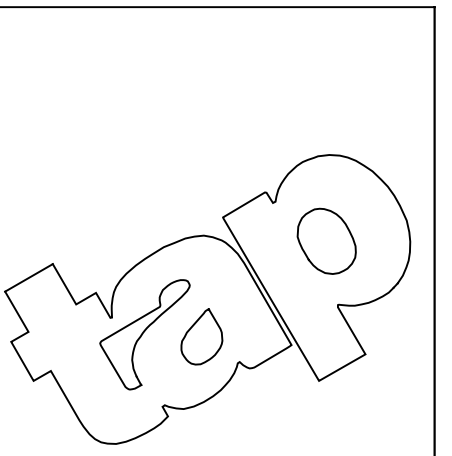
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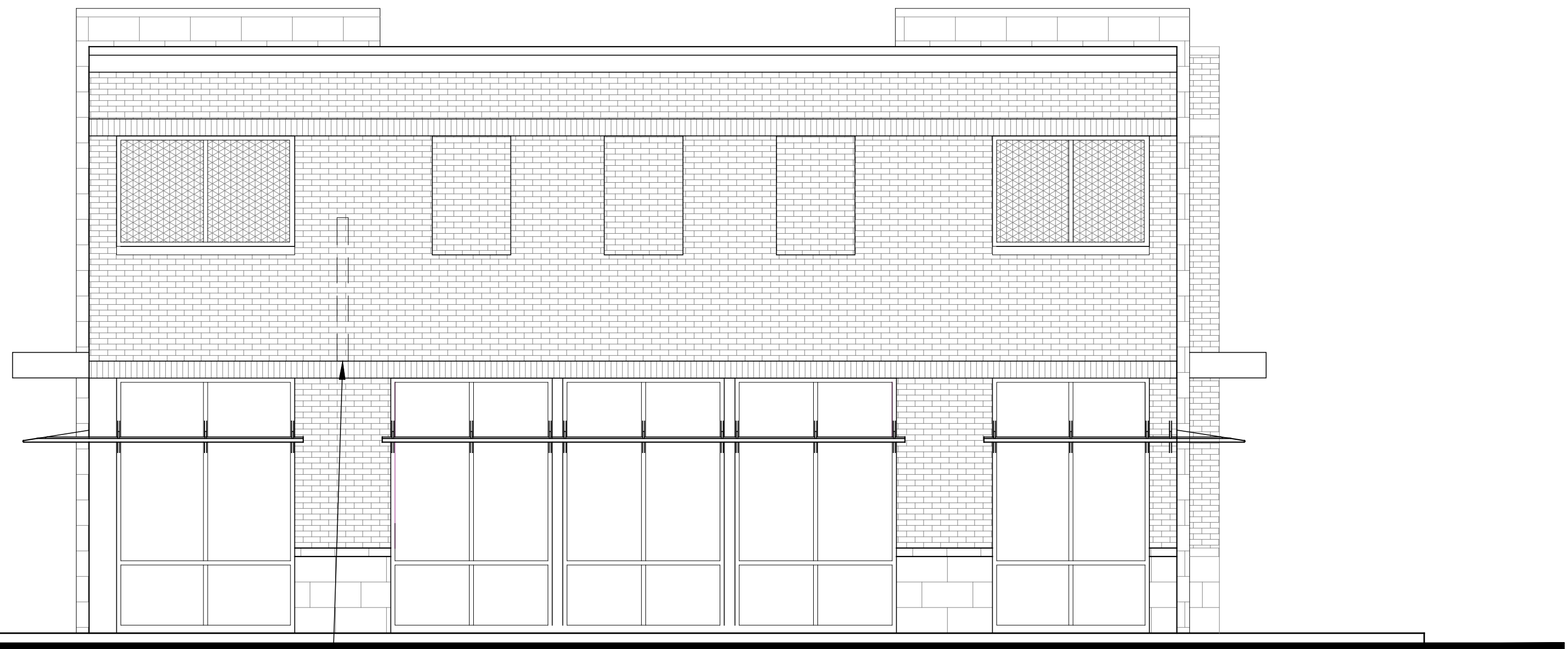
CHASE 
LAKWOOD
 14615 Detroit Ave.
 Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS
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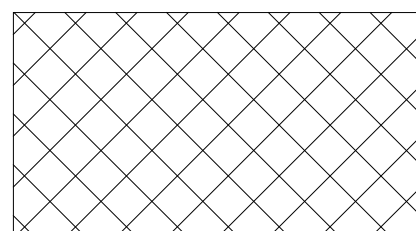
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 t: 312.583.9800
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 WEST ELEVATION

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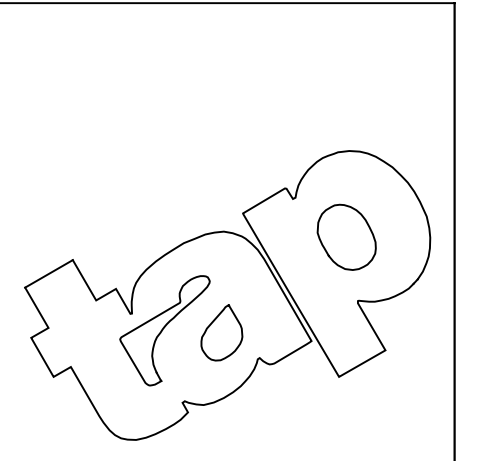
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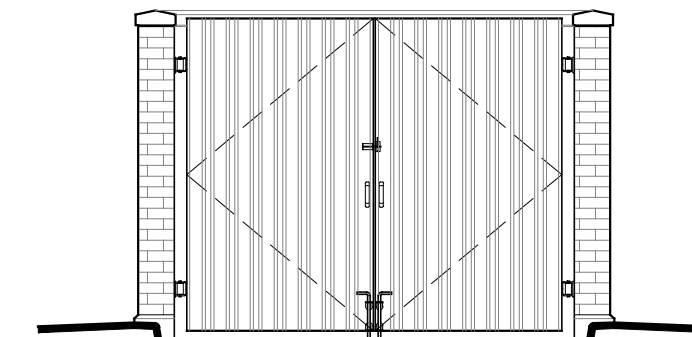
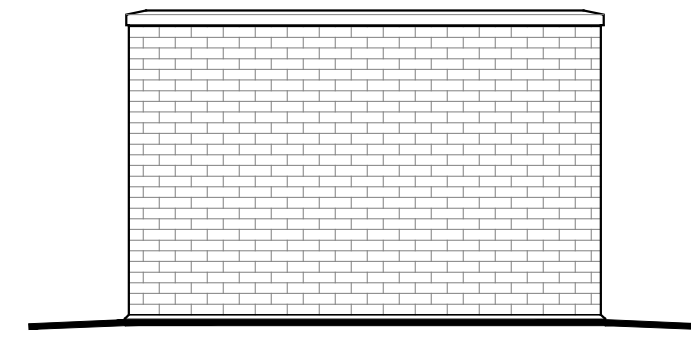
SCALE: 1/4" = 1'
 0 5' 10' 15'

CHASE 
LAKWOOD
 14615 Detroit Ave.
 Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS
 03.23.2022

Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 21032

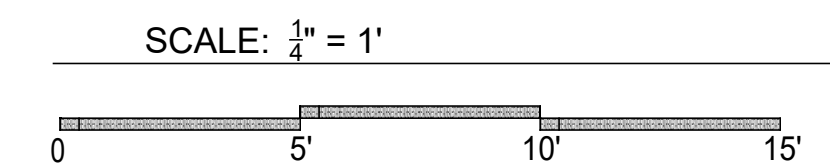


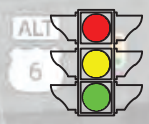


TRASH ENCLOSURE



BRICK
COLOR: ROSE BLEND
FINISH: VELOUR
ENDICOTT





DETROIT AVE

Detroit Ave

REMOVE DRIVEWAY

REMOVE DRIVEWAY

CHASE
CUSTOM DUAL ENTRY
+/- 3,345 S.F.
24HR VEST.

VALIDATE "POCKET PARK" SOW PER AHJ REQUEST

ORNAMENTAL FENCE W/ STREET PLANTING

MAX. PARKING QTY. PER CODE. VARIANCE REQUEST FOR PARKING INCREASE WILL MORE LIKELY, BE DENIED.

NOTE: SITE PLAN LAYOUT REPRESENTS DESIGN INTENT ONLY. PROPERTY LINES AND AREA CALCULATIONS FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL SURVEY DATA OR FIELD CONDITIONS.

SITE DATA	
LOT SIZE (SQ. FEET)	22023.08
LOT SIZE (ACRES)	0.51
BUILDING GFA (S.F.)	3345
FAR	0.15
LANDSCAPE AREA (S.F.)	7798.06
PAVING (S.F.)	10880.02
PARKING STALLS	12
# PARKING PER 1000 S.F.	3.59

PROPOSED FULL ACCESS

ST CHARLES AVE

PROPOSED ENTER ONLY

12 PARKING

LOADING

ATM 1

BY-PASS

ATM SECURITY BARRIER, PLANTER TYPE.

SIGNATURE STYLE DU CANOPY

DU ATM DISCOURAGED BY AHJ

ORNAMENTAL FENCE W/ STREET PLANTING

Regional Director (RD) DATE

Operating Model Lead (OML) DATE

DRC APPROVED



REGION - OHIO
OVP NO.- J20204600447

Proposed Site Plan
Lakewood

14615 Detroit Rd., Lakewood, OH 44107



DATE	DESIGNER	AREA	SCALE
3/3/21	RJM	+/- 0.51 ac	1" = 40'



DRC Page 7

From: [Terron Wright](#)
To: [David Baas](#); [Gabriela Prewitt](#); [Shawn Leininger](#)
Cc: [Michelle Nocht](#)
Subject: RE: Applications
Date: Thursday, March 24, 2022 11:49:26 AM
Attachments: [image005.png](#)
[image006.png](#)
[Re EXTERNALRE Lakewood early access.msg](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning David,

Please see the attached email correspondence from the property owner authorizing the application submittal.

Please let me know if you need anything else from the property owner.

Thank You,

TERRON WRIGHT
Senior Project Manager

The Architects Partnership, Ltd.

200 South Michigan Avenue
Suite 1020
Chicago, Illinois 60604

mobile: 561. 628. 9845
w: 312. 583. 9800 x150
wright@tapchicago.com
www.tapchicago.com

From: David Baas <David.Baas@lakewoodoh.net>
Sent: Wednesday, March 23, 2022 2:48 PM
To: Gabriela Prewitt <Prewitt@tapchicago.com>; Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Cc: Michelle Nocht <Michelle.Nocht@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>
Subject: RE: Applications

Gabriela,
In the past – I've seen other applicants place a memo explaining the delay into that portion of the application...or even just an email acknowledgement from the property owner in the place of a formal letter that can be provided later.

Sincerely,

Dave

Dave Baas, AICP

Senior Planner

LtCol, USMC (Retired)

City of Lakewood

12650 Detroit Avenue

Lakewood, Ohio 44107

david.baas@lakewoodoh.net

(216) 529-6637 (work)

(216) 372-8996 (cell)

www.lakewoodoh.gov

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From: Gabriela Prewitt <Prewitt@tapchicago.com>

Sent: Wednesday, March 23, 2022 3:45 PM

To: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>

Cc: Michelle Nocht <Michelle.Nocht@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>

Subject: RE: Applications

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Shawn,

We are trying to submit the applications with the plan of providing owner consent by end of the week, but the portal does not let us submit the application without the consent file. In this case how can we submit?

Thank you,

Gabriela Prewitt

Designer

The Architects Partnership, Ltd.

200 South Michigan Avenue

Suite 1020

Chicago, Illinois 60604

P. 312.583.9800 ext. 58

From: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Sent: Wednesday, March 23, 2022 12:48 PM
To: Gabriela Prewitt <Prewitt@tapchicago.com>
Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>
Subject: RE: Applications

Please submit the applications as soon as possible and no later than the end of the day. We will need the property owner consent prior to moving forward. We will need that by the end of the week. Please let us know when that is uploaded into CitizenServe.

Sincerely,

Shawn Leininger, AICP
Director of Planning & Development

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

(216) 529-6630 main
(216) 529-6635 office

www.lakewoodoh.gov

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From: Gabriela Prewitt <Prewitt@tapchicago.com>
Sent: Wednesday, March 23, 2022 1:27 PM
To: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>; Terron Wright <wright@tapchicago.com>
Subject: RE: Applications

CAUTION: This email originated from outside your organization. Exercise caution when

opening attachments or clicking links, especially from unknown senders.

Hi Shawn,

Appreciate you and your team reaching out. We had to push to today the submittal of the applications due to some changes we are presenting with the façade design and materials, addressing a little bit more of the concerns we talked about during our Friday meeting.

Also we are currently waiting for the authorization for property access from the owner, is it possible to move forward with the application without this and submit it later in the process?

Thank you,

Gabriela Prewitt

Designer

The Architects Partnership, Ltd.

200 South Michigan Avenue

Suite 1020

Chicago, Illinois 60604

P. 312.583.9800 ext. 58

C. 469.601.0316

From: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>

Sent: Wednesday, March 23, 2022 12:22 PM

To: Gabriela Prewitt <Prewitt@tapchicago.com>

Cc: Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>

Subject: Applications

Gabriela,

We did not see your applications submitted. Please advise if you are not planning on attending the April meetings.

Sincerely,

Shawn Leininger, AICP

Director of Planning & Development

City of Lakewood

Department of Planning & Development

12650 Detroit Avenue

Lakewood, Ohio 44107

(216) 529-6630 main
(216) 529-6635 office

www.lakewoodoh.gov

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EINSTEIN BROS BAGELS





Scans

NO PARKING
ANY TIME

ONE WAY
DO NOT
ENTER





St Charles

H

Bicycle symbol

First State Bank

Charles St



St. Charles Ave

FedEx
Express

PARK
HERE
-
PARK METER
24/7





PLANNING COMMISSION

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

Application Cover Page

Docket No.: 05-09-22

Permit No.: PC22-000012

Applicant Name:

Project Address: 16900 Detroit Ave.

Project Name: Lakewood Food Truck Park

Proposal: At the June 7, 2018 meeting, the Planning Commission approved a mixed-use overlay with outdoor dining. The property is in a C3, General Business and an R2, Single and Two-Family district. The Planning Commission has requested a review of the conditional use as a result of noise complaints that occurred over the past year.

**DISPOSITION
PLANNING COMMISSION
JUNE 7, 2018
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM
(Recording is available)**

The meeting was called to order at 7:00 p.m.

Roll Call

Members Present

Kyle Baker
Glenn Coyne, Vice Chair
William Gaydos, Chair
Lou McMahon
Monica Rossiter

Others Present

Bryce Sylvester, Director, Planning and Development
Katelyn Milius, City Planner, Secretary
Jennifer Swallow, Chief Assistant Law Director
Mark Papke, City Engineer

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, pursuant to section 1135.03 – designation of a mixed use overlay district. The property is located in a C3, General Business and an R2, Single and Two-Family district. The item was deferred from the May meeting. (Page 25)

Greg Ernst, AODK, Inc., applicant and Daniel Deagan, business representative were present to explain the requests. Documentation of conditions with answers to comments was presented to the Commission and made part of the presentation along with a modified site plan (presentation made part of record). The documentation and response by the applicant to the conditions is attached as a part of these meeting minutes.

The Commission members asked that point 1.6 in the response to the conditions be amended to clarify the outdoor dining would close at the same time as the food trucks left; the indoor bar would close one hour later. Additionally, the number of parking spaces at 17117 Detroit Avenue was 22, not 24. Asked if there were televisions, the applicants replied if there were any, they would be limited to positions above the bars. It was also asked if there would be a barrier on the second floor patio from the north and east properties. City administration presented a zoning analysis as it pertained to the project. The Commission members appreciated all the hard work put forth by the applicants and administrative staff. It was confirmed that approval was required by Architectural Board of Review (“ABR”).

Public comment was taken.

Mr. Ernst, Mr. Deagan and administrative staff addressed questions and clarifications that were presented by public comment. Below is a summary of the answers to those questions posed:

- Parking agreement with the dental group was for 22 parking spaces.
- 12 existing on-street parking spaces were on Detroit Avenue and wrapped around onto Bonnieview Avenue. Those that are adjacent to the park on Edwards Avenue were not included.
- 29 spaces were used by tenants of the property owner.

- There was no time limit for the shared parking between the owner of 17117 Detroit Avenue and the applicant; city administration would require an agreement.
- The vacant lot that is currently used by Edwards Park patrons is privately-owned; the city cannot dictate it being turned into a public parking lot.
- The city was willing to study and monitor the pedestrian and vehicular safety prior to the project being executed. Mr. McMahon said the safety concerns at Edwards Park has existed for a long time and strongly encouraged that another location for tee-ball activities be found. Mr. Sylvester said the city is actively reinvesting in the city's parks.
- Potential patrons would be 30+ in age; the younger drinking crowd would be discouraged with higher pricing.
- Neighbors would be able to call the business owner directly with problems.
- Employee parking spaces are included in the maximum spaces specified by 1143; the employees would be encouraged to park behind Humble Wine Bar and/or other businesses so as not to compete with patrons for parking spaces. The number of employees was expected to be between 12 and 15.
- Entrances to the patio were discussed and need to be refined as part of the ABR process.
- Licensing would be for beer, liquor and wine. Taxes would be paid the same as another brick and mortar business.
- 1135.03(b)(2) addressed the parking and traffic management proposal, which includes parking agreements, impacts to the neighborhood, et cetera and was used to analyze the parking for this proposal.
- Chapter 1329 would be used in the comprehensive signage plan for the project, including the food trucks.
- The administration does an annual review of outdoor dining conditional use and parking spaces.
- The unique concept of being a mixed-use overlay allowed the number of outdoor seating to exceed the allowable 25% of indoor seating within chapter 1135.
- Entrances were flexible due to the mixed-use overlay proposal.
- As a result of an updated site plan: how many seats were provided, how would deliveries be made, and how would the garage doors be placed and operated?
 - There would be about 100 outdoor and 56 indoor seats and 75 rooftop seats.
 - There was a delivery door accessible from the seven parking spaces to the north.
 - The garage doors and all openings would operate and face south, not east.
- The proposed fence to the north of the site was eight feet high. The east, south and west sides would possibly be four to six feet high (exact height, length, and material would be discussed and approved by ABR).
- The issue of noise was dependent upon the operator/management of a business.

Asked by the Commission, Mr. Ernst confirmed the rooftop area of 1,250 square feet had not been included in the reported square footage. About two more parking spaces would be required. The applicants were thanked for their consideration and engagement with the neighbors. Discussion and comments commenced among the Commissioners. Further definition will be needed, such as: security, striping of the parking lot, the need for a crossing guard for the park at tee-ball time, ingress/egress of patrons and vehicles at the intersection, handicap parking, traffic flow, and bicycle racks. The items would be set forth as conditions if approval were granted. Administrative staff stated the applicant would adhere to all conditions as set forth by the Planning Commission, in addition to the ones provided in writing and presented at the meeting (made part of record), and along with any amendments.

A motion was made by Mr. McMahon, seconded by Mr. Coyne to **APPROVE Docket No. 05-20-18 – Mixed-Use Overlay District** with the following conditions:

- Applicant maintains the maximum parking at all times of 2.5 spaces per 1,000 sq. ft. of programmed area including the building, the outdoor beer garden, and the second floor outdoor space in the calculation.

- Annually in March (when outdoor dining is reviewed and renewed annually) and in writing, the applicant will confirm to the city that maximum parking is maintained.
- The residential property is brought into compliance and maintained in compliance with all applicable codes.
- There is no outdoor live music after 8:00 p.m.
- Planning Commission approval is subject to ABR approvals.
- There will be no outside projector screens.
- The city and the applicant shall develop a plan to address the increased pedestrian and vehicular traffic at this corner. Specifically, a plan should be in place for when tee ball games are occurring at Edwards Park.
(the following amendments were added during discussion after approval)
- Planning Commission approval is subject to the issuance of a Certificate of Occupancy as issued by the Division of Housing and Building.
- All improvements are completed to code and approved.
- The staff from this project would clean the parking lots each night.
- The response to the conditions document presented at the meeting is amended as noted below:
 - a. There is clarification of the closing time for the outdoor bar (in conjunction with the food trucks) versus the indoor bar.
 - b. There is clarification of the square footage and the number of required parking spaces.

All of the members voting yea, the motion passed.

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, pursuant to section 1135.03 – designation of a mixed use overlay district and section 1161.03(t) – outdoor seasonal dining. The property is located in a C3, General Business and an R2, Single and Two-Family district. The item was deferred from the May meeting. (Page 28)

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **APPROVE Docket No. 05-20-18 – Outdoor Seasonal Dining** with the following conditions:

- Applicant maintains the maximum parking at all times of 2.5 spaces per 1,000 sq. ft. of programmed area including the building, the outdoor beer garden, and the second floor outdoor space in the calculation.
- Annually in March (when outdoor dining is reviewed and renewed annually) and in writing, the applicant will confirm to the city that maximum parking is maintained.
- The residential property is brought into compliance and maintained in compliance with all applicable codes.
- There is no outdoor live music after 8:00 p.m.
- Planning Commission approval is subject to ABR approvals.
- There will be no outside projector screens.
- The city and the applicant shall develop a plan to address the increased pedestrian and vehicular traffic at this corner. Specifically, a plan should be in place for when tee ball games are occurring at Edwards Park.
- Planning Commission approval is subject to the issuance of a Certificate of Occupancy as issued by the Division of Housing and Building.
- All improvements are completed to code and approved.
- The staff from this project would clean the parking lots each night.
- The response to the conditions document presented at the meeting is amended as noted below:

a. There is clarification of the closing time for the outdoor bar (in conjunction with the food trucks) versus the indoor bar.

b. There is clarification of the square footage and the number of required parking spaces.

Specific conditions for the outdoor dining on the site are as follows:

- The outdoor dining aspect is approved to be year-round.
- Expansion of the number of outdoor seating may exceed the allowable 25% of the indoor seating.
- Ingress/egress will be approved a part of the security plan.

All of the members voting yea, the motion passed.



PLANNING COMMISSION

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Application Cover Page

Docket No.: 05-10-22

Permit No.: PC22-000013

Applicant Name:

Project Address: 13601-05 Detroit Ave.

Project Name: O'Toole's Pub

Proposal: At the June 18, 2020 meeting, Planning Commission approved conditional use for temporary expansion of outdoor dining. The property is in a C3 Commercial - General Business district. The Planning Commission has requested a review of the conditional use as a result of right-of-way complaints/concerns.

**DISPOSITION
PLANNING COMMISSION
SPECIAL MEETING
LAKEWOOD, OHIO
JUNE 18, 2020
7:30 P.M.
REMOTE MEETING - RECORDED
PRE-REVIEW MEETING
7:00 P.M.**

Roll Call

Members Present

Kyle Baker, Chair
Nate Kelly
Kyle Krewson, Vice Chair
Monica Jordan (Rossiter)
Jeffrey Wise

Others Present

Michelle Nochta, Planner, Acting Secretary
Jennifer Swallow, Executive Assistant Law Director
Allison Hennie, Urban Planner

CONDITIONAL USE

Docket No. 06-24-20

13601-05 Detroit Avenue, O'Toole's Pub

Patrick O'Toole, O'Toole's Pub LLC requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C3 Commercial - General district. (Page11)

Patrick O'Toole, applicant was present to explain the request (three/four plans were submitted). Staff provided the administration's analysis of the proposal and supported the latest plan contingent upon review by safety forces, ABR, and Housing and Building. Written public comment was relayed to the Commission. Public comment was closed as no one addressed the item. The Commission stated the bike rack removal was appropriate, asked about fence gates; discussion ensued about the fence and furniture being removed each evening.

A motion was made by Mr. Baker, seconded by Mr. Krewson to **APPROVE** w/conditions:

- Approval contingent on safety forces review and approval, Police, Fire, Public Works and Building, Temporary removal of bike racks is approved, Agreement with the City for sidewalk dining (Use of Public Property), Approve temp seating contingent on ABR approval of a temporary barricade. Final table layout to be reviewed and approved by building department and ABR. Maintain public egress on sidewalk at a minimum of 3 feet with unobstructed egress door and swing must be maintained. Mr. Baker, Mr. Kelly, Mr. Krewson, Ms. Jordan, Mr. Wise voting yea, the motion passed.



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Application Cover Page

Docket No.: 05-11-22

Permit No.: PC22-000010

Applicant Name: Rich Bozic, Blatchford Architects, LLC

Project Address: 2105 Quail St.

Project Name: North Coast Baptist Church

Proposal: Approval for the expansion of a non-conforming structure. Pursuant to Section 1149.03 – Non-conforming use of structures. The applicant received a side yard setback variance from Board of Zoning Appeals at their meeting on April 21, 2022. Property is in an R2, Single-and Two-Family district.




April 6th, 2022

To whom it may concern,

This letter to verify approval to access to the property at NorthCoast Baptist Church at 2051 Quail St, Lakewood, Ohio for the purposes related to our proposed renovation project.

Sincerely,



John A. Lutz
Pastor

1114 # 5-201778
\$275.00

Mc Steen & Associates
ENGINEERS & SURVEYORS

P.O. Box 94908
Cleveland, OH 44101-4908

440.585.9800
Fax: 440.585.9801

This survey is a mortgage location survey prepared in accordance with chapter 4733-38, Ohio administrative code, and is not a boundary survey pursuant to chapter 4733-37, Ohio administrative code.

Prepared For: GREAT NORTHERN TITLE AGENCY,
CLEVELAND
HUNTINGTON MORTGAGE COMPANY

Present Owner: CONGREGATION OF YAHWEH

New Owner: NORTH COAST BAPTIST CHURCH

Occupied By: NO ANSWER

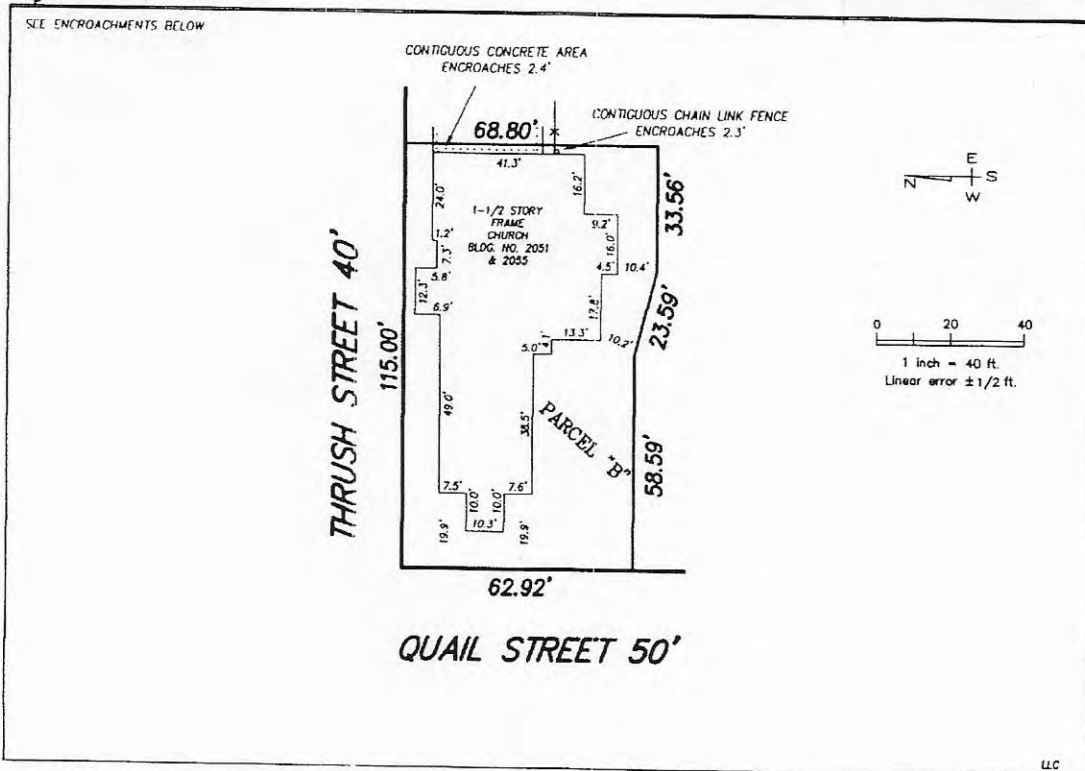
Work: NONE OBSERVED

Street Improvements: NONE APPARENT

Title Company #: 5-280598 T



SEE ENCROACHMENTS BELOW



3/14/2006 2:45:00 PM

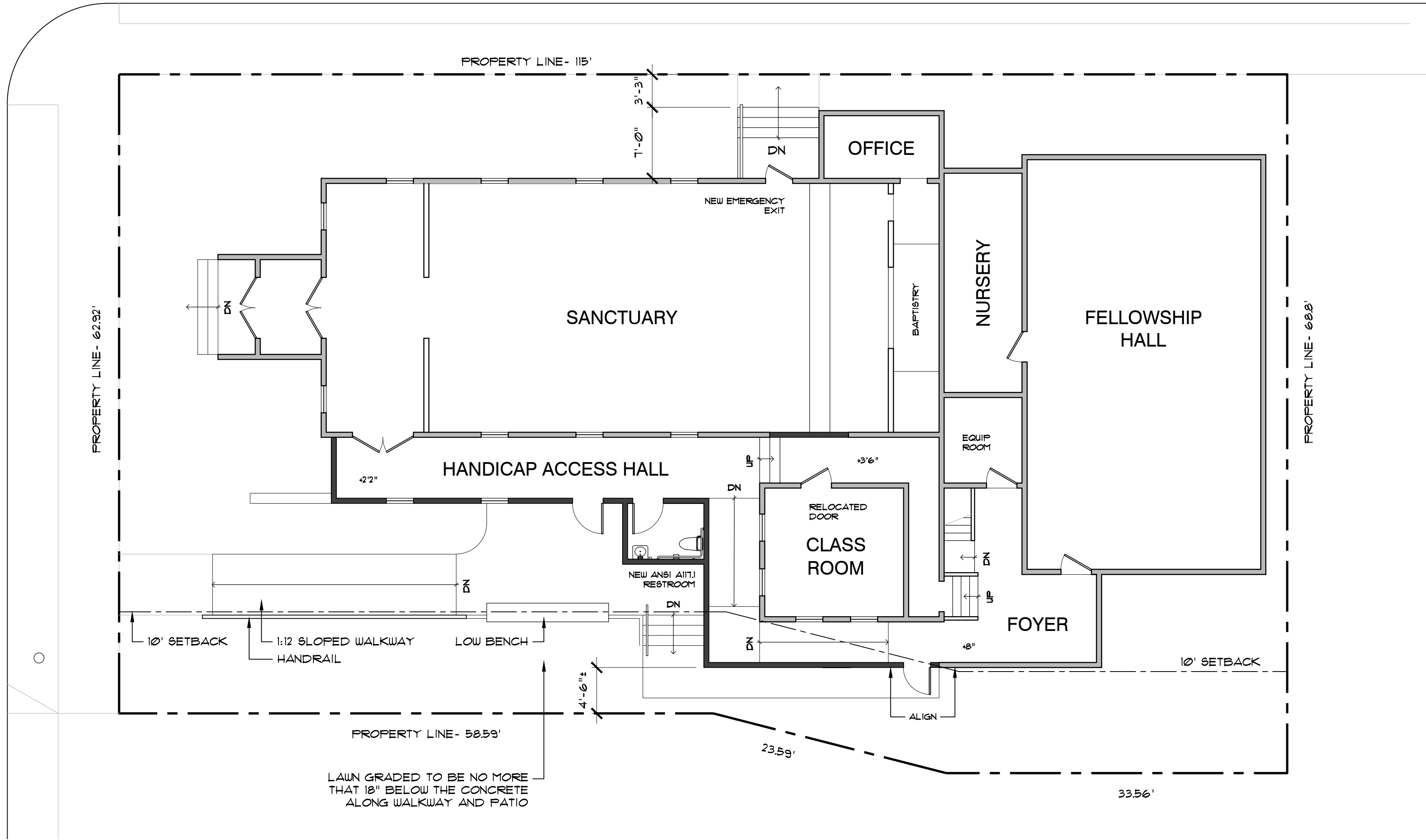
2051-55 QUAIL STREET, LAKEWOOD

280064

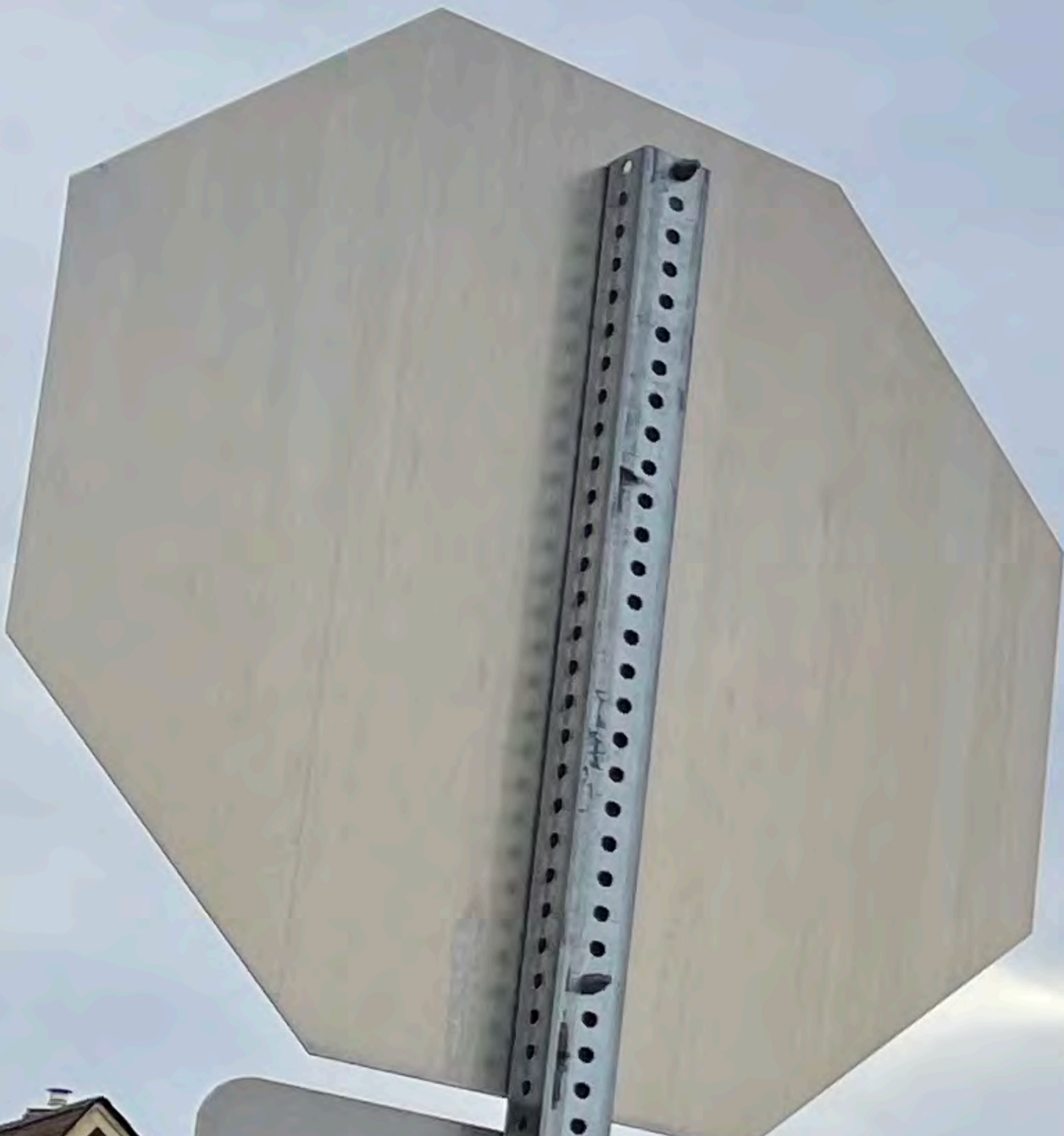
LLC

QUAIL ST

THRUSH ST



 **Proposed Site Plan**
1/8" = 1'-0"



NO PARKING
STOPPING
OR
STANDING
→

NORTH COAST
Baptist Church
SERVICE TIMES
Sunday Morning Service... 10:00 AM
Sunday Morning Service... 11:00 AM
Sunday Evening Service... 6:00 PM
Week-Evening Bible Study... 7:00 PM





AHEAD

NO PARKING ANY TIME



PLANNING COMMISSION

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Application Cover Page

Docket No.: 05-12-22

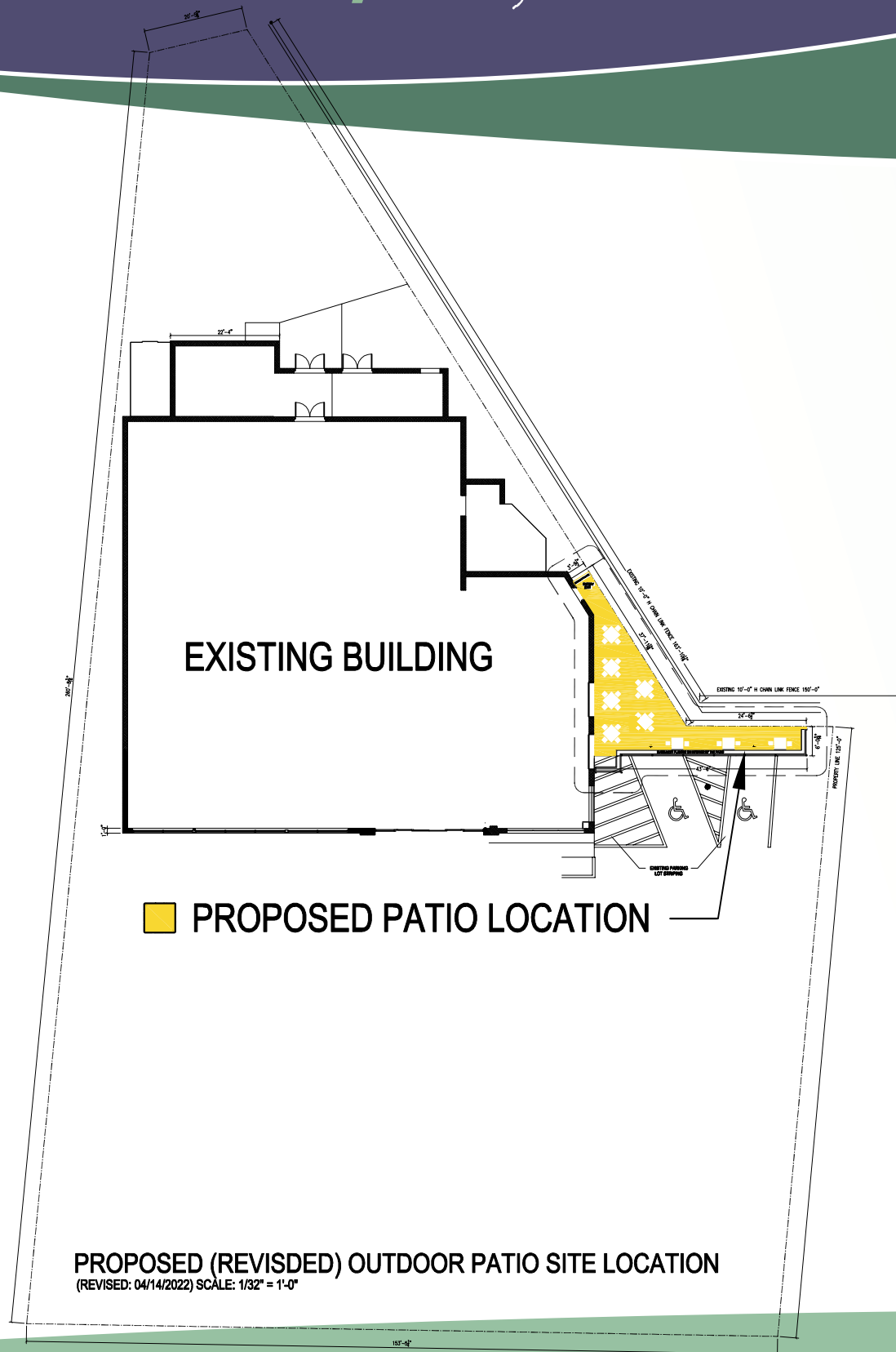
Permit No.: PC22-000009

Applicant Name: Andrew Revy, Immigrant Son Brewery

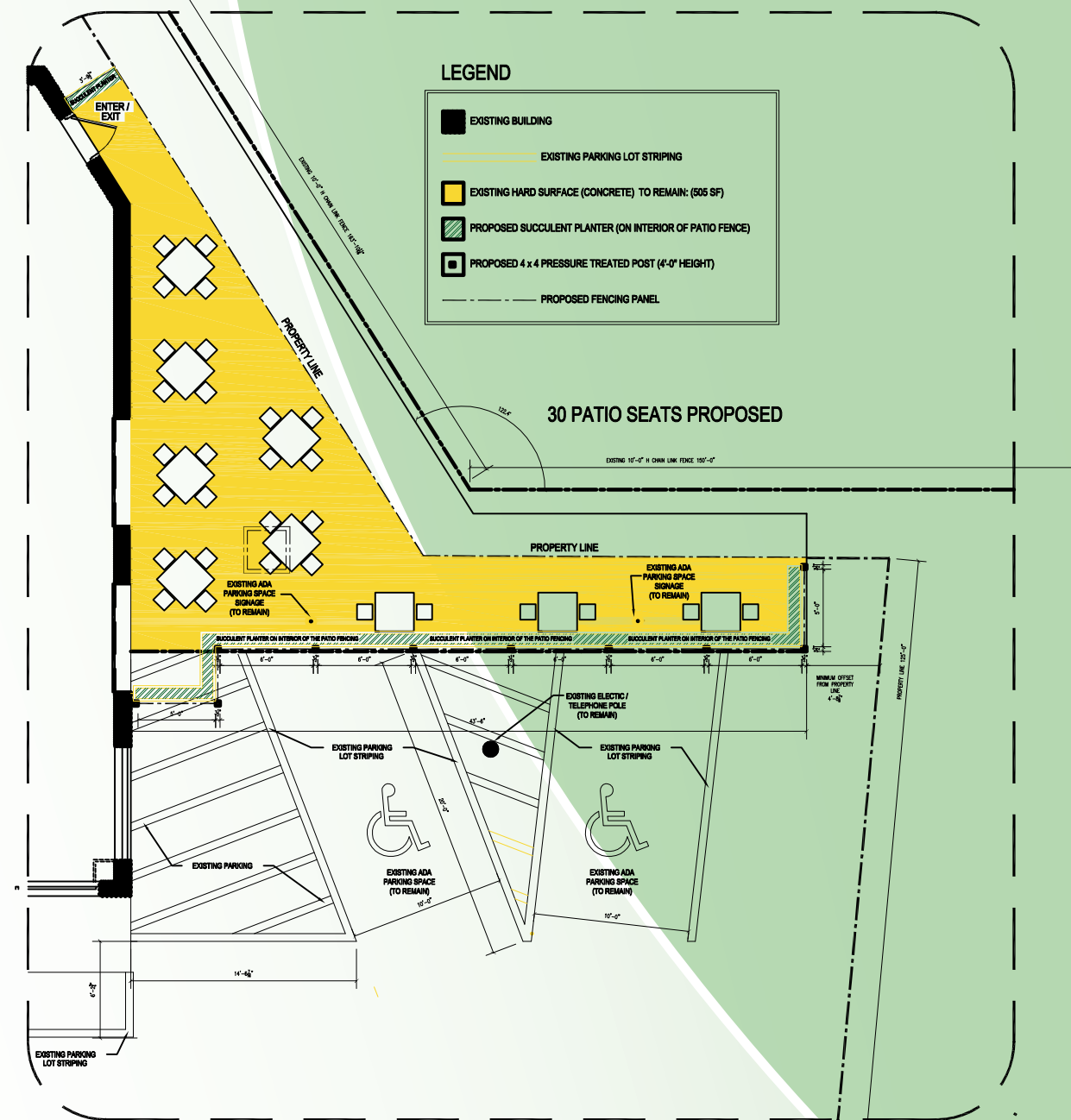
Project Address: 18120 Sloane Ave.

Project Name: Immigrant Son Brewery

Proposal: Approval for a conditional use for outdoor dining. Pursuant to Section 1161.03 (t) – Conditional Use for Outdoor/Seasonal Dining. The property is in a C2, Commercial – Retail district.



PROPOSED (REVISED) OUTDOOR PATIO SITE LOCATION
 (REVISED: 04/14/2022) SCALE: 1/32" = 1'-0"



PROPOSED (REVISED) OUTDOOR PATIO LAYOUT
 (REVISED: 04/14/2022) SCALE: 3/32" = 1'-0"



RESERVED
PARKING
V.M.N.
ACCESSIBLE
\$250 FINE

▲ DANGER
Keep Out

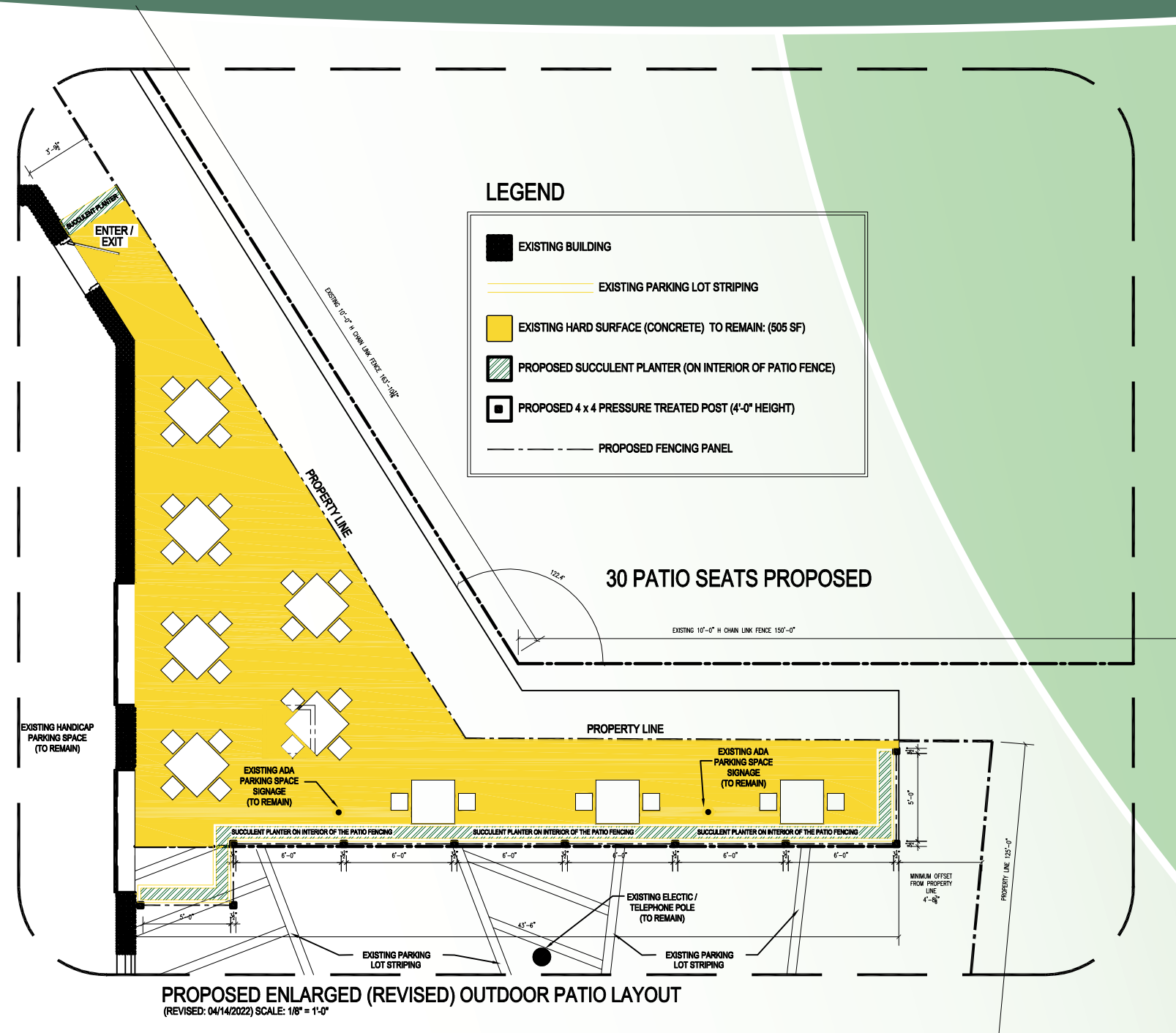


RESERVED
PARKING
♿
VIA
ACCESSIBLE
\$250 FINE



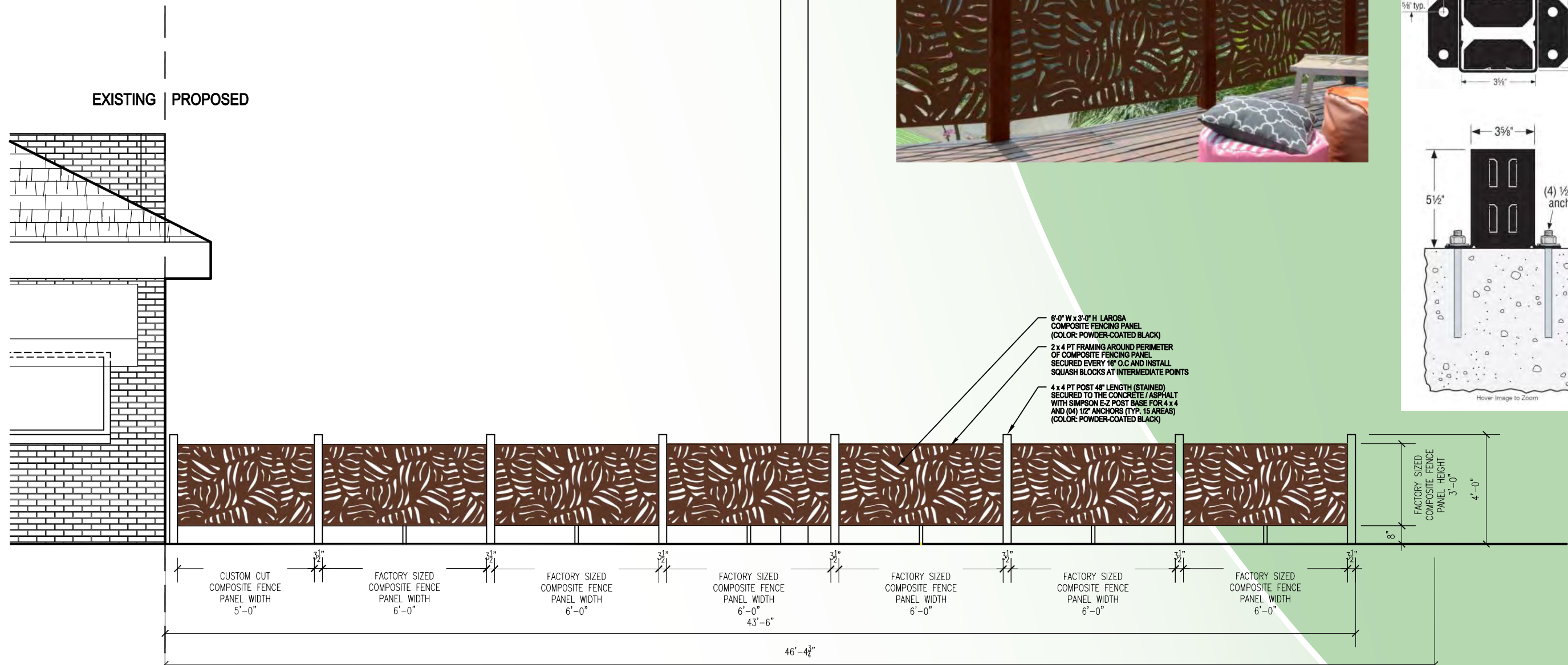






IMMIGRANT SON BREWERY

18120 SLOANE AVENUE LAKEWOOD, OH 44107
 PROPOSED 2022 (REVISED AS OF 04/14/2022)
 REVISED EXTERIOR PATIO DESIGN



PROPOSED (REVISED) FRONT (STREET VIEW) ELEVATION OF OUTDOOR PATIO
 (REVISED: 04/14/2022) SCALE: 1/4" = 1'-0"



PLANNING COMMISSION

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Application Cover Page

Docket No.: 05-13-22

Permit No.: PC22-000011

Applicant Name: Kenneth Esry, Larsen Architects

Project Address: 11801 Detroit Ave.

Project Name: Studio West 117

Proposal: Approval of a conditional use for accessory parking. Pursuant to Section 1161.03 (a) – Accessory Parking. The property is in a C3, Commercial – General Business.

Ken Esry

From: Betsy Figgie <bfiggie@gmail.com>
Sent: Wednesday, April 20, 2022 11:32 AM
To: Ken Esry; James Ptacek
Cc: Daniel Budish; Betsy Figgie
Subject: Authorization for PC Submittal

JP and Ken -

Please accept this email as authorization to represent West 117 Development Flagship, LLC at the upcoming Planning Commission meeting relative to the parking plan for 11801 Detroit Avenue in Lakewood.

Betsy Figgie,

Member, West 117 Development Flagship, LLC

DETROIT AVE



EXISTING CURB CUT FOR EXIT ONLY
NEW GATE ARM AND EXIT DEVICE

COULTANT AVE

EXISTING CURB CUT FOR ENTRANCE ONLY
NEW GATE ARM AND TICKET KIOSK

EXISTING FENCED LOT W/ GATE FOR EMPLOYEE PARKING

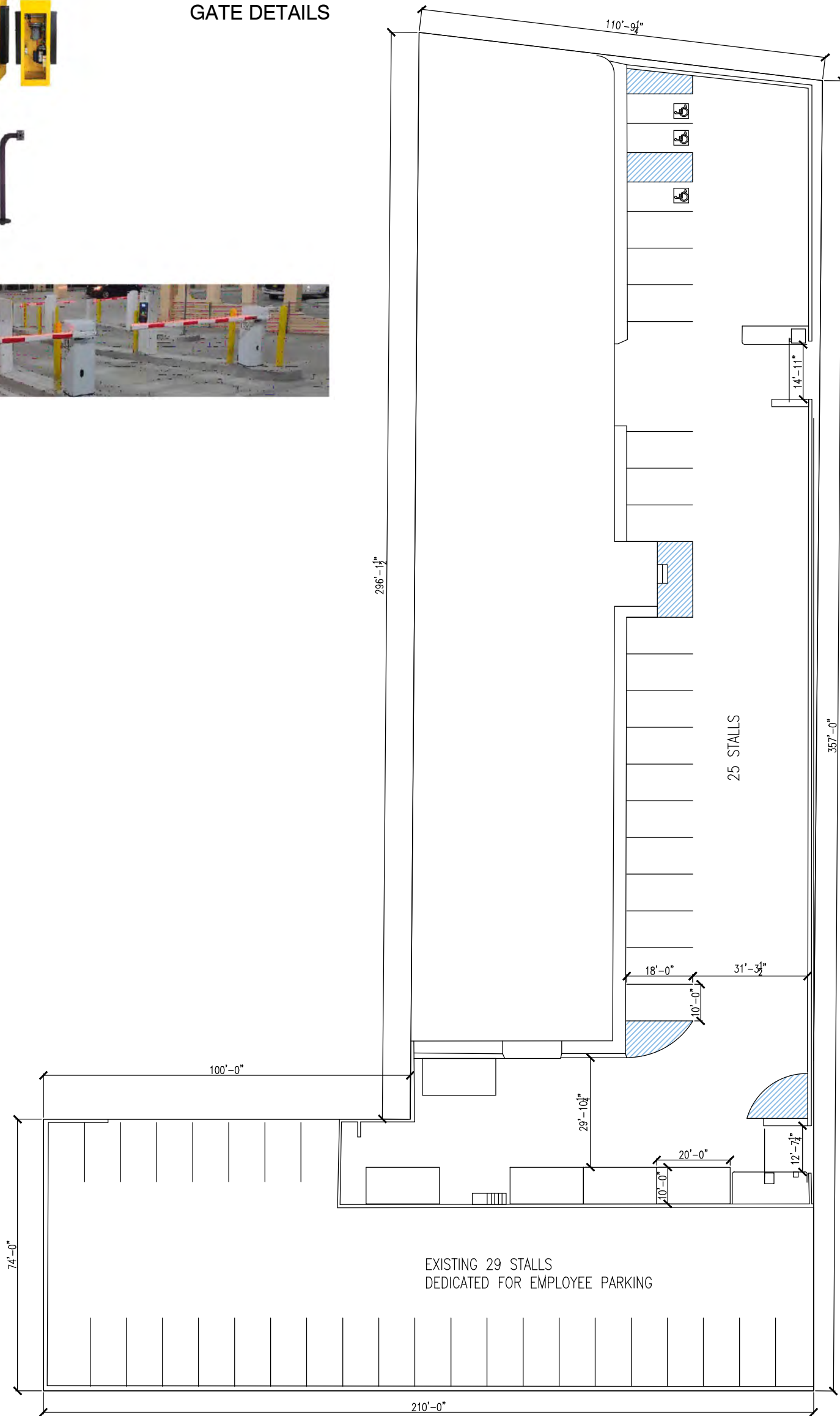
EXISTING 29 STALLS DEDICATED FOR EMPLOYEE PARKING

Total Conditioned Parking: 54 spaces (including 3 ADA)

DETROIT AVE

COULTANT AVE

GATE DETAILS



EXISTING CURB CUT
FOR EXIT ONLY
NEW GATE ARM AND
EXIT DEVICE

EXISTING CURB CUT
FOR ENTRANCE ONLY
NEW GATE ARM AND
TICKET KIOSK

EXISTING FENCED LOT W/
GATE
FOR EMPLOYEE PARKING

Total Conditioned Parking: 54 spaces (including 3 ADA)

DETROIT AVE

GATE DETAILS



EXISTING CURB CUT FOR EXIT ONLY
NEW GATE ARM AND EXIT DEVICE

EXISTING CURB CUT FOR ENTRANCE ONLY
NEW GATE ARM AND TICKET KIOSK

COUTANT AVE

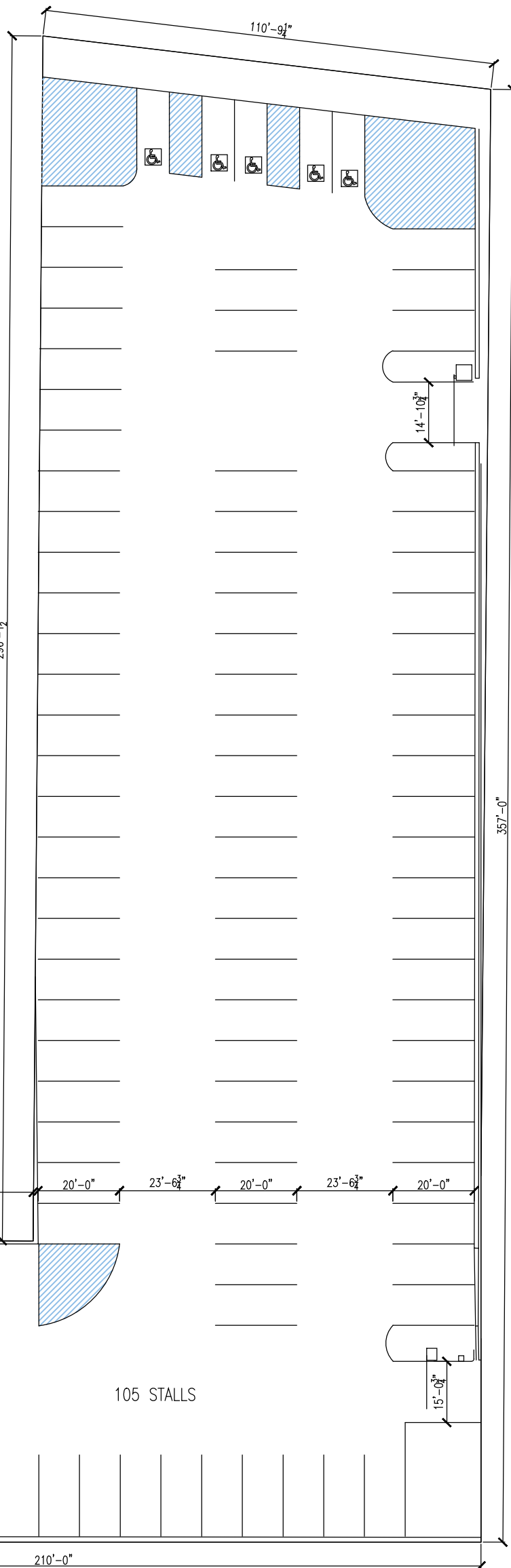
105 STALLS

Total Conditioned Parking: 103 spaces (including 5 ADA)

DETROIT AVE



GATE DETAILS



EXISTING CURB CUT FOR EXIT ONLY
NEW GATE ARM AND EXIT DEVICE

COUTANT AVE

EXISTING CURB CUT FOR ENTRANCE ONLY
NEW GATE ARM AND TICKET KIOSK

105 STALLS

Total Conditioned Parking: 103 spaces (including 5 ADA)