

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

REVIEW DOCKET ITEMS

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

1. ROLL CALL
2. APPROVE THE MINUTES OF THE MAY 4, 2023 MEETING
3. OPENING REMARKS

NEW BUSINESS

CONDITIONAL USE

4. **Docket No. 07-12-23
12401 Detroit Ave.
Peppers Italian Restaurant**

Andy Lechman, Peppers Italian Restaurant, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C3 – Commercial, Business District. (Page 3)

5. **Docket No. 07-13-23
15319 Detroit Ave.
Ohio TeaHouse**

Chris Nunnari, Ohio TeaHouse, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C2 – Commercial, Retail District. (Page 24)

6. **Docket No. 07-14-23
13749 Madison Ave.
McGinty's Pub**

Patrick McGinty, McGinty's Pub, applicant requests the review and approval for a conditional use permit to operate outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C3 – Commercial, Business District. (Page 30)

COMMUNICATION

7. **Docket No. 07-15-23
NOACA 5310 Specialized Transportation Program Funding Public Meeting**

Presentation by the Human Services Department and opportunity for public input regarding application for NOACA 5310 funds to replace a light transit vehicle to support senior transportation in the 44107 zip code. (Page 35)

OLD BUSINESS

ORDINANCE AMENDMENT

8. **Docket No. 05-11-23**
Amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to Support Additional Dwelling Units and Principal Building Lot Coverage

Administrative staff will present the proposed amendments. On March 20, 2023, City Council referred Ordinance No. 07-2023 and the associated communication to the Housing, Planning, and Development Committee and the Planning Commission for deliberation and recommendation. (Page 37)

ADJOURN



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 07-12-23

Permit No.: PC23-000017

Applicant Name: Andy Lechman

Project Address: 12401 Detroit Ave.

Project Name: Peppers Italian Restaurant

Proposal: The review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C3 – Commercial, Business District.





NO SMOKING
NO VAPING



NO
PARKING
ANY
TIME
→



BIRRA

VINO

PEPPERS
ITALIAN RESTAURANT
Est. 1999

boowepb1Я





NO
PARKING
ANY
TIME
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BIRRA
VINO

PEPPERS
ITALIAN RESTAURANT
EST. 1999

T







NO
PARKING
ANY
TIME

BIRRA VINO

PEPPERS
ITALIAN RESTAURANT

1240

Please Use
Wine Bar
Entrance







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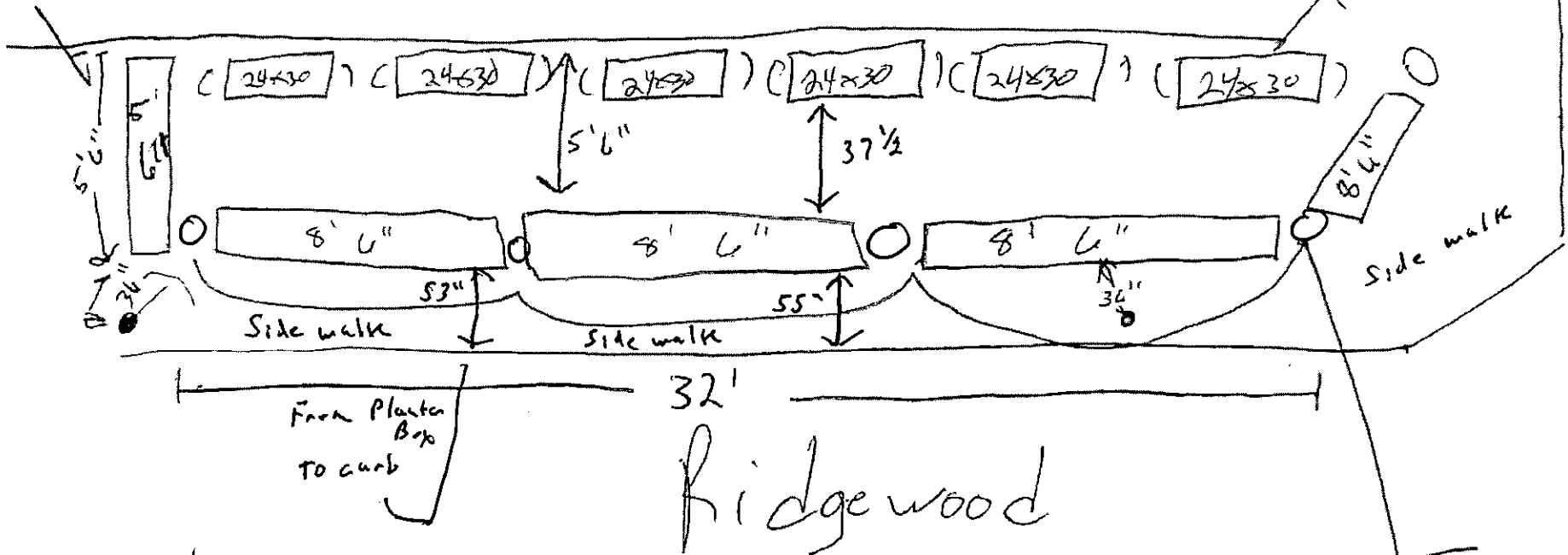
6/22/23

Peppers Italian Restaurant
12401 Detroit Ave.

Building

Side walk

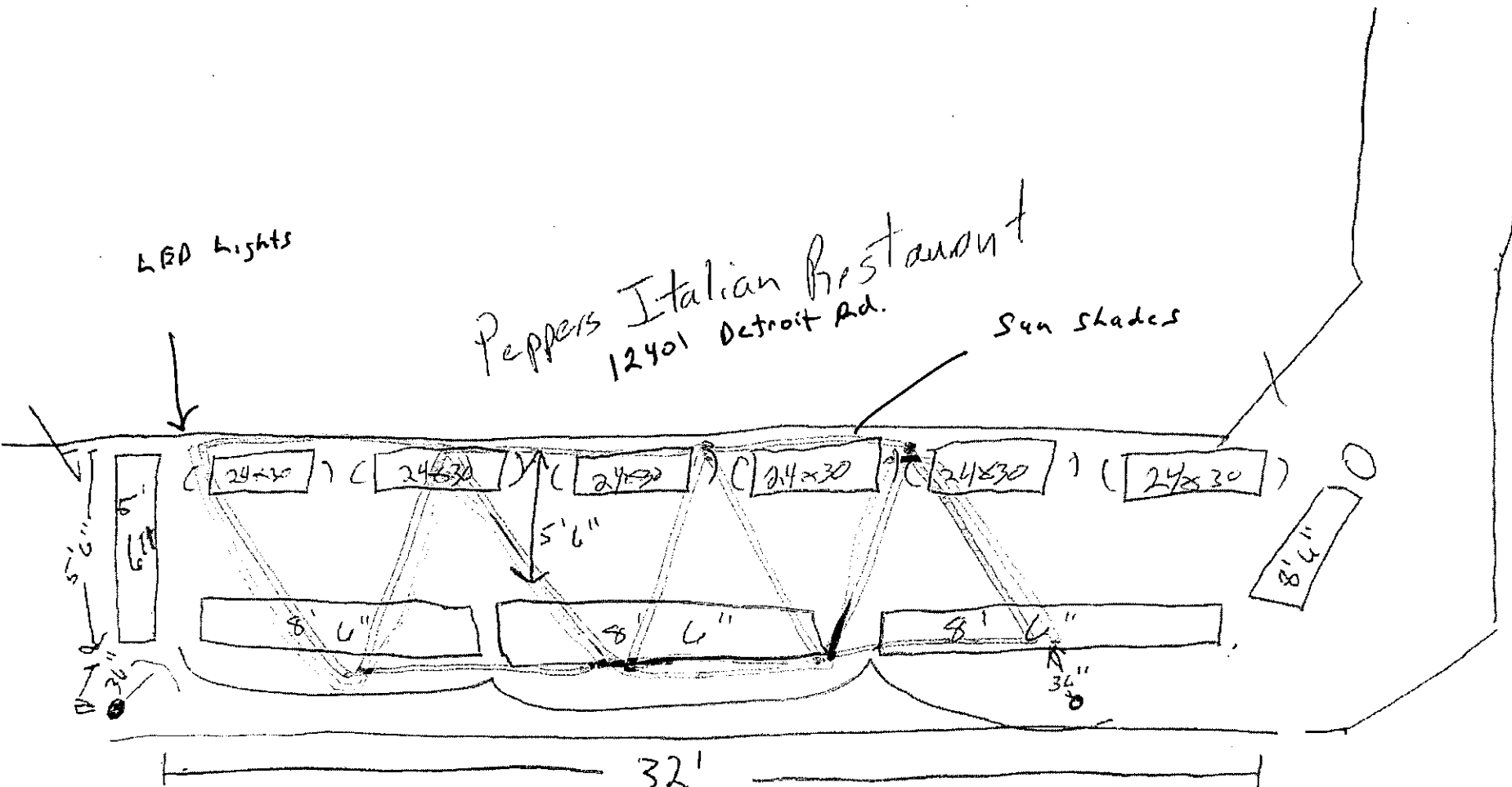
Detroit



Seating Plan for
Peppers Italian Restaurant
Temp outdoor Dining

Round planter with Bush
Space Between Planter Boxes
and Potted plants to
Form a Solid wall

Peppers Italian Restaurant
12401 Detroit Rd.



Detroit Rd.

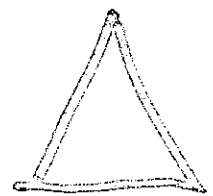
Ridgewood

Seating Plan for
Peppers Italian Restaurant
Temp outdoor Dining

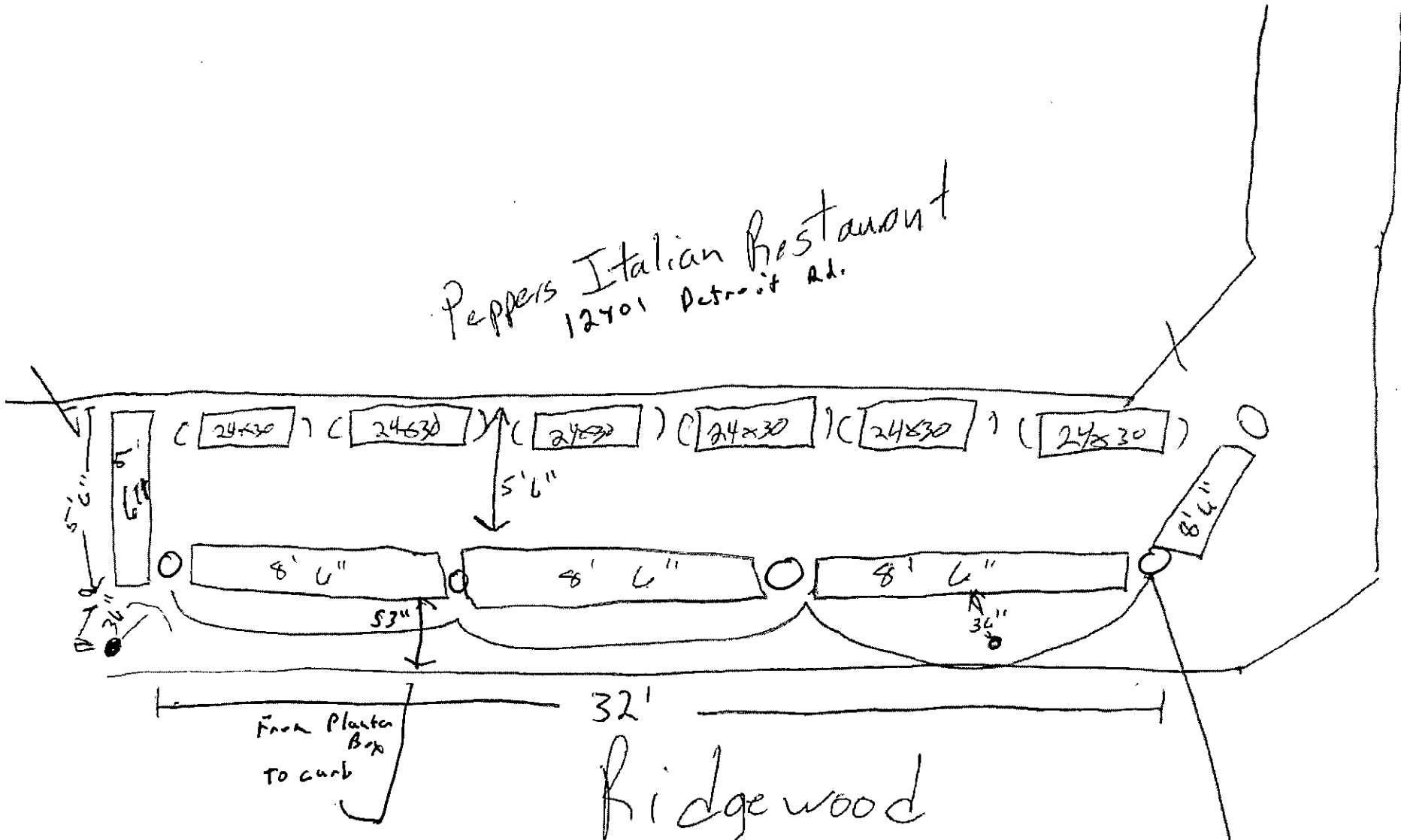
LED Lights

RT 6

Sun shades



Peppers Italian Restaurant
12701 Detroit Rd.



Detroit

Seating Plan for
Peppers Italian Restaurant
Temp outdoor Dining

Round Planter with Bush
Space Between Planter Boxes
and Potted Plants to
Form a Solid wall

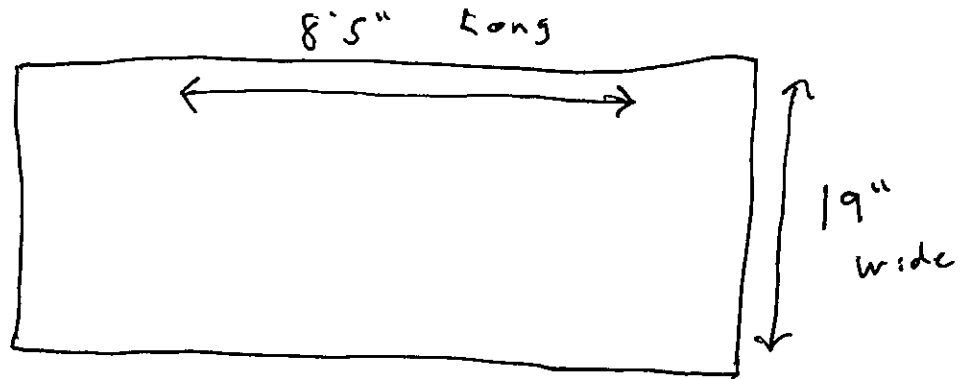
Peppers Italian Rest.
12401 Detroit Rd.

6/22/23

Planter Box's

Qty.

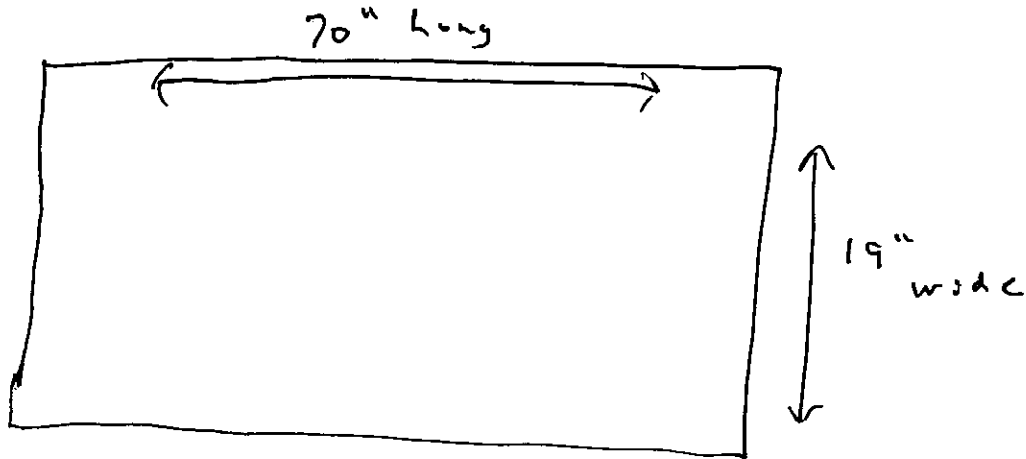
4



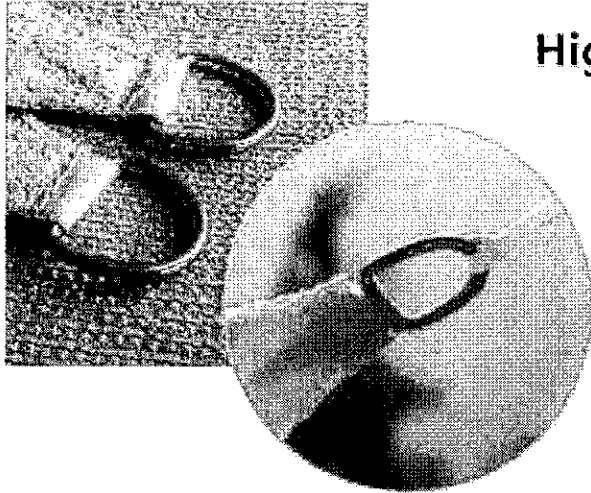
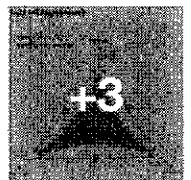
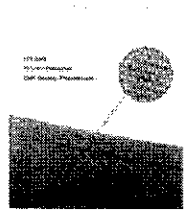
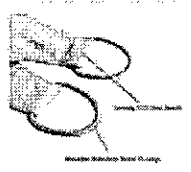
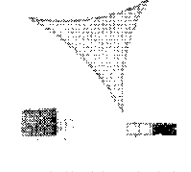
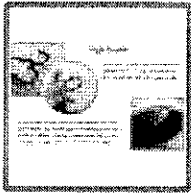
37 1/2 High

Qty.

1



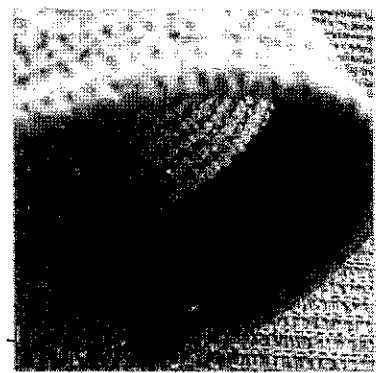
37 1/2 High



High Quality

With with durable stitched seam and stainless steel D-rings in each corner, your shade sail will serve longer life

Constructed of high-density permeable 185GSM HDPE fabric, the shade sail is breathable and 95% UV block, allows cooling breezes and light to pass through for better airy and comfortable space



Feedback

Color: Red

- Black
- Red
- Sand



Andy Lechman

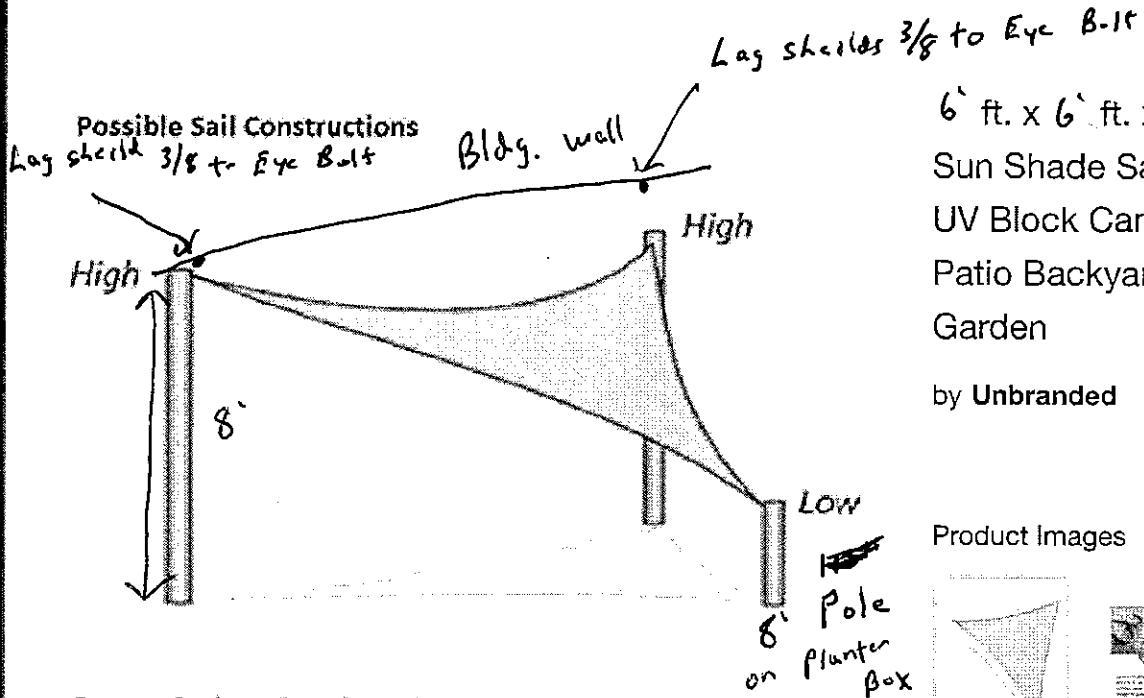
From: Andy Lechman <alechman38@gmail.com>
Sent: Friday, June 23, 2023 9:41 AM
To: Andy Lechman

*Installed under
the shade sails*



Sent from my iPhone

Close X



6' ft. x 6' ft. x 6' ft. Red
 Sun Shade Sail Triangle
 UV Block Canopy for
 Patio Backyard Lawn
 Garden

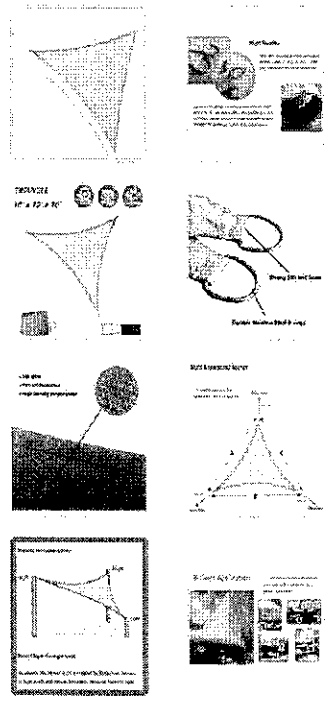
by Unbranded

Resort Style (Triangle Sails)

As shown, the Resort style is created by fixing two corners at high posts and one at low posts. Ideal for Triangle Sails.

Tap and Hold to Zoom

Product Images

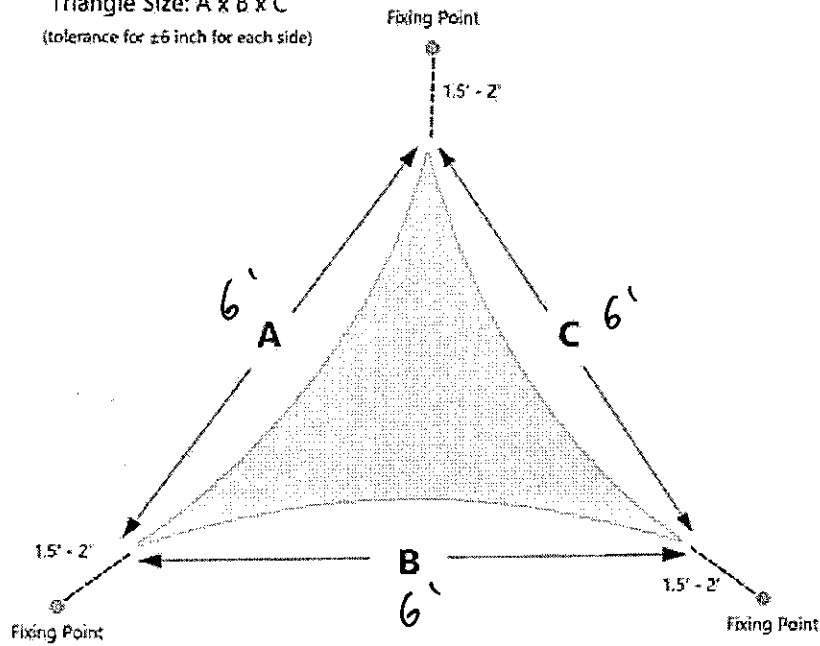


Feedback

Chat

SIZE MEASUREMENT

Triangle Size: A x B x C
(tolerance for ± 6 inch for each side)



Tap and Hold to Zoom

6 ft. x 6 ft. x 6 ft. Red
Sun Shade Sail Triangle
UV Block Canopy for
Patio Backyard Lawn
Garden

by Unbranded

Product Images

Feedback

Chat



PLANNING COMMISSION

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Application Cover Page

Docket No.: 07-13-23

Permit No.: PC23-000016

Applicant Name: Chris Nunnari

Project Address: 15319 Detroit Ave.

Project Name: Ohio TeaHouse

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

Ohio TeaHouse, LLC

15319 Detroit Rd.
Lakewood, OH 44107
440.857.0870

To whom it may concern,

I, Mitch Abdallah, give Ohio TeaHouse permission for the Conditional Use- Outdoor dining/seating for the Sacred Waters 15319 Detroit Rd, Lakewood, OH 44107 location. Seating to include, but not limited to, two (2) small tables with two (2) chairs per table.

Ohio TeaHouse Secretary:

Christopher R. Nunnari

Christopher Nunnari

dotloop verified
06/16/23 4:04 PM EDT
RZX6-T5XF-TUKU-MVMJ

Property Owner:

Mitch Abdallah

Mitch Abdallah

dotloop verified
06/16/23 4:10 PM EDT
LLBK-R5FB-WDEZ-3MVZ



SUBWAY

TOP SECRET
SAUCE

TEAS COFFEE & MORE

HOURS
Monday & Sunday
11:00am - 1:00 pm
Tuesday - Saturday
11:00am - 1:00pm
DAILY

NO
PARKING

OPEN

KAVA TEAS COFFEE & MORE



CAUTION
WET FLOOR

HSP
BLOCK



DETROIT RD

12'

10'

11'

15'

30'

PLANTER

Step

Tables and chairs (3'x6') directly in front of store, roughly 30' from the street.

chair

Table

chair

chair

Table

chair

3'

20'

Door

OHIO TEAHOUSE: Storefront



Ohio TeaHouse: Outdoor Dining Table Styles
(These or similar)





PLANNING COMMISSION

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Application Cover Page

Docket No.: 07-14-23

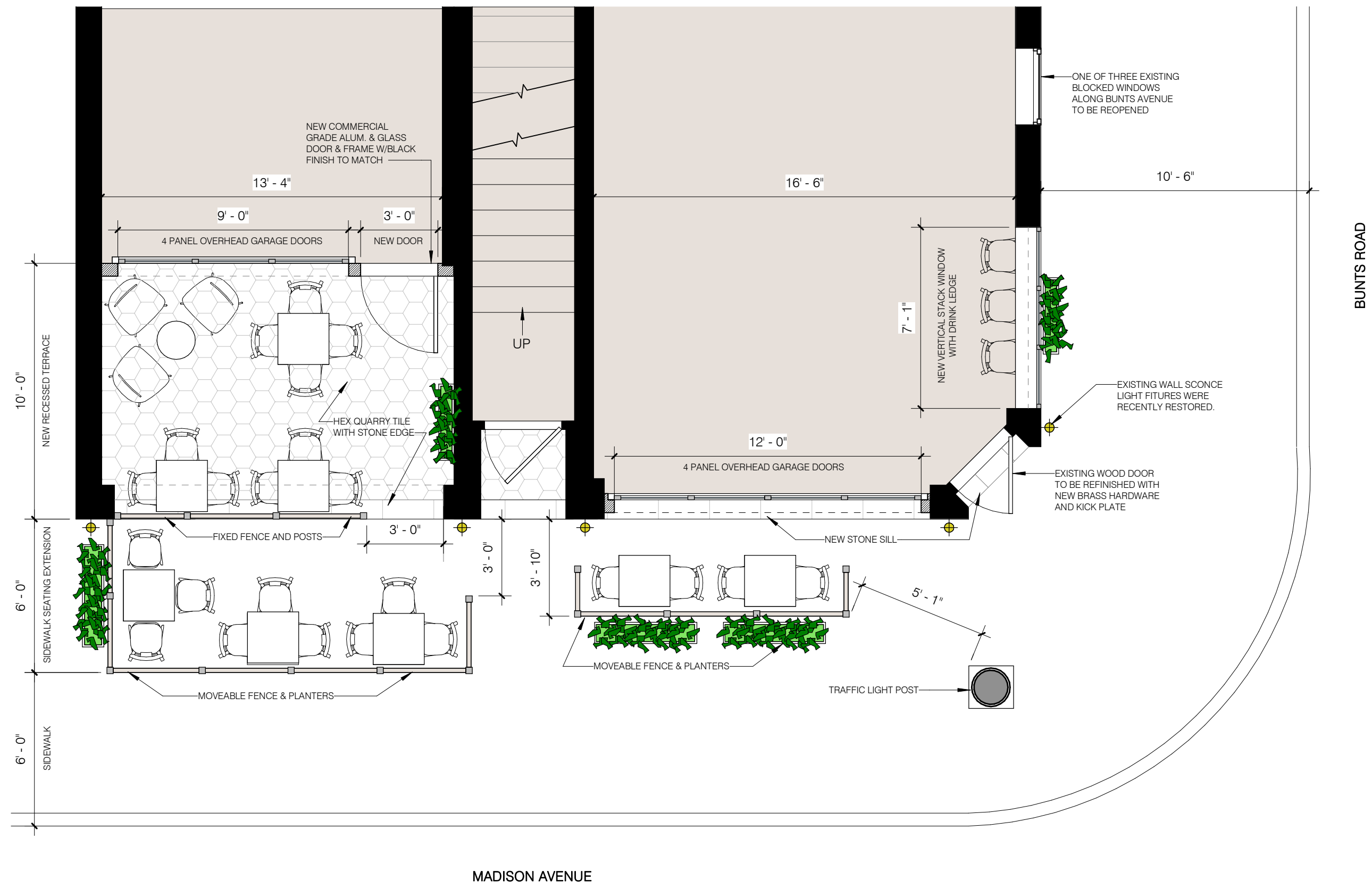
Permit No.: PC23-000015

Applicant Name: Patrick McGinty

Project Address: 13749 Madison Ave.

Project Name: McGinty's Pub

Proposal: The review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C3 – Commercial, Business District.



MMRC PROPERTIES, LLC
 13749 MADISON AVENUE
 LAKEWOOD, OH 44107

MCGINTYS PUB RECESSED TERRACE & OPERABLE OPENINGS
 TITLE: FLOOR PLAN
 ISSUE: STOREFRONT RENOVATION DESIGN REVIEW

05/16/23

1/4" = 1'-0"

A-101





MMRC PROPERTIES, LLC
 13749 MADISON AVENUE
 LAKEWOOD, OH 44107

MCGINTYS PUB RECESSED TERRACE & OPERABLE OPENINGS
 TITLE: EXISTING & PROPOSED MADISON AVENUE ELEVATION
 ISSUE: STOREFRONT RENOVATION DESIGN REVIEW

05/16/23

3/16" = 1'-0"

A-100



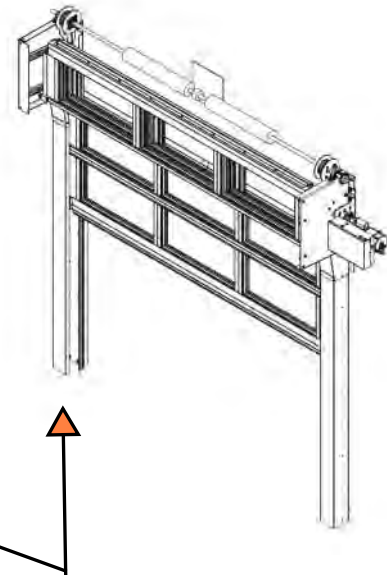
CLOPAY COMMERCIAL INSULATED ALUMINUM OVERHEAD DOOR WITH SOLID BOTTOM PANEL AND FULL VIEW GLASS PANELS ABOVE FOR MADISON AVE. FACADE.



MATTE BLACK TALL ALUMINUM PLANTER



TREX SIGNATURE RAILING - ROD RAIL PANEL, FINISH: CHARCOAL BLACK



CLOPAY COMMERCIAL VERTISTACK CLEAR VERTICAL STACKING WINDOW ON BUNTS ROAD FACADE.



LANCASTER DINING HEIGHT OUTDOOR TABLE & SEATING ALLOY SERIES, FINISH: BLACK,



9" HEX QUARRY TILE FLOOR W/ STONE EDGE AT TERRACE & DOOR ACLOVES



PLANNING COMMISSION

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Communication Cover Page

Docket No.: 07-15-23

Permit No.: PC23-000018

Project: Presentation by the Human Services Department and opportunity for public input regarding application for NOACA 5310 funds to replace a light transit vehicle to support senior transportation in the 44107 zip code.



DEPARTMENT OF HUMAN SERVICES
12525 LAKE AVENUE • 44107
Telephone: (216) 529-5011 Facsimile: (216) 529-5937
Web site: WWW.LAKEWOODOH.GOV

CHAD BERRY, LISW-S
DIRECTOR, HUMAN SERVICES

June 26, 2023

Subject: Request for Public Meeting: NOACA 5310 Specialized Transportation Program Funding Application

Dear Planning Commission Members,

We kindly request a public meeting to discuss the NOACA 5310 Specialized Transportation program and the Department of Human Services, Division of Aging's intent to apply for funding in FY2024. This program provides capital grants to support coordinated transportation services for seniors and individuals with disabilities in the Cleveland Urbanized area.

The City seeks NOACA 5310 funds to acquire a replacement light transit vehicle for senior transportation within the 44107 zip code. This project is crucial to update the DOA's fleet and ensure the provision of reliable transportation services that enhance the independence, reduce isolation, and expand access to wellness and social opportunities for older adults.

By convening a public meeting, we aim to engage stakeholders, gather input, and address any concerns regarding the funding application.

Thank you for your attention to this matter.

Sincerely,

Chad Berry, LISW-S
Director of Human Services





PLANNING COMMISSION

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www.onelakewood.com

Application Cover Page

Docket No.: 05-11-23

Permit No.: PC23-000012

Applicant Name: City of Lakewood

Project Address: 12650 Detroit Ave.

Project Name: Amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to Support Additional Dwelling Units and Principal Building Lot Coverage

Proposal: Administrative staff will present the proposed amendments. On March 20, 2023, City Council referred Ordinance No. 07-2023 and the associated communication to the Housing, Planning, and Development Committee and the Planning Commission for deliberation and recommendation.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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www.lakewoodoh.gov

May 4, 2023

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

RE: Docket No. 05-12-23 - Amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to Support Additional Dwelling Units and Principal Building Lot Coverage

Dear Members of the Planning Commission:

On March 20, 2023, City Council referred Ordinance No. 07-2023 and the associated communication to the Housing, Planning, and Development Committee and the Planning Commission for deliberation and recommendation. Please review the attached documents that will be considered at the next regularly scheduled Planning Commission meeting.

Sincerely,

Shawn Leininger, AICP
Director of Planning & Development



**PLANNING &
DEVELOPMENT
DEPARTMENT**

12650 Detroit Avenue 44107 • (216) 529-6630 • FAX (216) 529-5907
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March 9, 2023

City Council
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Zoning Code Amendment - Primary Lot Coverage and Additional District Regulations

Dear Council President Litten & Members of City Council:

Creating housing opportunities that support affordability, aging in place, and shared living are important goals of the Community Vision. To that end the Planning & Development Department has been exploring the subject of Accessory Dwelling Units (ADU's) to determine if recommended changes to the code would encourage investment in the construction of housing units and additions thereto while also maintaining the historic "front porch" neighborhood character of our residential single and two-family districts. The result of that exploration is this initial set of recommendations that adheres to that intent, focusing primarily on the R-2 zoning district.

Forty-six percent (46%) of all city parcels are currently zoned R-2 (Single and Two-Family) Residential District. There are more parcels zoned to allow two-dwelling units than any other type of parcel in the city. Of the 8,339 parcels zoned R-2 District, just 2,545 currently have a two-dwelling unit structure. This leaves nearly 6,000 properties that are zoned for two units and only have one.

Based on the analysis by City staff, there are two prohibitions within the code that contribute to the dearth of two-dwelling unit structures in the R-2 District. The first is a regulation passed in 1996 that prohibits the enlargement of a primary structure to accommodate more than one family. The second is a restriction on primary structure lot coverage.

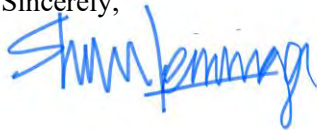
The current regulations cap primary structure lot area coverage at 25%, leaving, on a typical lot, an additional 10% of otherwise buildable land which – even though it may adhere to all other zoning requirements – is unusable. By increasing the allowable primary lot coverage to 35% and removing the prohibition to adding a second dwelling unit to a single-family home, property owners in the R-2 District who have a single-dwelling unit structure will be permitted to add a second unit either attached to or within the primary structure, provided other setback requirements are maintained.

In support of aging in place and shared living, single-family districts R-1H, R-1M and R-1L do not permit two separate units. However, a traditional intergenerational “in-law suite “which is not a separate dwelling unit, but a suite within the dwelling unit is permitted. Similar to the R-2 District, a typical lot is not fully usable given the lot coverage restriction of 25%. The proposed increase in permitted lot coverage to 35% will allow greater opportunity of investment in first floor in-law suites and additions that support shared living and aging in place in these single-family districts.

By maintaining current setbacks for the front, side, and rear property lines and continuing to adhere to the original development pattern of our neighborhoods and intent of our Zoning Districts, the high-quality housing character and scale that Lakewood is known for can be maintained with minimal impact on the existing neighborhood and infrastructure.

As this proposal amends the Zoning Code of the City of Lakewood, the Ordinance must be referred to the Planning Commission for review and recommendation as well as a committee deemed appropriate by City Council.

Sincerely,



Shawn Leininger, AICP
Director of Planning & Development



Michelle Nochta, AICP
Senior Planner

ORDINANCE NO. 07-2023

BY:

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least five (5) members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, amending Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage, and 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood in order to update the provisions.

WHEREAS, the City of Lakewood has established certain regulations limiting the building area coverage of lots and restricting the conversion of single-family dwellings to accommodate more than one family despite the use being permitted by the zoning district; and

WHEREAS, the regulations subject to this Ordinance were authorized in 1996 with the adoption of a new Zoning Code for the City of Lakewood; and

WHEREAS, the City desires to create new housing opportunities in the community, particularly those that support affordability, aging in place, and shared living; and

WHEREAS, with knowledge of the historical impact of these restrictions on the City's goal, the City must amend the regulations; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments in that these provisions should be enacted to advance the City's goal to create new housing opportunities that enhance affordability, aging in place, and shared living; now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, STATE OF OHIO:

Section 1. That Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than twenty-five percent (25%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than twenty-five percent (25%) of the lot area.

are hereby repealed.

Section 2. That new Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage are hereby enacted to read as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than thirty-five percent (35%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than thirty-five percent (35%) of the lot area.

Section 3. That Section 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1133.06. Conversion of Single-Family Structure Prohibited. No single-family structure shall be converted to or enlarged or altered to accommodate more than one (1) family.

is hereby repealed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of the Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least five (5) of members of Council, this ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor; otherwise, it shall take effect and be in force after the earliest period allowed by law.

Adopted _____

John Litten, President of Council

Maureen M. Bach, Clerk of Council

Approved _____

Meghan F. George, Mayor