

**AGENDA  
PLANNING COMMISSION  
MAY 7, 2020  
REMOTE MEETING**

**PRE-REVIEW MEETING  
6:30 P.M.**

**Review docket items**

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

Under the orders of the Governor and Director of Health of Ohio, the Planning Commission will meet remotely until further notice.

The May 7, 2020 remote meeting information will be posted by 5 PM the day of the meeting at [www.onelakewood.com/accordions/planning-commission/](http://www.onelakewood.com/accordions/planning-commission/)

- 1. Roll Call**
- 2. Approve the Minutes of the February 6, 2020 meeting**
- 3. Approve the Minutes of the March 5, 2020 meeting**
- 4. Opening Remarks**

**OLD BUSINESS**

**PLANNED DEVELOPMENT**

- 5. Docket No. 12-33-19\***  
**14503 Madison Avenue**  
**St. Clement Church**

Dru Siley, Liberty Development Co., applicant requests approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – Planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district. (Page 4)

**CONDITIONAL USE**

- 6. Docket No. 03-09-20**  
**12401 Madison Avenue**  
**Griffin Cider House**

Richard Read, Griffin Cider House, applicant requests review of a conditional use for outdoor dining. Property is in a C2, Commercial, Retail district. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. (Page 12)

- 7. Docket No. 03-11-20**  
**13701 & 13901 Detroit Avenue**  
**Jerome Solove Development, Inc. (JDSI)**

Jerome Solove, JDSI, applicant requests review of a conditional use for a mixed-use overlay district to construct two 4-story structure containing residential market rate apartments as well as designated commercial space on the first floor in the east building. Property is located in a C3, Commercial, General district. Pursuant to section 1161.03(v) – mixed-use overlay district and chapter 1135. (Page 14)

**\*Per the applicant's request, this item is deferred from the May meeting.**

## **NEW BUSINESS COMMUNICATION**

### **8. Docket No. 05-12-20**

#### **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 2020 through the annual administrative review by the Department of Planning and Development:

1. 11801 Clifton Boulevard, Dinerbar on Clifton;
2. 11904-0 Detroit Avenue, Five O'Clock Lounge;
3. 12401 Detroit Avenue, Peppers Italian Restaurant;
4. 14013 Detroit Avenue, GetGo;
5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW);
6. 14018 Detroit Avenue, Lizardville;
7. 14115 Detroit Avenue, Raising Cane's Chicken Fingers;
8. 14600 Detroit Avenue, Forage Public House;
9. 14718 Detroit Avenue, Melt Bar & Grilled;
10. 14900 Detroit Avenue, Rozi's Wine House;
11. 15008 Detroit Avenue, Yogurt Treats "menchie's";
12. 15012 Detroit Avenue, 16-Bit + Arcade;
13. 15027 Detroit Avenue, Starbucks Coffee;
14. 15326 Detroit Avenue, Voodoo Tuna;
15. 15400 Detroit Avenue, Humble Wine Bar;
16. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille;
17. 16512 Detroit Avenue, Cozumel Mexican Restaurant;
18. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park
19. 16934 Detroit Avenue, Midtown Booths;
20. 17103 Detroit Avenue, Game On Lakewood;
21. 17625 Detroit Avenue, Salt+;
22. 18401 Detroit Avenue, Molto Bene Italian Restaurant;
23. 18405 Detroit Avenue, India Garden Bar & Restaurant;
24. 18616-18622 Detroit Avenue, Around the Corner;
25. 12700 Lake Avenue, Pier W Restaurant;
26. 11926 Madison Avenue, The Flying Rib;
27. 12112 Madison Avenue, The Winchester;
28. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining);
29. 13362 Madison Avenue, Woodstock aka Trio's;
30. 13368 Madison Avenue, The Bottlehouse Brewery;
31. 13427 Madison Avenue, Euro Gyro;
32. 13603 Madison Avenue, AJI Noodle;
33. 13715 Madison Avenue, Angelo's Pizza;
34. 14224 Madison Avenue, El Tango Taqueria;
35. 14810 Madison Avenue, The Red Rose Café;
36. 15314 Madison Avenue, Mars Bar;
37. 15527-33 Madison Avenue, Barrio's Lakewood aka Tres Amigos;

38. 17014 Madison Avenue, Mullen's of Madison;
  39. 1332 West 117<sup>th</sup> Street, Dianna's Restaurant;
  40. 1528 West 117<sup>th</sup> Street, Dunkin' Donuts.
- (Page 17)

**9. Docket No. 05-13-20**

**Discussion of Outdoor Dining Expansion with COVID-19 Restrictions**

Communication to discuss outdoor dining in light of COVID-19 restrictions.

**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. PL19-000021  
DOCKET No. 12-33-19  
FEE PAID 500.00 in check  
n/a -

**APPLICATION**  
**LAKEWOOD PLANNING COMMISSION**

Property Address 14503 Madison Avenue Business/Tenant Name St. Clement Church  
Property Owner Name Diocese of Cleveland Owner Phone (216) 226-5116  
Owner E-mail jworkman@dioceseofcleveland.org Zoning C-2/R-2 Parcel Number See Exhibit  
Project Summary PD request for a portion of the St. Clement campus currently zoned C-2 and R-2 to allow for the development of townhomes

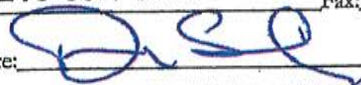
Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

**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).

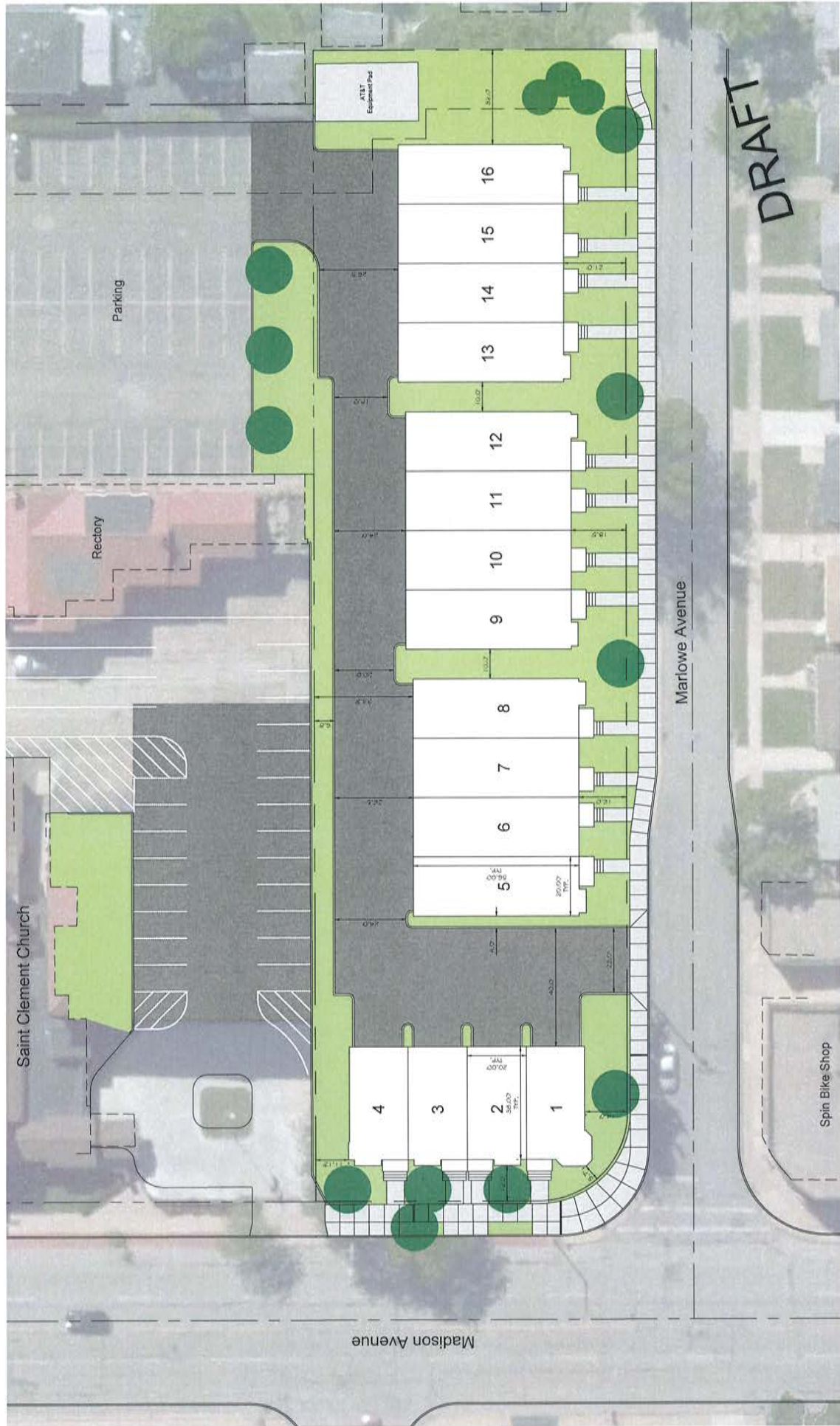
Applicant Name (Print Clearly): Dru Siley Company Liberty Development Co.  
Applicant Address: 28045 Ranney Pkwy. Suite E. Westlake, Ohio 44145  
Phone: 216-892-1800 Fax: \_\_\_\_\_ E-mail: ds@liberty-development.com  
Signature:  Date: 010-22-2019


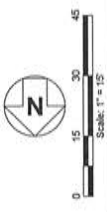
**OFFICE USE ONLY:** Application Reviewed and Accepted by: K. Milius Date: 10/23/19

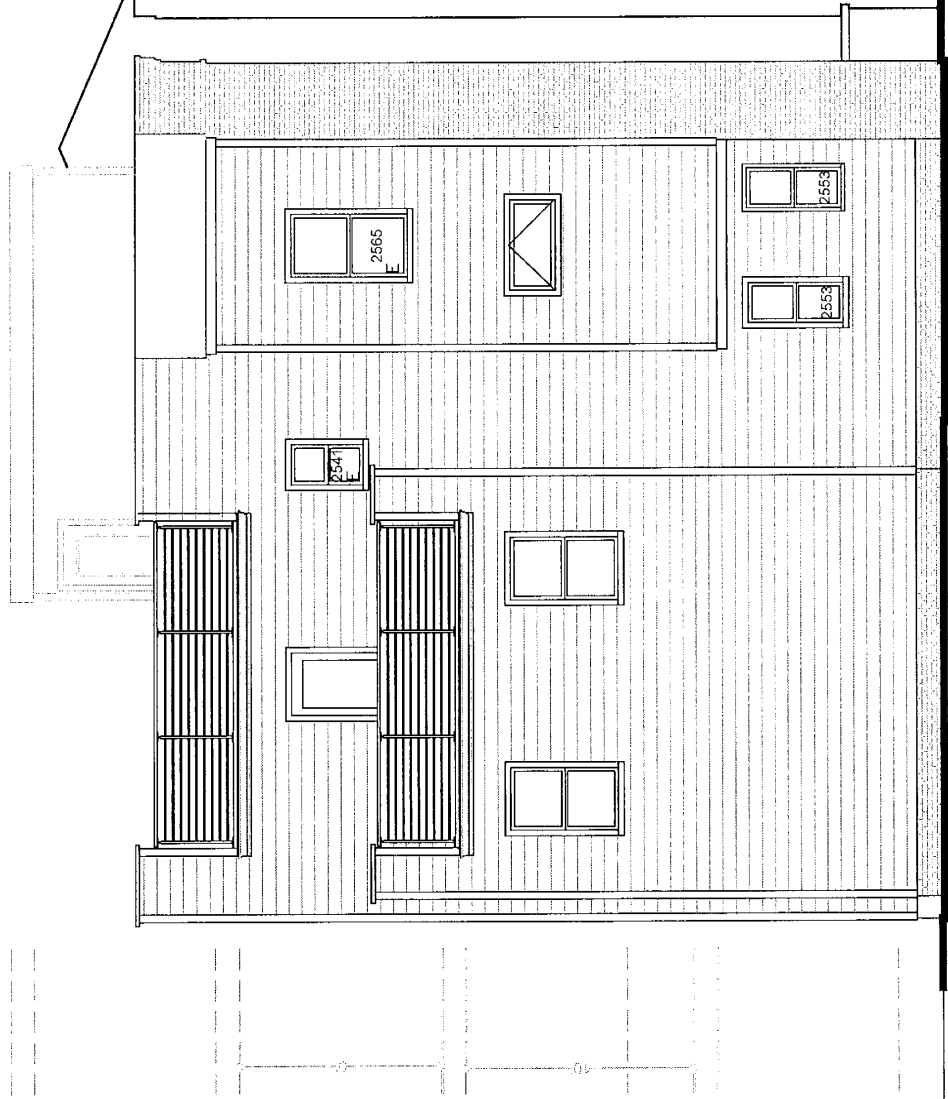
File History: \_\_\_\_\_  
Bldg. Dept. Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ORD. 17-17 SECTION 1156





 <b>LIBERTY</b> DEVELOPMENT COMPANY <small>2845 Ramsey Parkway, Suite E   Westlake, OH 44145          440.852.5555   www.libertydevelopment.com</small>	<b>Site Plan</b>		Marlowe Park Lakewood, Ohio		SHEET NO. 2020-0002 DATE: 07/20/2020 DRAWN BY: JAC CHECKED BY: JAC PROJECT NO.: 2020-0002 SHEET NO.: 01 SCALE: 1" = 15' DATE PLOTTED: 07/20/2020 10:58 AM PLOTTED BY: JAC
			SP		



EAST SIDEYARD ELEVATION    SOUTHEAST CORNER of MADISON AND MARLOWE, LAKEWOOD, OHIO 44107



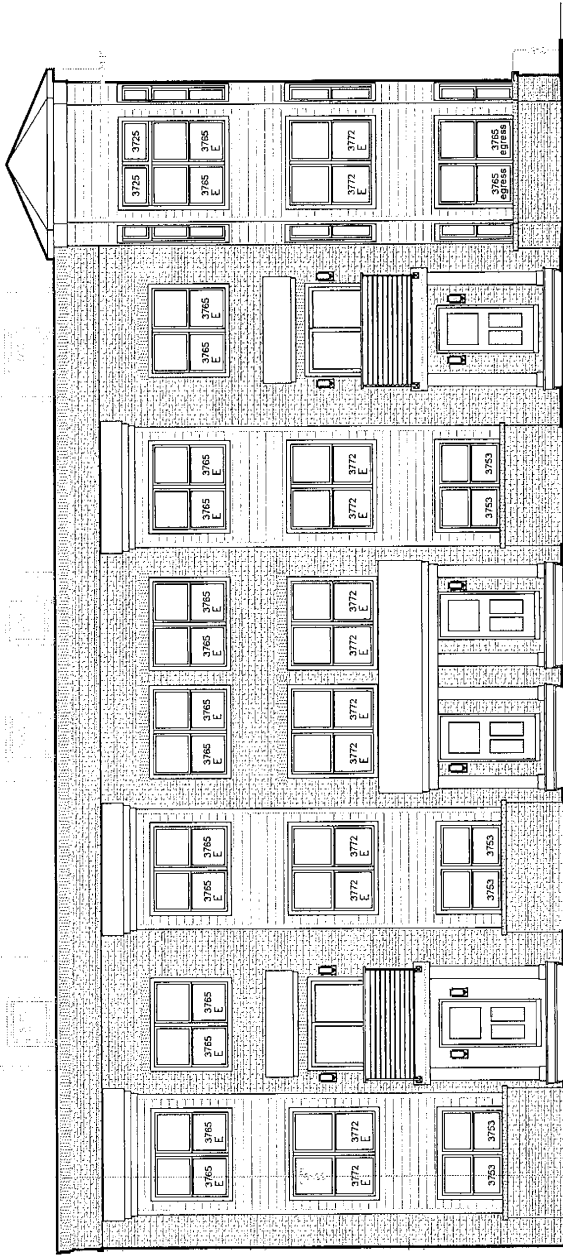
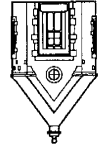
03-04-2020  
 ARCHITECTURAL  
 SERVICES

SOUTHEAST CORNER of MADISON & MARLOWE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT

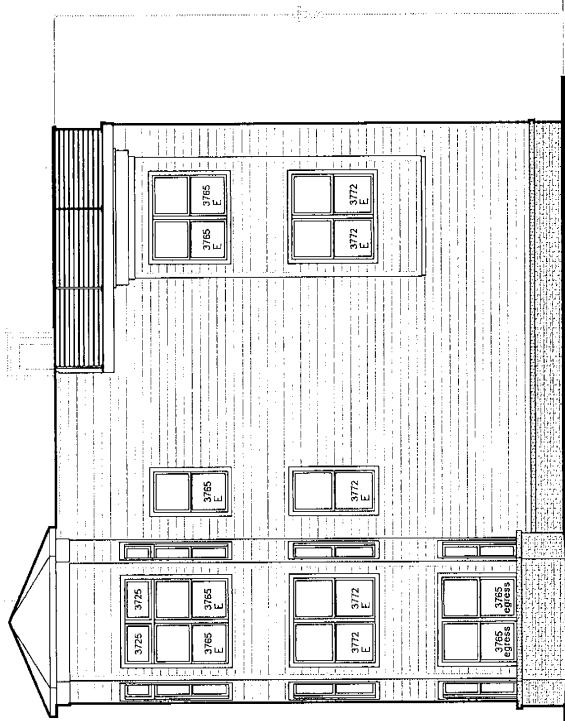
MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216) 906.7097



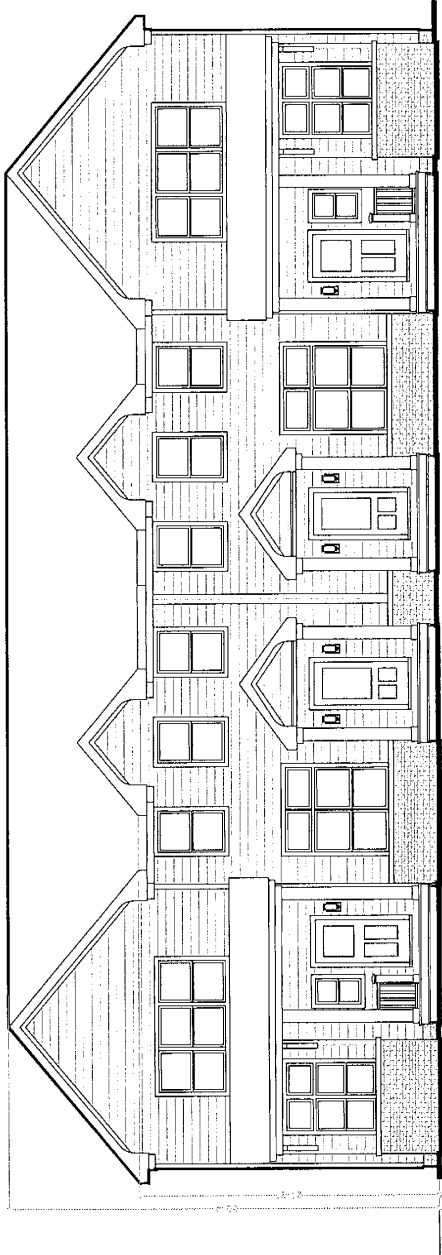
PRIMARY ELEVATION (MADISON AVENUE)

SOUTHEAST CORNER of MADISON AND MARLOWE, LAKEWOOD, OHIO 44107

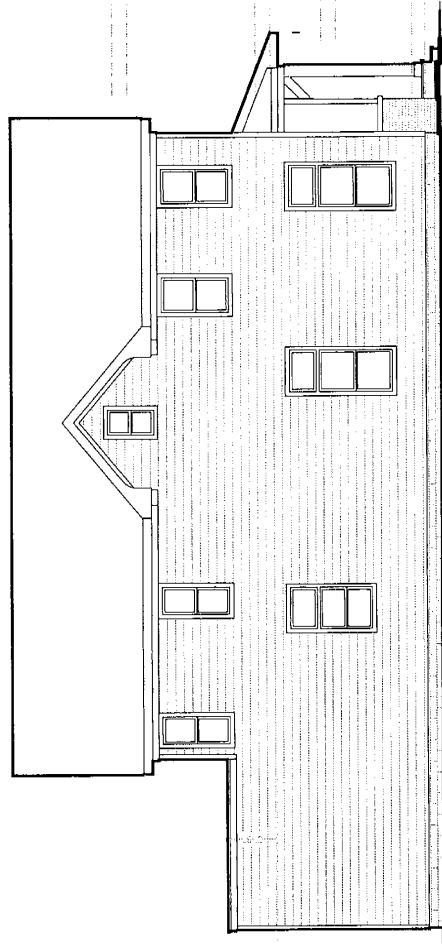


ELEVATION (MARLOWE AVENUE)

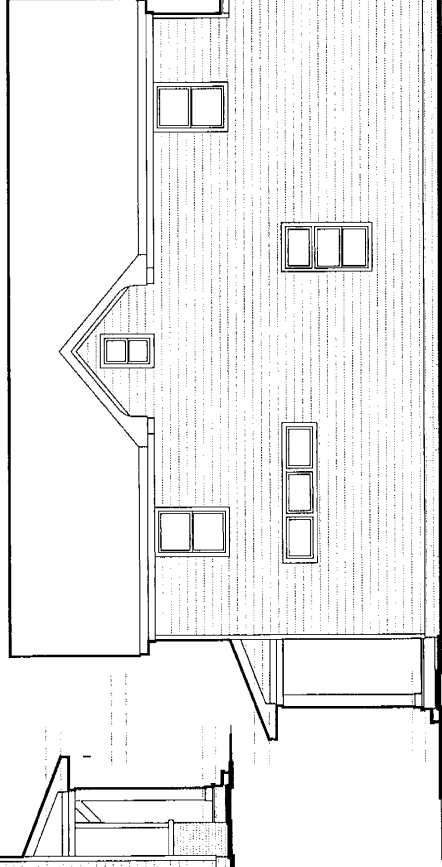
SOUTHEAST CORNER of MADISON AND MARLOWE, LAKEWOOD, OHIO 44107



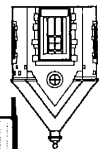
MARLOWE AVENUE ELEVATION  
 BUILDING ONE and THREE WEST ELEVATION  
 1/4" EQUALS 1'-0"



SIDEYARD TYPICAL ELEVATION  
 BUILDING 1 and 3 NORTH and SOUTH ELEVATIONS  
 1/4" EQUALS 1'-0"



SIDEYARD TYPICAL ELEVATION  
 BUILDING TWO NORTH and SOUTH ELEVATIONS  
 1/4" EQUALS 1'-0"



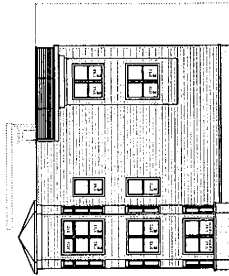
MARK REINHOLD architect  
 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH

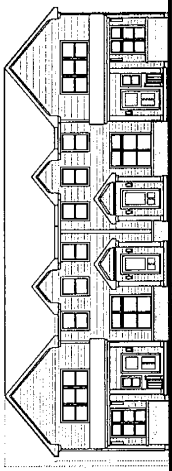
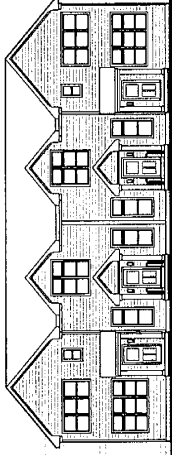
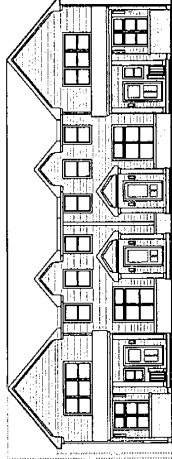
SCHEMATIC  
 03-04-2020  
 DESIGN SERVICES  
 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

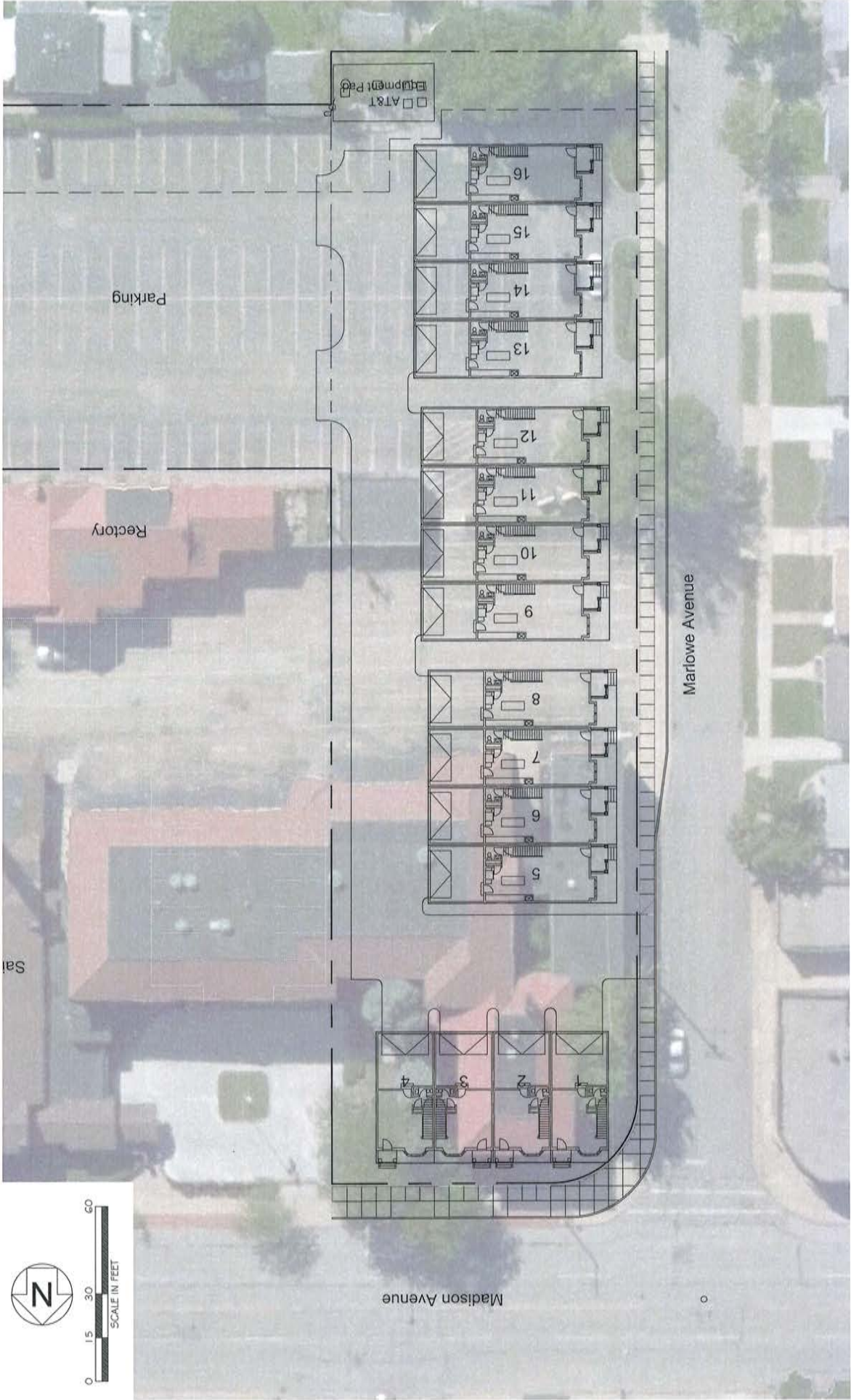


MARLOWE ELEVATIONS



ELEVATION (MARLOWE AVENUE)





Townhome Concept  
Lakewood, Ohio



SP-03  
Shown by: CFF  
DATE: 05-MAR-2020

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. PC 20-000007  
DOCKET No. 03-09-20  
FEE PAID \_\_\_\_\_

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

Property Address 12401 Madison Ave Business/Tenant Name Griffin Cider House & Gin Bar  
Property Owner Name Richard Read Owner Phone 440-785-7418  
Owner E-mail theciderman@ymail.com Zoning \_\_\_\_\_ Parcel Number \_\_\_\_\_  
Project Summary Simple patio install + back door

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): RICHARD READ Company Griffin Cider House & Gin Bar. (Last Voyage Cider House)  
Applicant Address: 2165 Elmwood Dr. Waukegan, OH 44145  
Phone: 440-785-7418 Fax: \_\_\_\_\_ E-mail: theciderman@ymail.com  
Signature: [Signature] Date: Feb 19<sup>th</sup> 2020

OFFICE USE ONLY: Application Reviewed and Accepted by: R. Milius Date: 2/20/20

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

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

ORD. 17-15 SECTION 11(01.03)(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: Richard Reed  
 Property Address: 12401 Madison Ave Lakewood, OH.  
 Owner/Agent Phone: 440-785-7418  
 Tenant Name N/A Tenant Phone N/A  
  
 Owner/Agent Signature

**2020 Calendar  
 Planning Commission**

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

**PLEASE NOTE:** Applications are submitted to the Building Department 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.

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. PC20-000009  
DOCKET No. 03-11-20  
FEE PAID \$150.00 js cc

**APPLICATION**  
**LAKEWOOD PLANNING COMMISSION**

Property Address 13701 & 13901 Detroit Ave. Business/Tenant Name N/A

Property Owner Name Slavash Family LLC/Lakewood Chrysler Plymouth Owner Phone 440-452-8765 / 216-403-2712

Owner E-mail smcdermott1490@gmail.com / cschuster@spitzer.com Zoning C3 & R1H Parcel Number 31501101, 31501070, 31501069, 31501102, 31501036

Project Summary Conditional Use request under the Mixed-Use Overlay District. JSDI is proposing two 4-story structures containing residential market rate apartments as well as designated commercial space on the first floor in eastern building.

**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): Jerome Solove Company JSDI

Applicant Address: 14837 Detroit Avenue #339 Lakewood, OH 44107

Phone: 614-425-2104 Fax: \_\_\_\_\_ E-mail: asolove@solove.com

Signature: *Ally Solove* Date: 2-19-20

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 2/20/20

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

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

\_\_\_\_\_

\_\_\_\_\_

ORD. 43-08 SECTION 1161.03(v)

## Johanna Schwarz

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**From:** Katelyn Milius  
**Sent:** Monday, April 27, 2020 11:21 AM  
**To:** Johanna Schwarz  
**Subject:** FW: Detroit and Bunts - PC

**From:** Alex Solove <asolove@solove.com>  
**Sent:** Monday, April 27, 2020 11:21 AM  
**To:** Katelyn Milius <Katelyn.Milius@lakewoodoh.net>  
**Subject:** Re: Detroit and Bunts - PC

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

Hi Katelyn,

Thanks for the update.

As for D&B it will not be on the agenda for anything in May.

Best,

Alex

614-425-2104  
[asolove@solove.com](mailto:asolove@solove.com)  
[www.soloverealestate.com](http://www.soloverealestate.com)

On Apr 27, 2020, at 8:52 AM, Katelyn Milius <[Katelyn.Milius@lakewoodoh.net](mailto:Katelyn.Milius@lakewoodoh.net)> wrote:

Hi Alex,,

Sorry I missed you call last week. I will try to give you a call today or tomorrow to catch up. In the meantime, can you confirm that Detroit and Bunts will not be on the May agenda of Planning Commission?

Thank you!

Katelyn

**Katelyn Milius, PE**  
City Planner  
Department of Planning & Development  
City of Lakewood

# Stavash Family LLC

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**January 22, 2019**

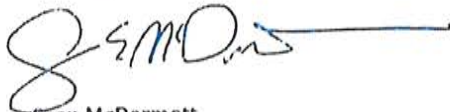
Bryce Sylvester  
Director of Planning and Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107

**RE: Letter of Authorization - Jerome Solove Development Inc.  
Apartment Project at 13701 Detroit and 1406 Wyandotte (Parcel No. 315-01-036)**

Dear Mr. Sylvester,

Stavash Family LLC hereby authorizes Jerome Solove Development Inc., and their affiliates and related parties, to submit, present, and entitle the subject market rate apartment project, to be constructed on lands currently owned by Stavash Family LLC, to the Lakewood City Council, Planning Commission, and Architecture Board of Review. Please contact me with any questions at [smcdermott1490@gmail.com](mailto:smcdermott1490@gmail.com).

Sincerely,



Sean McDermott  
Member

cc: Bill Craighead  
Jerome Solove  
Alex Solove



PLANNING COMMISSION

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

May 7, 2020

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

**Re: Communication from Katelyn Milius, Acting Director  
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 2020:

1. 11801 Clifton Boulevard, Dinerbar on Clifton;
2. 11904-0 Detroit Avenue, Five O'Clock Lounge;
3. 12401 Detroit Avenue, Peppers Italian Restaurant;
4. 14013 Detroit Avenue, GetGo;
5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW);
6. 14018 Detroit Avenue, Lizardville;
7. 14115 Detroit Avenue, Raising Cane's Chicken Fingers;
8. 14600 Detroit Avenue, Forage Public House;
9. 14718 Detroit Avenue, Melt Bar & Grilled;
10. 14900 Detroit Avenue, Rozi's Wine House;
11. 15008 Detroit Avenue, Yogurt Treats "menchie's";
12. 15012 Detroit Avenue, 16-Bit + Arcade;
13. 15027 Detroit Avenue, Starbucks Coffee;
14. 15326 Detroit Avenue, Voodoo Tuna;
15. 15400 Detroit Avenue, Humble Wine Bar;
16. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille;
17. 16512 Detroit Avenue, Cozumel Mexican Restaurant;
18. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park
19. 16934 Detroit Avenue, Midtown Booths;
20. 17103 Detroit Avenue, Game On Lakewood;
21. 17625 Detroit Avenue, Salt+;
22. 18401 Detroit Avenue, Molto Bene Italian Restaurant;
23. 18405 Detroit Avenue, India Garden Bar & Restaurant;

24. 18616-18622 Detroit Avenue, Around the Corner;
25. 12700 Lake Avenue, Pier W Restaurant;
26. 11926 Madison Avenue, The Flying Rib;
27. 12112 Madison Avenue, The Winchester;
28. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining);
29. 13362 Madison Avenue, Woodstock aka Trio's;
30. 13368 Madison Avenue, The Bottlehouse Brewery;
31. 13427 Madison Avenue, Euro Gyro;
32. 13603 Madison Avenue, AJI Noodle;
33. 13715 Madison Avenue, Angelo's Pizza;
34. 14224 Madison Avenue, El Tango Taqueria;
35. 14810 Madison Avenue, The Red Rose Café;
36. 15314 Madison Avenue, Mars Bar;
37. 15527-33 Madison Avenue, Barrio's Lakewood aka Tres Amigos;
38. 17014 Madison Avenue, Mullen's of Madison;
39. 1332 West 117<sup>th</sup> Street, Dianna's Restaurant;
40. 1528 West 117<sup>th</sup> Street, Dunkin' Donuts.

This conditional use has proven to improve business for responsible proprietors and enhanced activity on our streets. I want to thank the Commission and the above captioned businesses for proving that the use can benefit our city.

Sincerely,



Katelyn Milius, Acting Director  
Commission Secretary