

**AMENDED AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
DECEMBER 3, 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 remote meeting information will be posted by 5 PM the day of the meeting at www.onelakewood.com/accordions/planning-commission/

- 1. Roll Call**
- 2. Approve the Minutes of the November 5, 2020**
- 3. Opening Remarks**

**OLD BUSINESS
CONDITIONAL USE**

- 4. Docket No. 11-49-20
16300-16400 Detroit Avenue
Trinity Church Properties**

John Holtz of Dimit Architects requests a conditional use permit for a mixed-use overlay district at 16300-16400 Detroit Avenue. The project includes the renovation of the church and commercial storefronts, the transformation of the classrooms to eight apartments and the construction of a nine-unit residential carriage house. Pursuant to chapter 1135, Mixed Use Overlay District and section 1161.03 (v). The property is in a C3 - Commercial, General Business district. (Page 3)

CONDITIONAL USE

- 5. Docket No. 11-51-20
15625 Detroit Avenue
Lindy's Lake House**

Patrick Granzier of NCR Ventures, Lindy's Lake House is applying for a conditional use permit to allow the operation of a parklet on Westwood Avenue; a 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. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporary. The property is in a C2 - Commercial, Retail district. (Page 29)

**REQUEST FOR MODIFICATIONS
CONDITIONAL USE**

- 6. Docket No. 08-34-20
15527 Madison Avenue
Barrio**

Sean Fairbairn of Barrio requests modifications to approval granted at the August 6, 2020 meeting. The review was for a conditional use permit to allow the 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 C2 Commercial - Retail district. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020. (Page 41)

**OLD BUSINESS
CONDITIONAL USE**

- 7. Docket No. 11-50-20
15527 Madison Avenue
Barrio**

Sean Fairbairn of Barrio requests review of a conditional use permit for outdoor dining in the rear parking lot; change the status of a temporary patio to a permanent one, approved at the August 6, 2020 meeting. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. The property is in a C2 - Commercial, Retail district. (Page 53)

**NEW BUSINESS
COMMUNICATION**

- 8. Docket No. 12-52-20
15450 Detroit Avenue
Kauffman Park Improvements**

The Department of Planning and Development staff will provide a communication regarding Kauffman Park Improvements. (Page 64)

ADJOURN



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 11-49-20

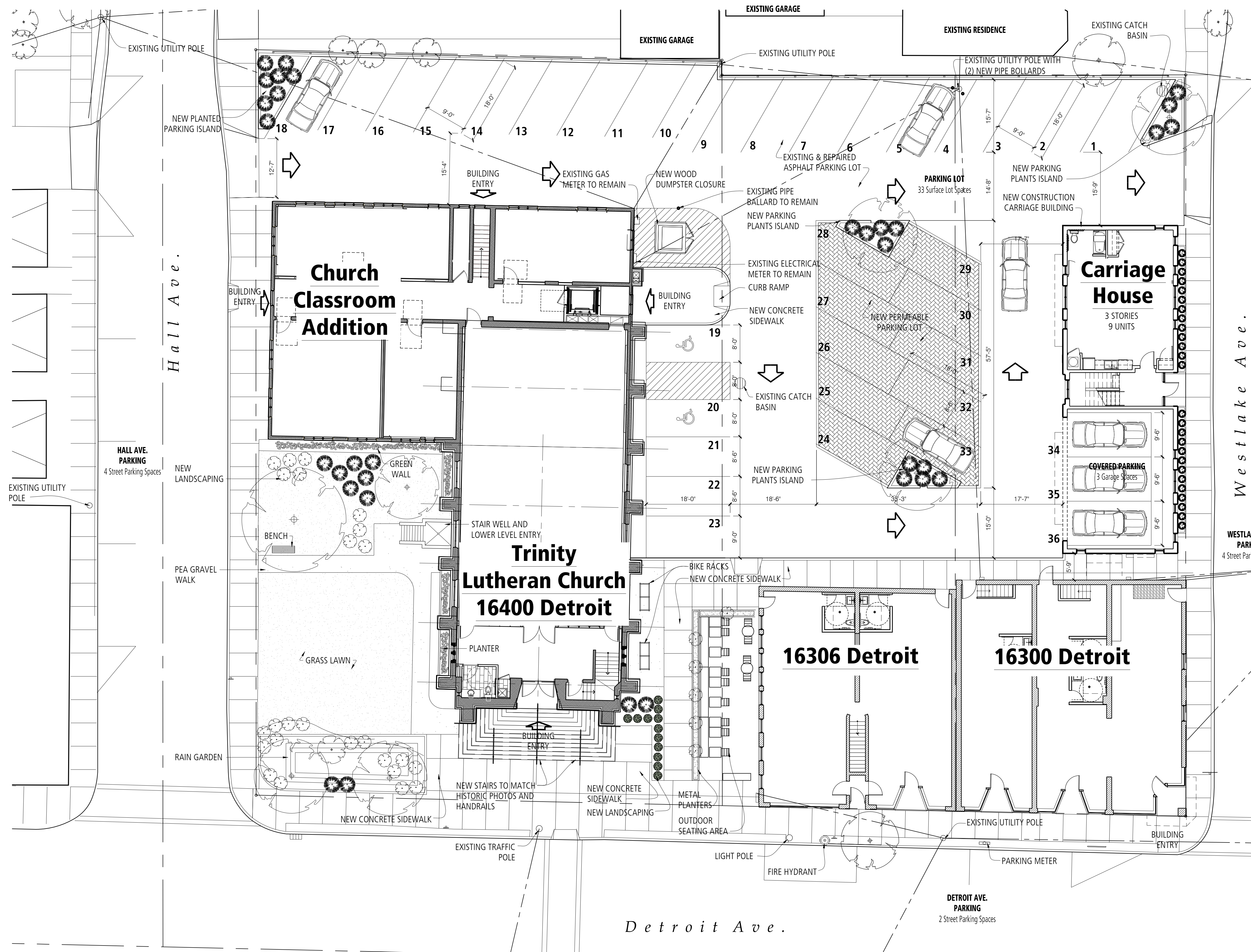
Permit No.: PC20-000054

Applicant Name: John Holtz, Dimit Architects

Project Address: 16300-16400 Detroit Avenue

Project Name: Trinity Church Properties

Proposal: a conditional use permit for a mixed-use overlay district at 16300-16400 Detroit Avenue. The project includes the renovation of the church and commercial storefronts, the transformation of the classrooms to eight apartments and the construction of a nine-unit residential carriage house. Pursuant to chapter 1135, Mixed Use Overlay District and section 1161.03 (v). The property is in a C3 - Commercial, General Business district.



Site Plan Area & Yield Summary

Building Area Totals:	
Classroom Building Renovation:	6,008 SF
Trinity Church Renovation:	6,490 SF
16300 Building Renovation (level 1 only):	2,393 SF
16306 Building Renovation (level 1 only):	1,988 SF
New Carriage House Residential Building:	4,396 SF
Total Building Area:	21,275 SF
Residential Apartment Yield:	
Carriage Apartments:	9
Classroom Apartments:	8
TOTAL	17 Apartments
Parking Totals:	
Surface Parking Spaces:	33 Spaces
Carriage Parking Spaces:	3 Spaces
Total Parking Spaces:	36 SPACES
Permeable Paving Parking Area:	1680 GSF
Uses and Parking Space Requirements:	
Dwelling units - 1 per unit:	17 Spaces
Retail Space - 1 per 1000sqft:	4.4 Spaces
Office Space - 2 per 1000sqft:	12.8 Spaces
Total Parking Spaces:	35 SPACES REQUIRED

Seal

Issues:	Date:	By:
REVIEW SET	07-10-20	JMH
REVIEW SET	07-31-20	JMH
REVIEW SET	08-17-20	JMH
PART 2 SUBMITTAL	08-25-20	JMH

DIMIT ARCHITECTS
 architecture + interiors + urban design

14414 Detroit Ave., #306
 Lakewood, Ohio 44107
 216-221-9021

Trinity Church

16400 Detroit Ave.
 Lakewood, Ohio 44107

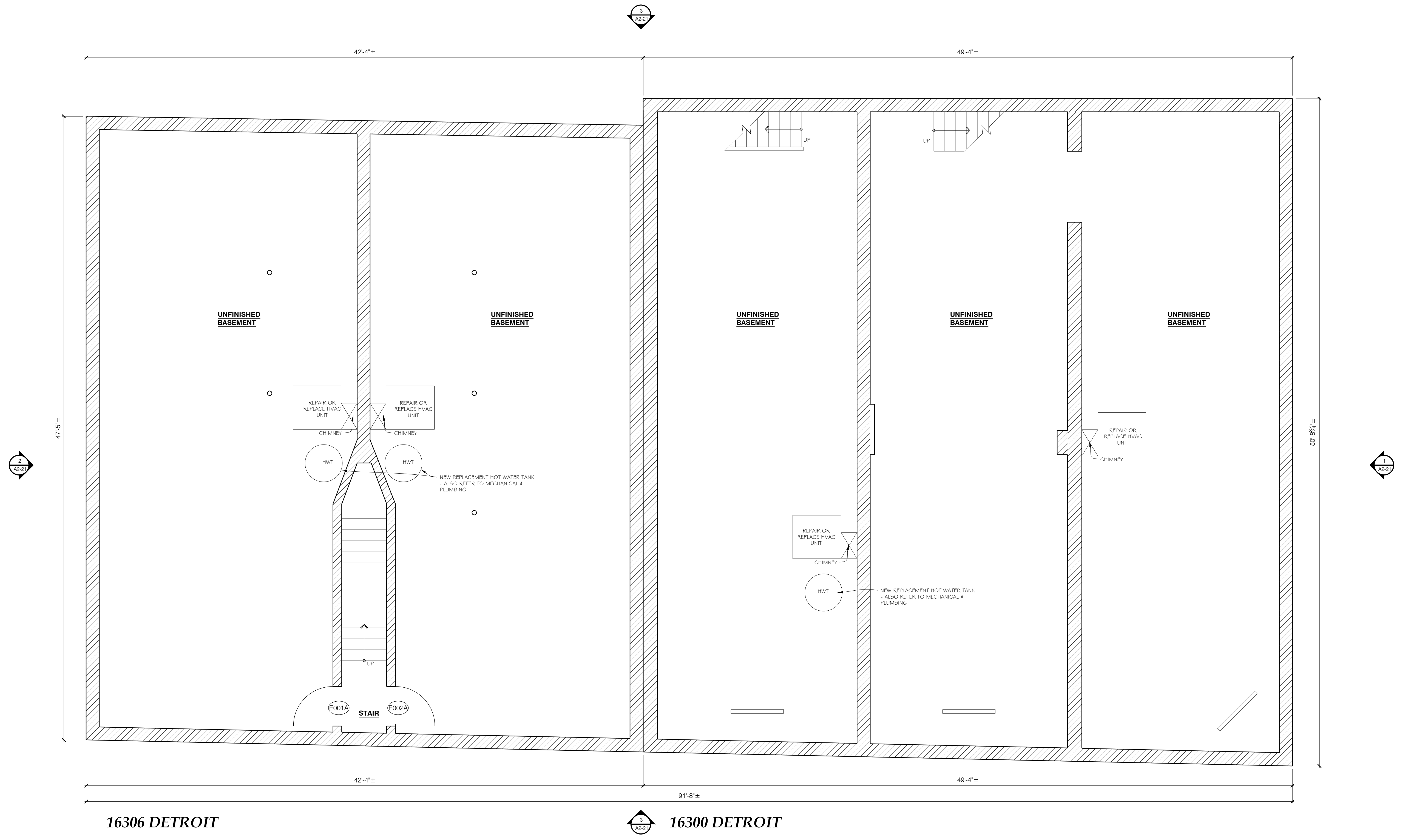
Drawing Title PROPOSED SITE PLAN	
Date 10-21-2020	Project 19-060
Drawn by JH, DS, NH, CB	Drawing Number AS-01
Checked by SMD / AND	
Approved SMD	

1 SITE PLAN
 AS-01 SCALE: 3/32" = 1'-0"

1/2019-10-20 10:40:00 (no) dmit architects construction documents | call 216-221-9021 | dmit.com

GENERAL NOTES:

1. GENERAL CONTRACTOR & ALL SUBCONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS, EXAMINE THE ENTIRE SITE AND THE CONSTRUCTION DOCUMENTS TO ENSURE THEIR KNOWLEDGE OF ALL RELEVANT EXISTING FIELD CONDITIONS AFFECTING THE SCOPE OF WORK PRIOR TO PRICING. ANY DISCREPANCIES OR CONFLICTS BETWEEN THE ARCHITECTURAL AND ENGINEERING DOCUMENTS AND FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT AND ENGINEER BEFORE INITIATING WORK.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ACCURATE FIELD MEASUREMENTS AND VERIFY ALL DIMENSIONS AND TO PROVIDE SHOP DRAWINGS TO ENSURE AN ACCURATE FIT. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED BASED ON FAILURE TO IDENTIFY EXISTING FIELD CONDITIONS.
3. GENERAL CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS THEY MAY DISCOVER PRIOR TO THE COMMENCING OF WORK WITH THE REQUEST FOR INFORMATION (RFI) FORM.
4. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. ALL DIMENSIONS ARE FROM FACE OF FINISH OF WALL (TYPICAL UNLESS OTHERWISE NOTED). - DO NOT SCALE.
5. ALL DOOR ROUGH OPENINGS ARE TO BE LOCATED 3" FROM NEAREST WALL AT HINGE SIDE (TYPICAL UNLESS OTHERWISE NOTED).
6. APPROVED FIRE EXTINGUISHERS TO BE LOCATED BY LOCAL FIRE INSPECTOR. BASE BID TO INCLUDE 25 FIRE EXTINGUISHERS AND CABINETS. CABINETS TO BE FIRE-RATED, SEMI-RECESSED & MOUNTED IN CORRIDOR WALLS.
7. ALL WORK TO COMPLY WITH OHPO / NPS SUBMITTAL.



16306 DETROIT

16300 DETROIT

1 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

Seal		
Issues:	Date:	By:
REVIEW SET	07-10-20	JMH
REVIEW SET	07-31-20	JMH
REVIEW SET	08-17-20	JMH
PART 2 SUBMITTAL	08-25-20	JMH

DIMIT ARCHITECTS
architecture + interiors + urban design

14414 Detroit Ave., #306
Lakewood, Ohio 44107
216-221-9021

Trinity Church

16400 Detroit Ave.
Lakewood, Ohio 44107

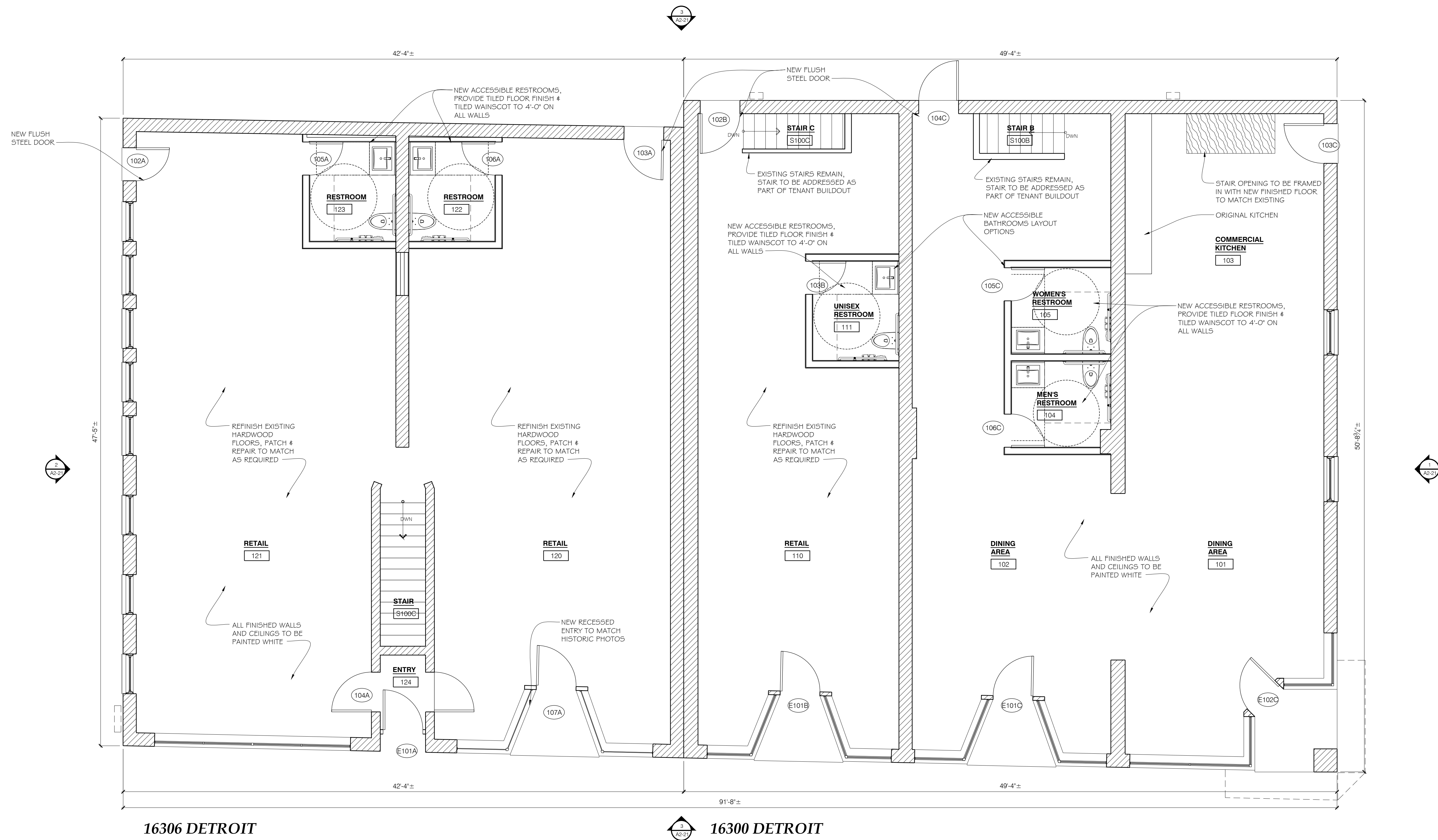
Drawing Title
PROPOSED LOWER LEVEL FLOOR PLAN

Date	10-21-2020	Project	19-060
Drawn by	JH, DS, NH, CB	Drawing Number	
Checked by	SMD / AND		
Approved	SMD		

A2-01

GENERAL NOTES:

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- ALL WORK TO COMPLY WITH OHPO / NPS SUBMITTAL.



16306 DETROIT

16300 DETROIT

1 PROPOSED GROUND LEVEL FLOOR PLAN
A2-02 SCALE: 1/4" = 1'-0"

Seal

Issues:	Date:	By:
REVIEW SET	07-10-20	JMH
REVIEW SET	07-31-20	JMH
REVIEW SET	08-17-20	JMH
PART 2 SUBMITTAL	08-25-20	JMH

DIMIT ARCHITECTS
architecture + interiors + urban design

14414 Detroit Ave., #306
Lakewood, Ohio 44107
216-221-9021

Trinity Church

16400 Detroit Ave.
Lakewood, Ohio 44107

Drawing Title
PROPOSED GROUND LEVEL FLOOR PLAN

Date: 10-21-2020 Project: 19-060

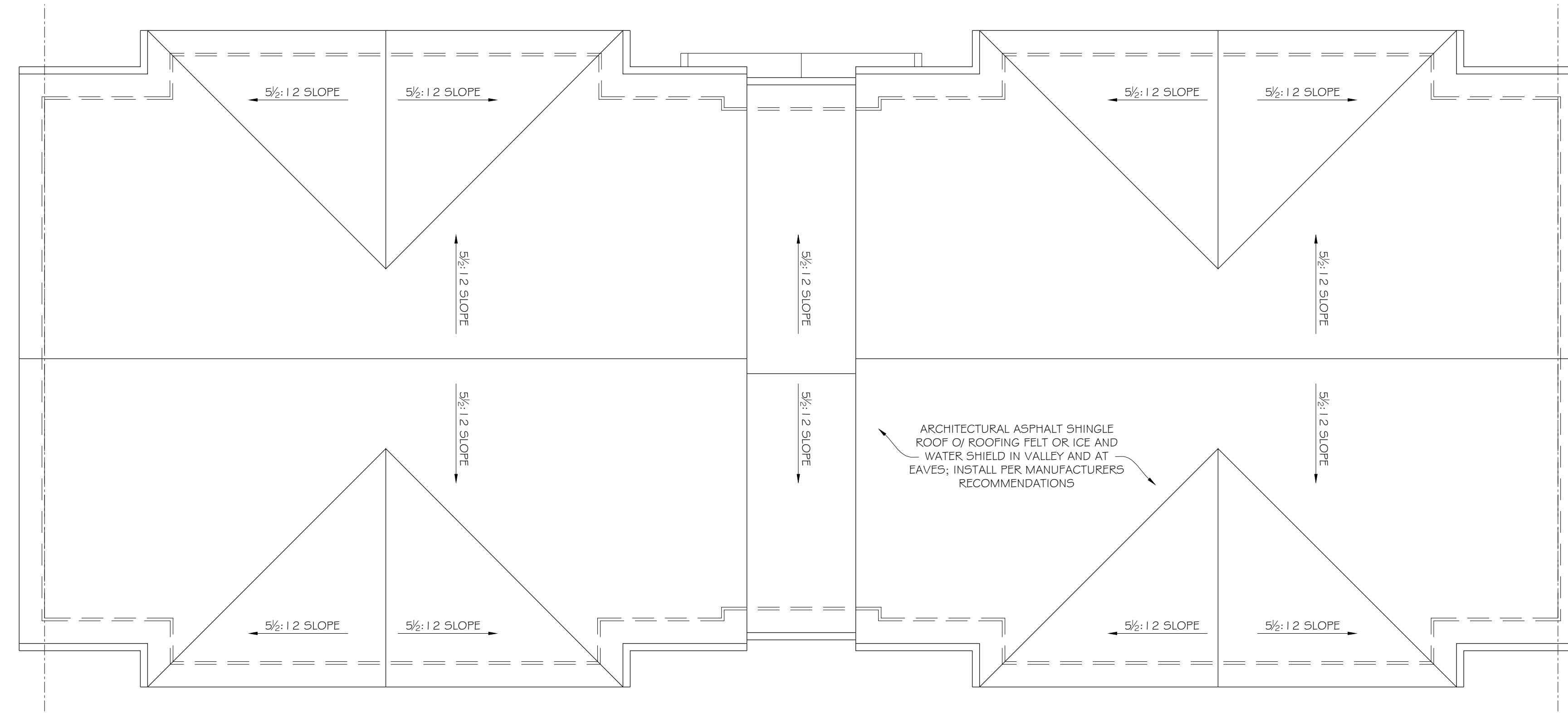
Drawn by: JH, DS, NH, CB Drawing Number: A2-02

Checked by: SMD / AND

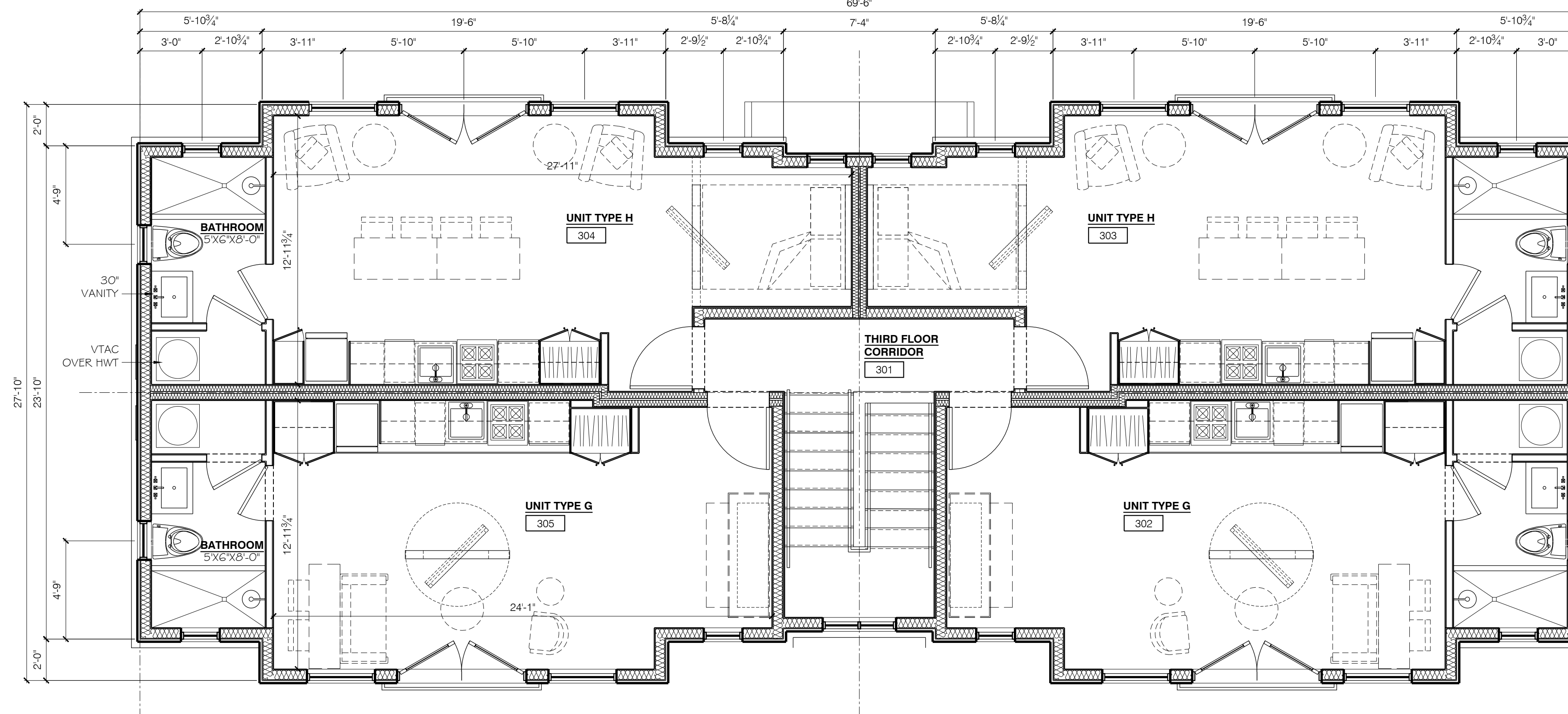
Approved: SMD

GENERAL NOTES:

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7. ALL WORK TO COMPLY WITH OHPO / NPS SUBMITTAL.



2 CARRIAGE HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"



1 CARRIAGE HOUSE THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

Seal

Issues:	Date:	By:
REVIEW SET	07-10-20	JMH
REVIEW SET	07-31-20	JMH
REVIEW SET	08-17-20	JMH
PART 2 SUBMITTAL	08-25-20	JMH

DIMIT ARCHITECTS
architecture + interiors + urban design

14414 Detroit Ave., #306
Lakewood, Ohio 44107
216-221-9021

Trinity Church

16400 Detroit Ave.
Lakewood, Ohio 44107

Drawing Title
**CARRIAGE HOUSE
THIRD FLOOR PLAN
AND ROOF PLAN**

Date	Project
10-12-2020	19-060
Drawn by JH, DS, NH, CB	Drawing Number
Checked by SMD / AND	A3-02
Approved SMD	



South Elevation



West Elevation



North Elevation



East Elevation





Trinity Church Site Conversion
Lakewood, Ohio

Carriage House - 3D Rendering
SCALE = NTS



NO SMOKING
IN THIS PROPERTY
VIOLATION WILL
RESULT IN
FURTHER ACTION

NO OIL, FLAME,
SMOKING,
WAXES, GLUES,
POLISH, WAXES,
OR ANY OTHER
FLAMMABLE LIQUIDS
OR SOLIDS TO BE
USED ON THE
VEHICLES OR IN
IMMEDIATE VICINITY

CHURCH &
CUSTOMER
PARKING ONLY
NO VEHICLES
TO BE PARKED
HERE
BAKER MOTORS
11111 JEFFERSON AVE
MEMPHIS, TENN 38114

HEALTH
CITY OF MEMPHIS

Street
Burger
BISTRO BEER

Detroit

STOP

ald's



KISS

REALTY CO

Street
Burger
BISTRO BEER

16304



TRINITY LUTHERAN CHURCH

NO PARKING
ANY TIME









**ONE WAY
DO NOT
ENTER**

NO BALL PLAYING
PERFORMING
ROLLER SKATING
ROLLER SKATING
BANKING OR SLEIGH
ACTIVITIES IS PERMITTED
IN THIS LOT
VIOLATION AND
TRESPASSING WILL BE
PROSECUTED

McDonald's

201
120-
158



PLANNING COMMISSION

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Application Cover Page

Docket No.: 11-51-20

Permit No.: PC20-000055

Applicant Name: Patrick Granzier, NCR Ventures

Project Address: 15625 Detroit Avenue

Project Name: Lindy's Lake House

Proposal: A conditional use permit to allow the operation of a parklet on Westwood Avenue; a 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. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020. The property is in a C2 – Commercial, Retail district.

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. _____

DOCKET No. _____

FEE PAID _____

TEMPORARY OUTDOOR DINING

APPLICATION

LAKWOOD PLANNING COMMISSION

Property Address 15625 Detroit Business/Tenant Name Lindey's Lake House

Property Owner Name John Granzier Owner Phone 216-323-8444

Owner E-mail JGranzier@roadrunner.com Parcel Number _____

Project Summary: Applying for Permits on Westwood Ave side of 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): Patrick Granzier Company NCA Ventures, Com

Applicant Address: 372 Kenilworth Rd. Bay Village

Phone: 440-503-2350 Fax: _____ E-mail: pat@ncaventures.com

Signature: [Signature] Date: 10/20/2020

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. _____ SECTION _____

October 20, 2020

RE: Outdoor Patio Dining (15625 Detroit Ave)

To Whom It May Concern:

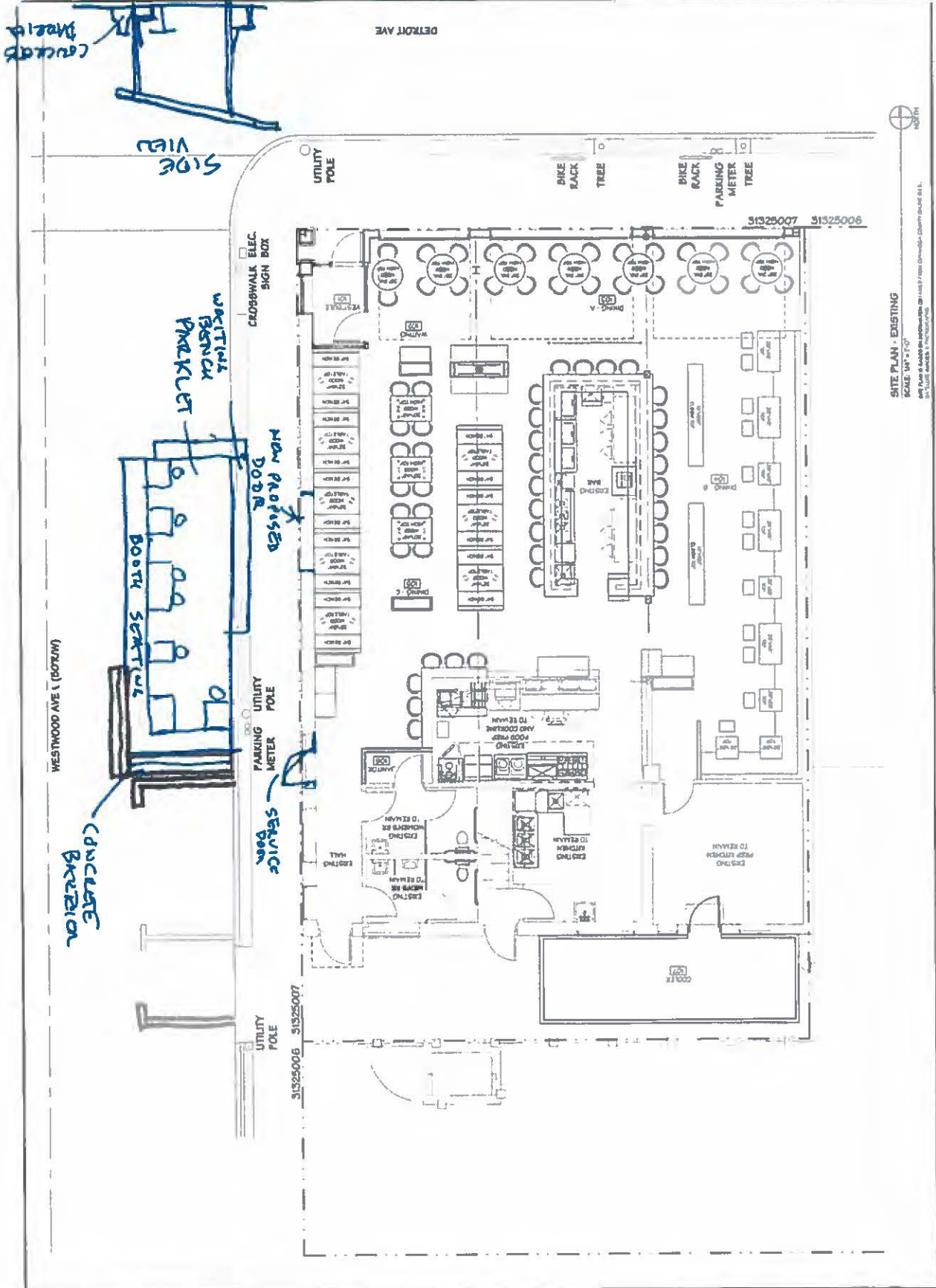
My name is John Granzier. I am the owner of the building with the address 15625 Detroit Ave, Lakewood, Ohio. The purpose of this letter is to grant permission for temporary outdoor dining at Lindey's Lake House—the tenant of said property.

Respectfully,
John Granzier

October 21, 2020

To whom it may concern:

Lindey's Lake House, 15625 Detroit Avenue Requests to install a Parklet on the Westwood side of the Building. With the City of Lakewood's approval, we would use cement or water based barriers to secure the location. Due to the Covid, we are dramatically losing sales as we have no ability to offer outdoor dining. Lindey's Lake House would design the area to specifications of social distancing mandated by the Governor.



SITE PLAN - EXISTING
 SCALE: 1/4" = 1'-0"
 SEE PLAN & SPECIFICATIONS FOR ALL NOTES & DIMENSIONS. DRAWN BY: J.S.

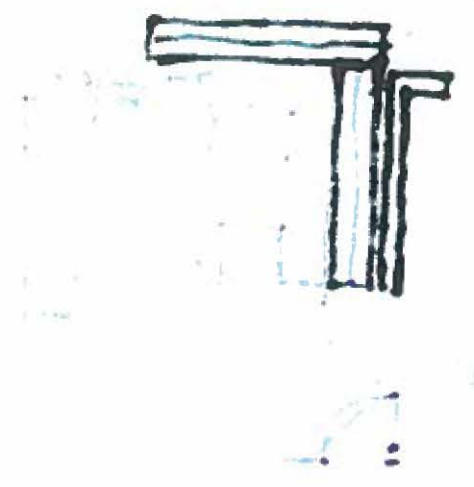
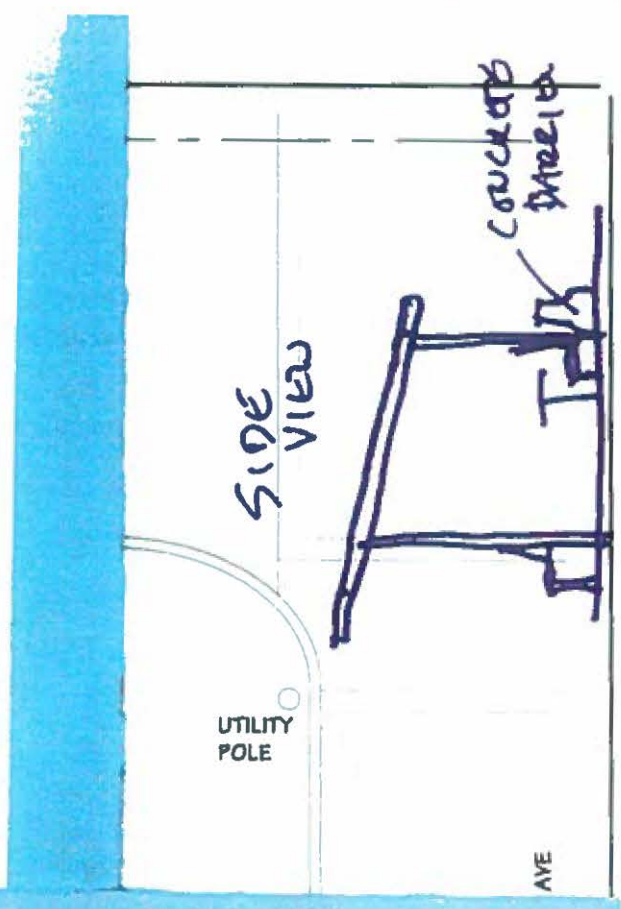


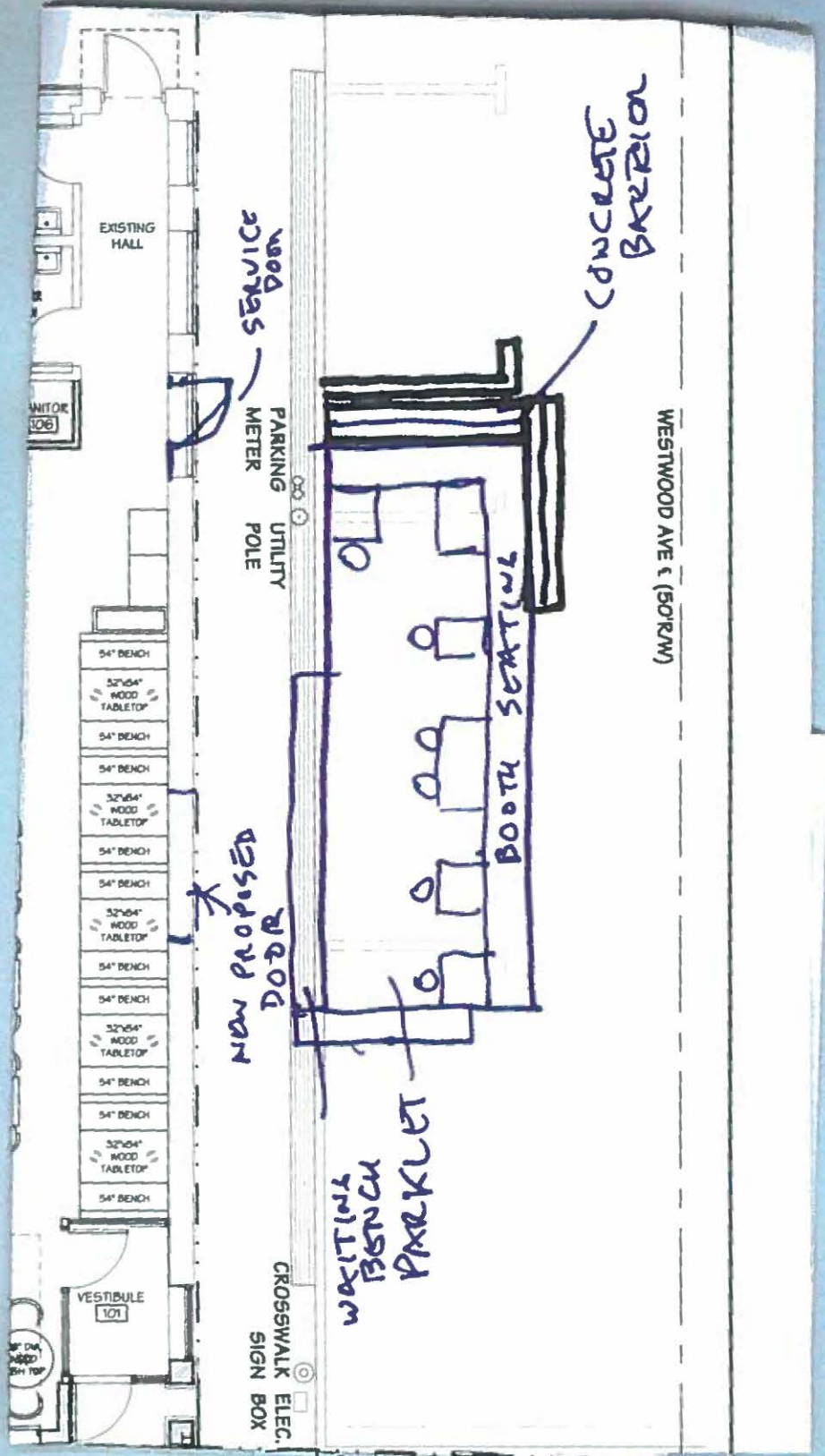






FRASCUETS





EXISTING HALL

SERVICE DOOR

PARKING METER UTILITY POLE

CONCRETE BARRIER

WESTWOOD AVE & (BORRM)

NEW PROPOSED DOOR

BOOTH SEATING

WAITING BENCH PARKLET

CROSSWALK ELEC. SIGN BOX

VESTIBULE 101

- 54" BENCH
- 32"x54" WOOD TABLETOP
- 54" BENCH
- 54" BENCH
- 32"x54" WOOD TABLETOP
- 54" BENCH
- 54" BENCH
- 32"x54" WOOD TABLETOP
- 54" BENCH
- 54" BENCH
- 32"x54" WOOD TABLETOP
- 54" BENCH
- 54" BENCH
- 32"x54" WOOD TABLETOP
- 54" BENCH





PLANNING COMMISSION

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Application Cover Page

Docket No.: 08-34-20

Permit No.: PC20-000058

Applicant Name: Shawn Fairbairn, Barrio

Project Address: 15527 Madison Avenue

Project Name: Barrio

Proposal: Request for modifications to approval granted at the August 6, 2020 meeting. The review was for a conditional use permit to allow the 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 C2 Commercial - Retail district. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020.

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 20-000042
DOCKET No. 08-34-20
FEE PAID n/a

TEMPORARY OUTDOOR DINING

APPLICATION

LAKEWOOD PLANNING COMMISSION

Property Address 15527 Madison Ave Business/Tenant Name Barrío
Property Owner Name Ron Lesz Kowicz Owner Phone (216) 272-3763
Owner E-mail mleszkowicz@sbcglobal.net Zoning _____ Parcel Number 314-14-003
Project Summary Outdoor Dining

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): Sean Fairbairn Company Barrío
Applicant Address: 3190 West 63RD Cleveland Ohio 44102
Phone: 440-465-5353 Fax: _____ E-mail: rlcdbetter@barrio-tacos.com
Signature: Sean Fairbairn Date: 6/24/20

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

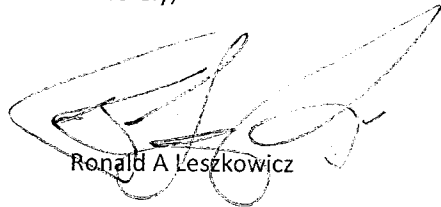
Bldg. Dept. Remarks: _____

ORD. _____ SECTION _____

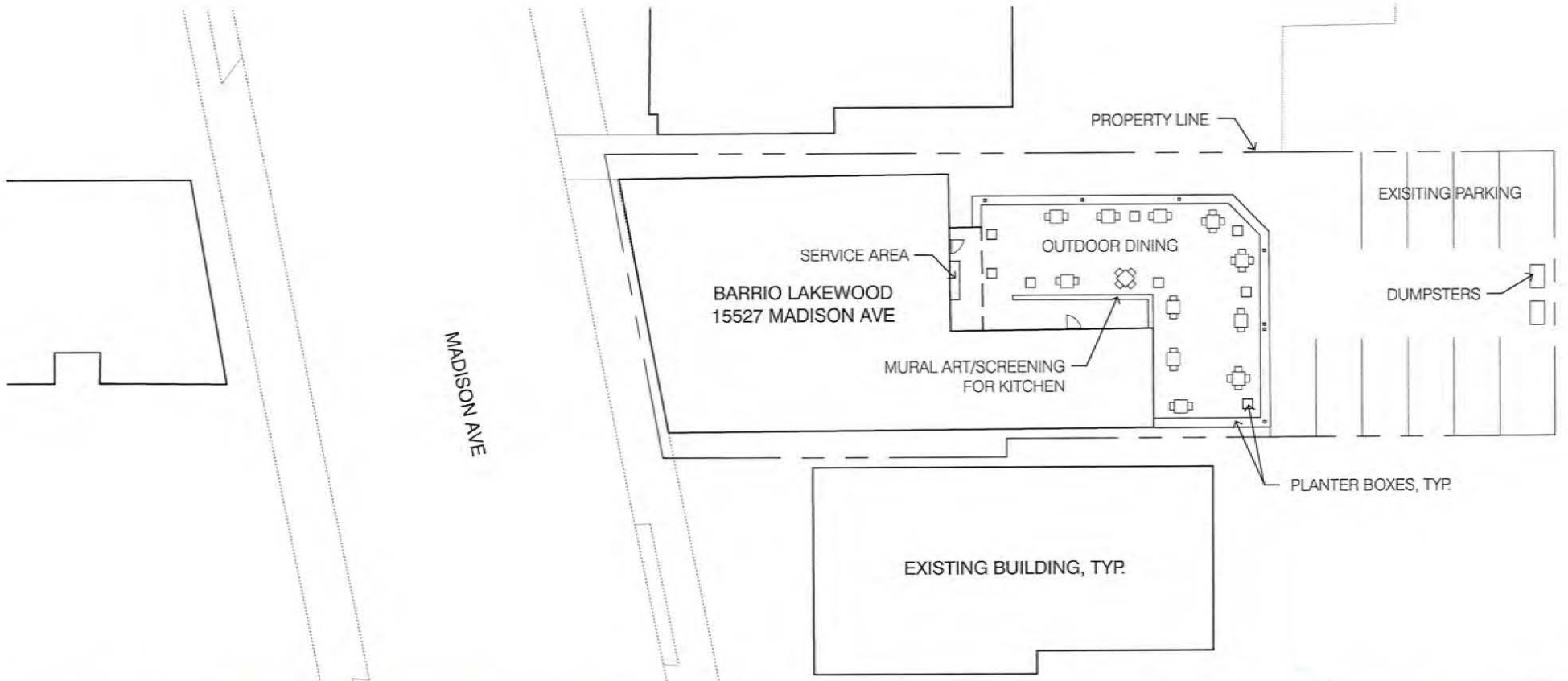
To Whom It May Concern:

I, the undersigned, hereby authorize Barrio to apply to the Lakewood Planning Commission for a temporary outdoor dining permit. This authorization is for the restaurant located at 15527 Madison Avenue in Lakewood. If you have any questions or concerns please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald A. Leszkowicz". The signature is stylized with large, sweeping loops and a long horizontal stroke at the end.

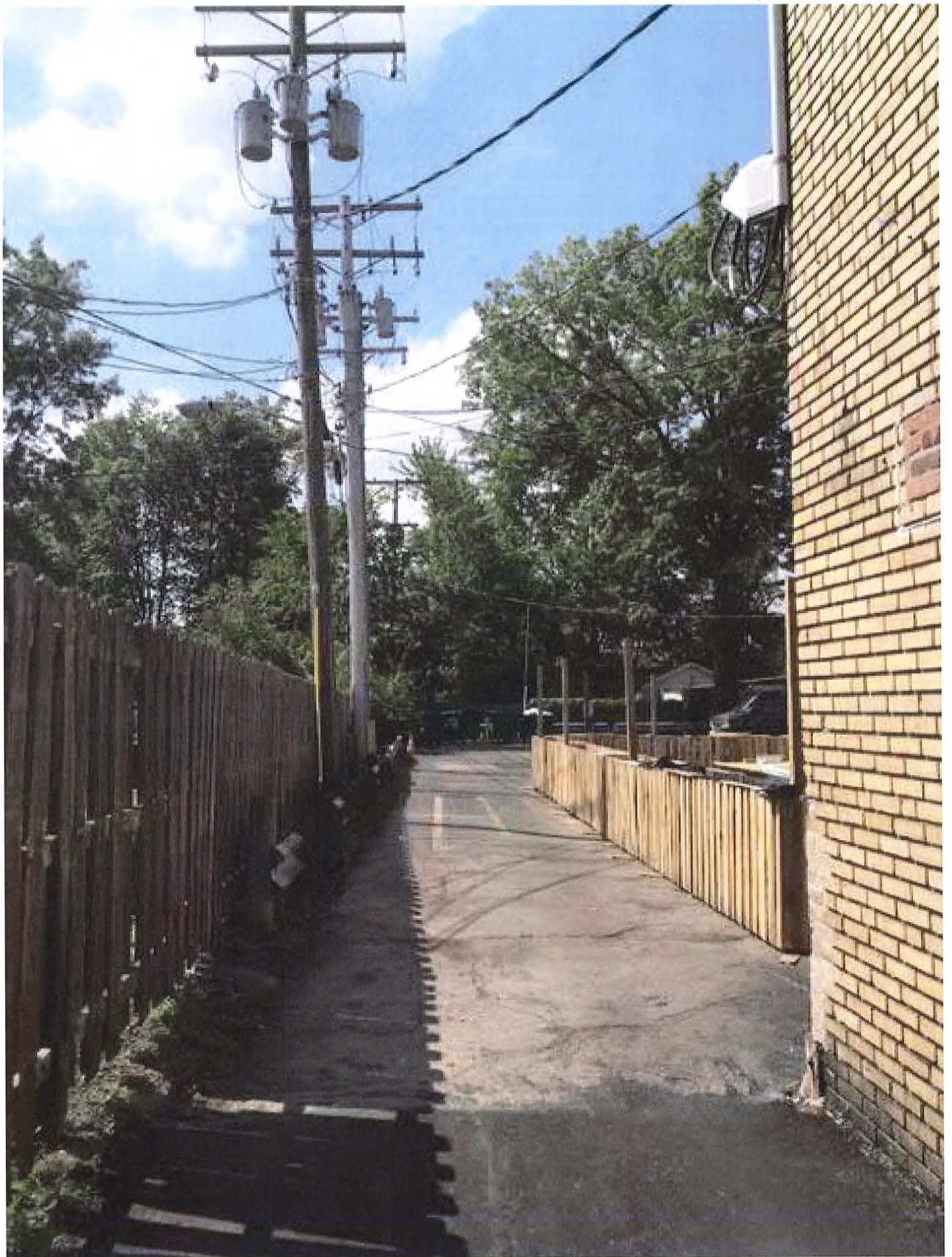
216-272-3763

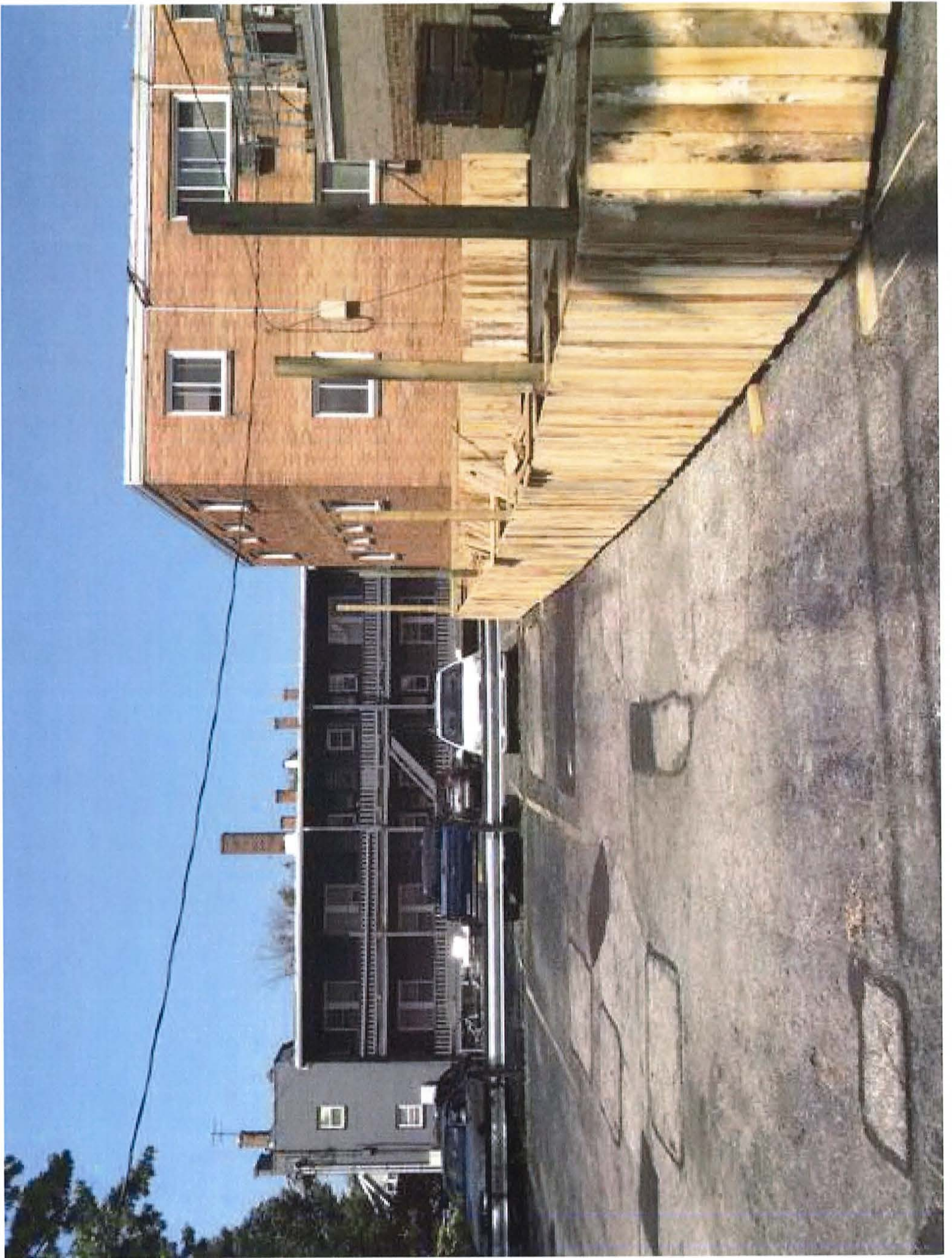


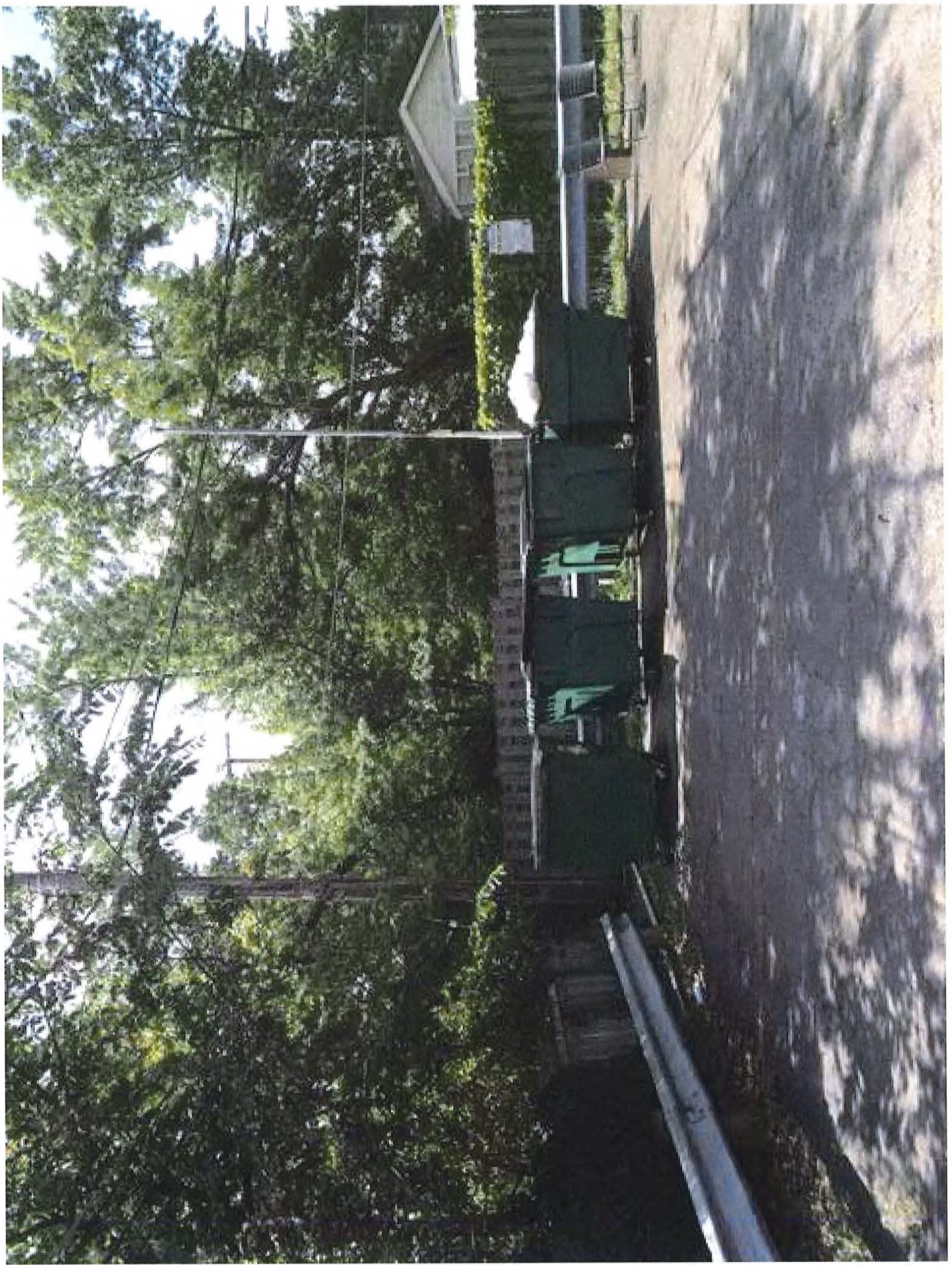
Precedent Imagery

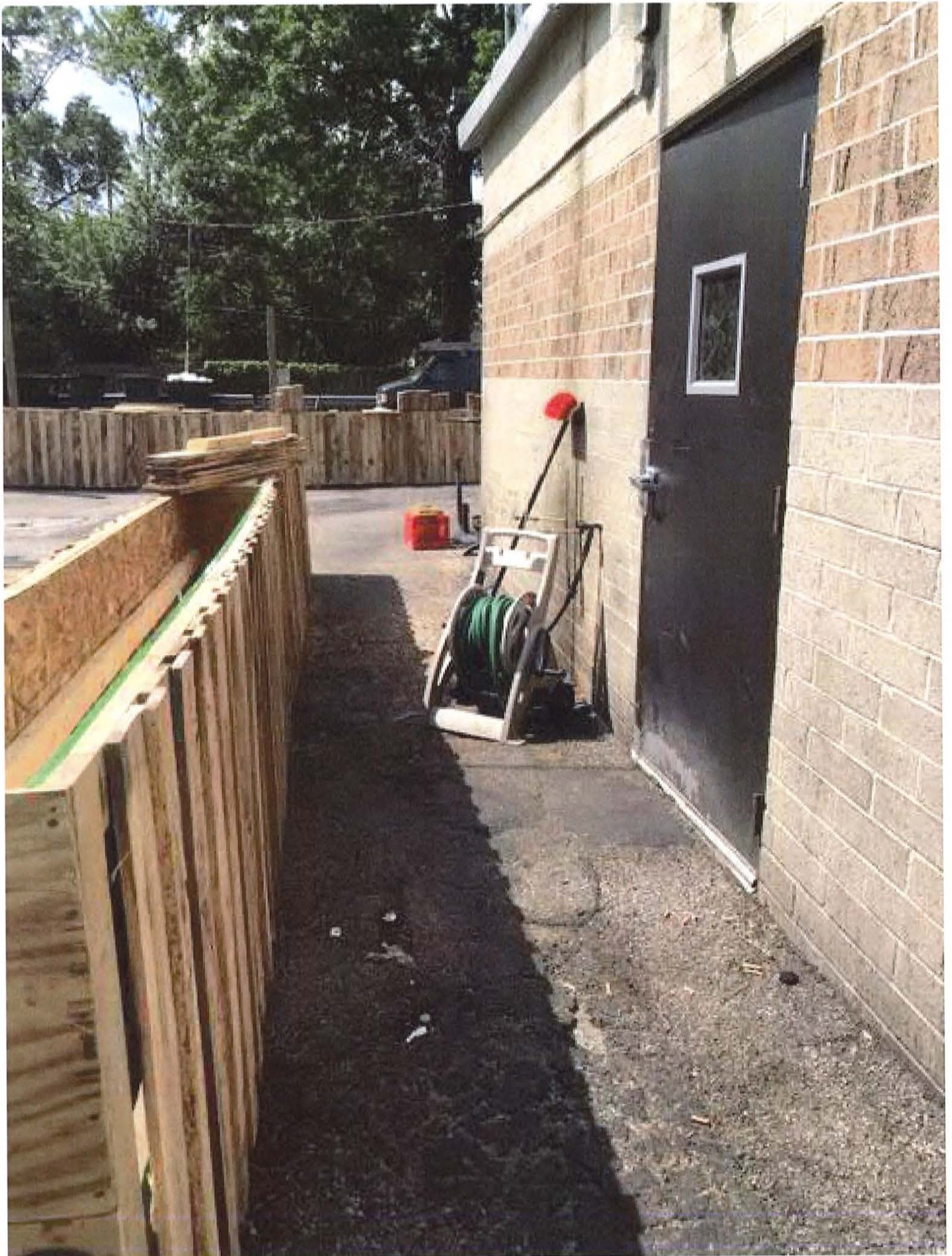
Site Plan - Patio Layout

NOTE: TABLES 6' APART MIN.

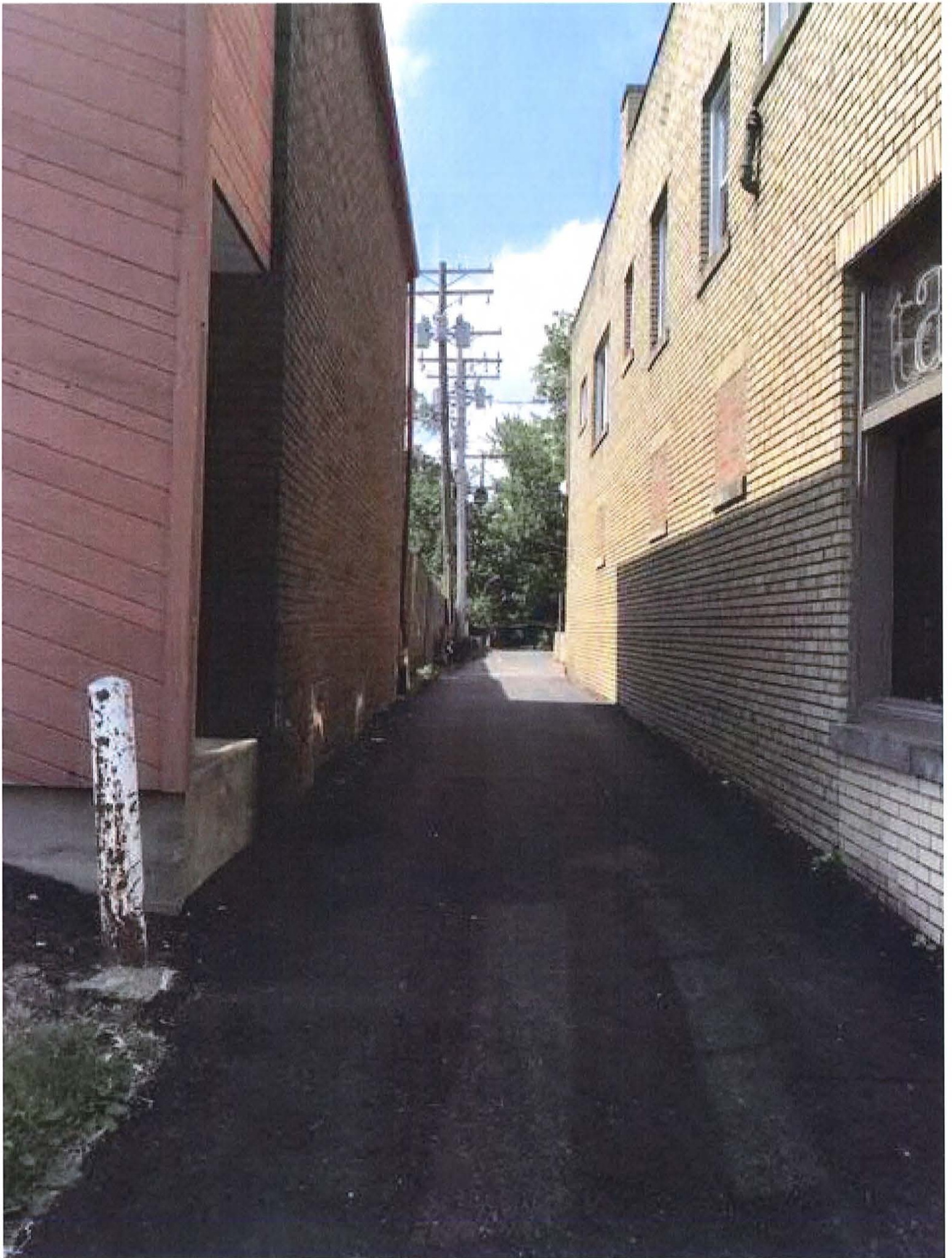


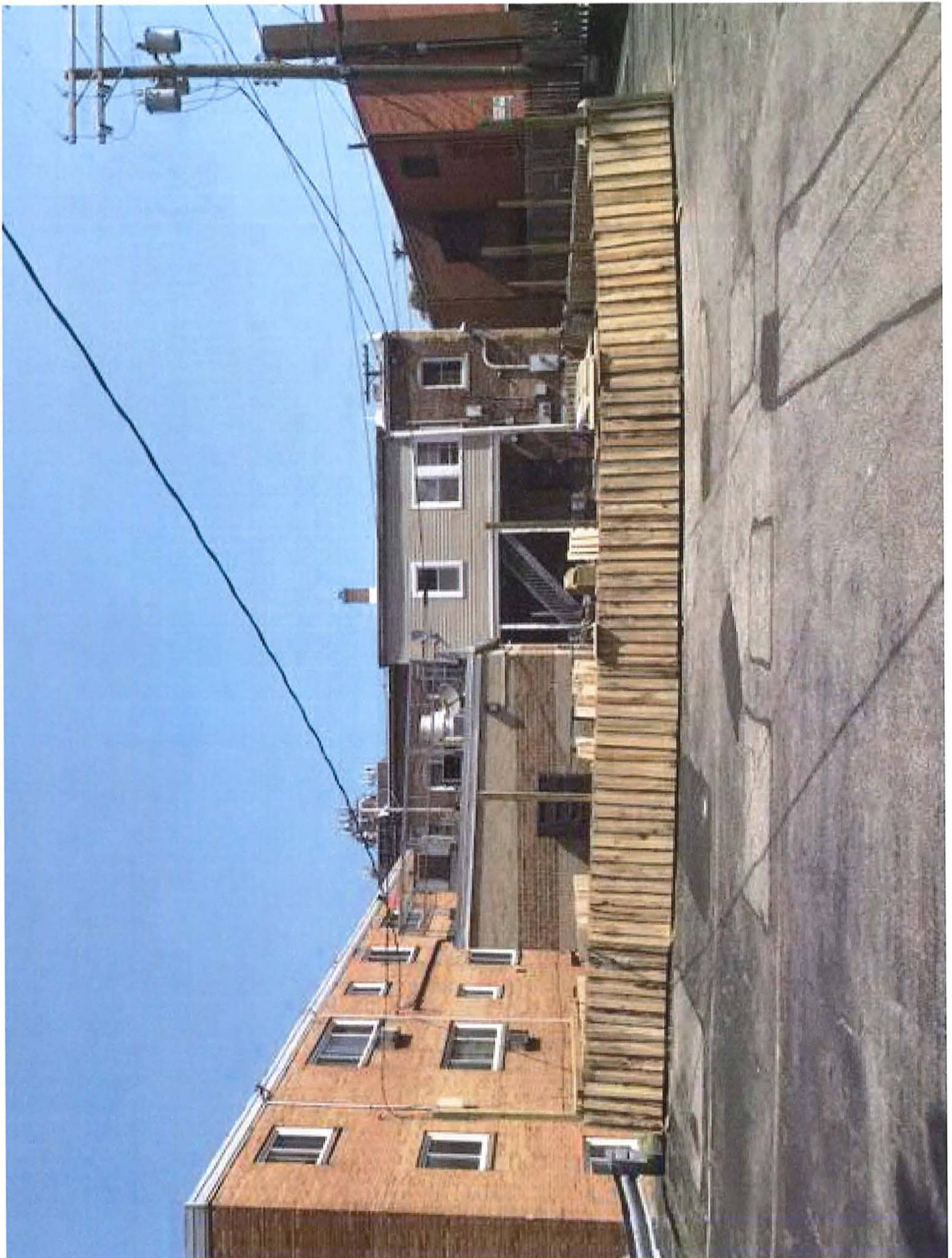
















PLANNING COMMISSION

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

Application Cover Page

Docket No.: 11-50-20

Permit No.: PC20-000052

Applicant Name: Sean Fairbairn, Barrio

Project Address: 15527 Madison Avenue

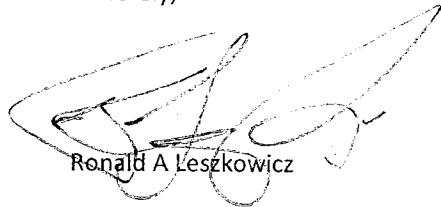
Project Name: Barrio

Proposal: A conditional use permit for outdoor dining in the rear parking lot; change the status of a temporary patio to a permanent one, approved at the August 6, 2020 meeting. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. The property is in a C2 - Commercial, Retail district.

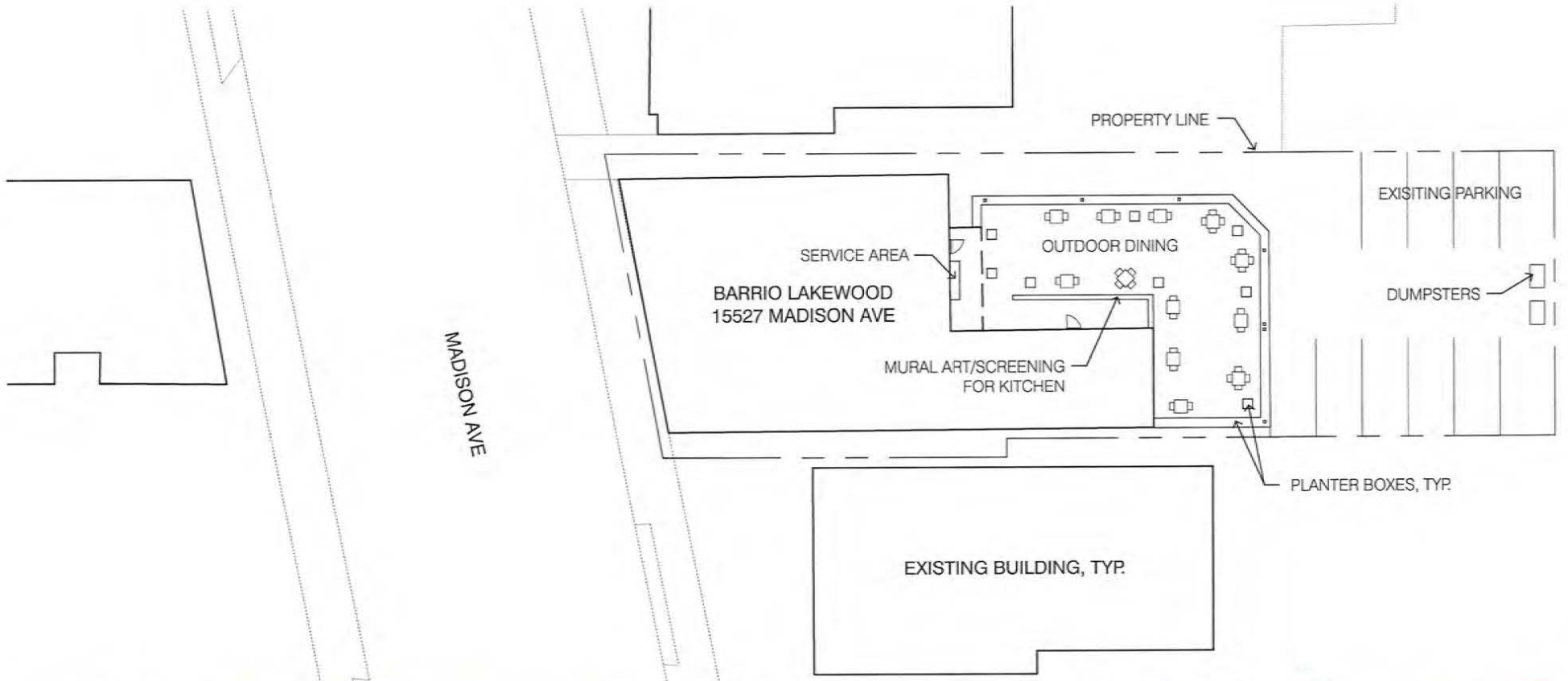
To Whom It May Concern:

I, the undersigned, hereby authorize Barrio to apply to the Lakewood Planning Commission for a temporary outdoor dining permit. This authorization is for the restaurant located at 15527 Madison Avenue in Lakewood. If you have any questions or concerns please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald A. Leszkowicz". The signature is stylized with large, sweeping loops and a long horizontal stroke at the end.

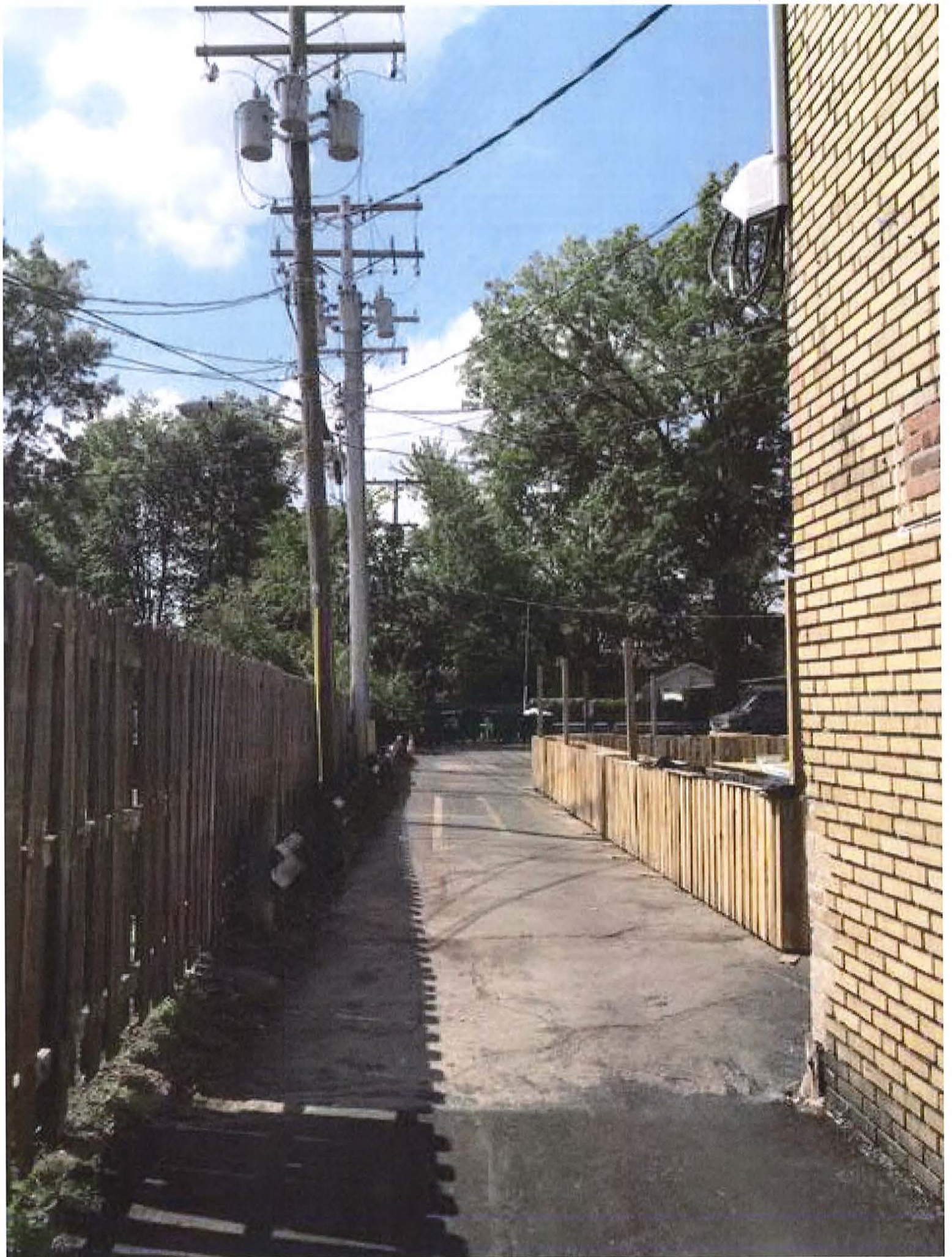
216-272-3763

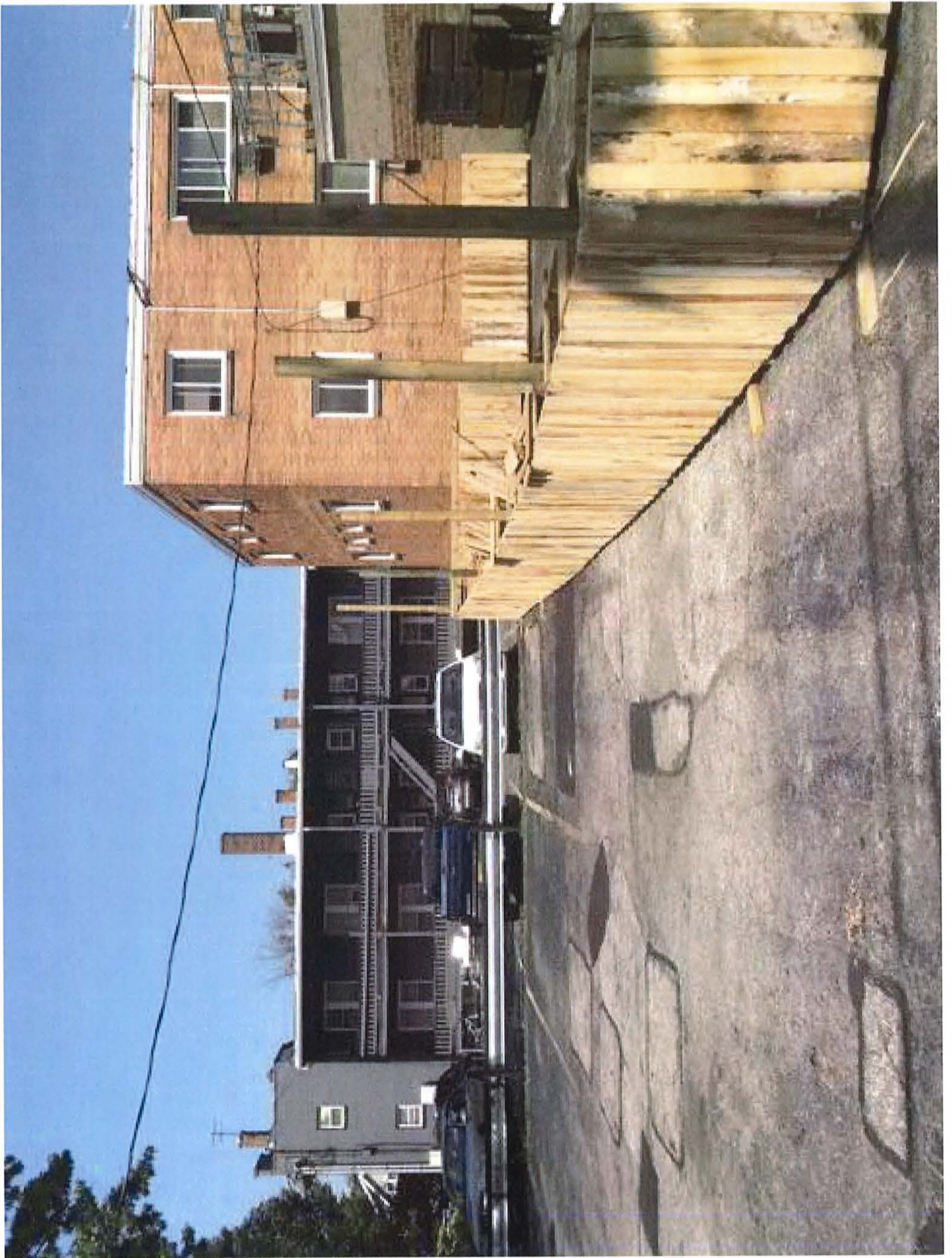


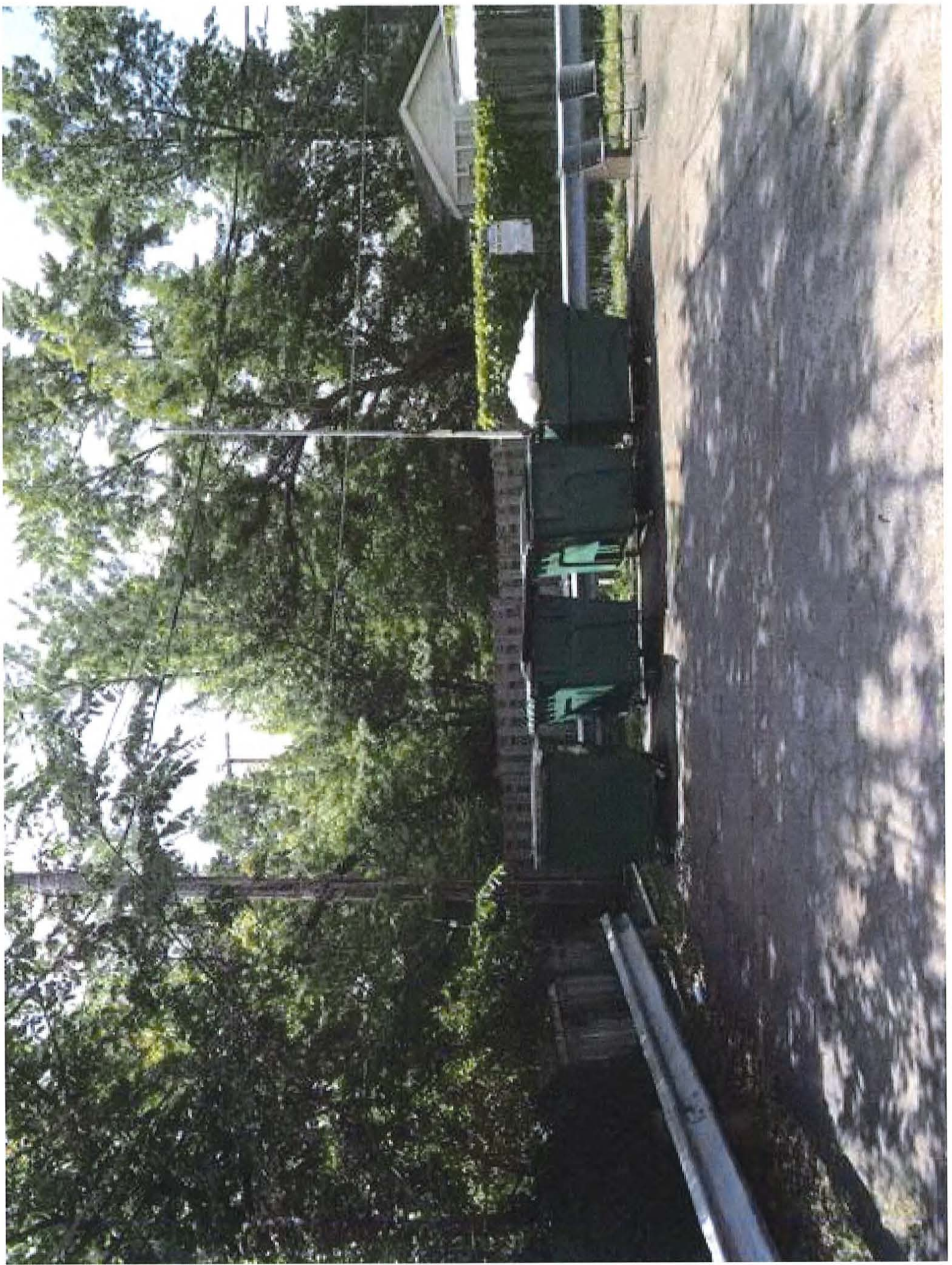
Precedent Imagery

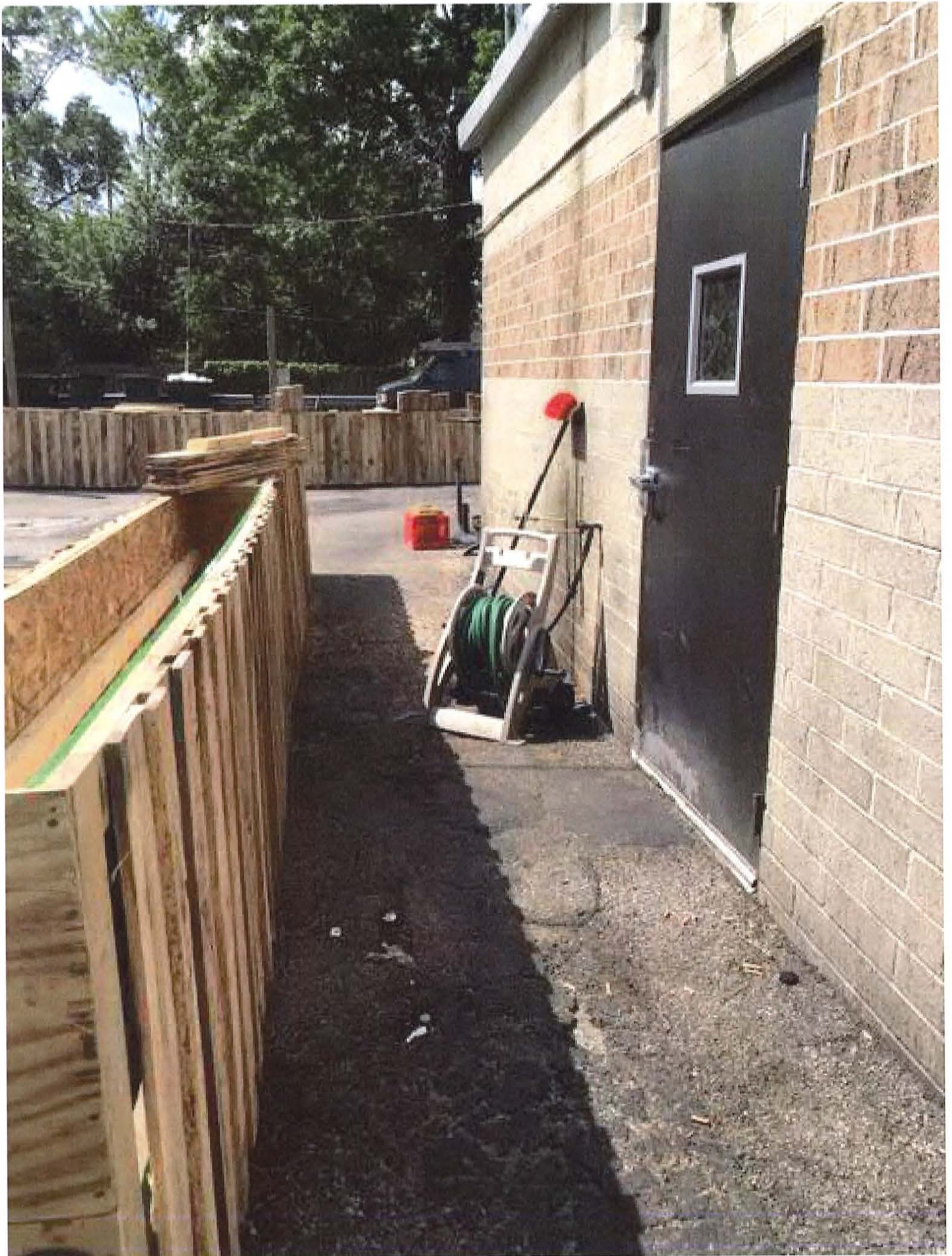
Site Plan - Patio Layout

NOTE: TABLES 6' APART MIN.

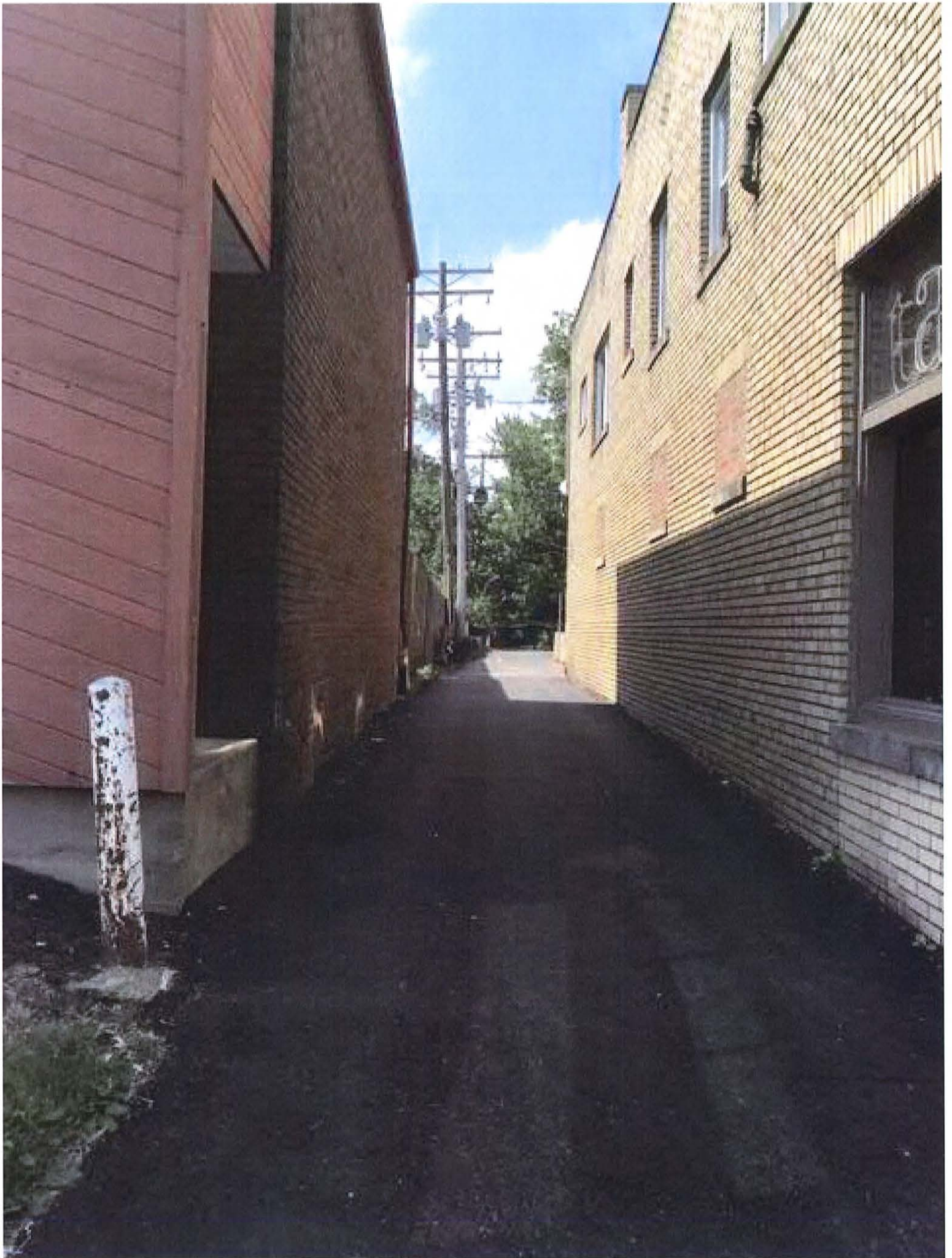


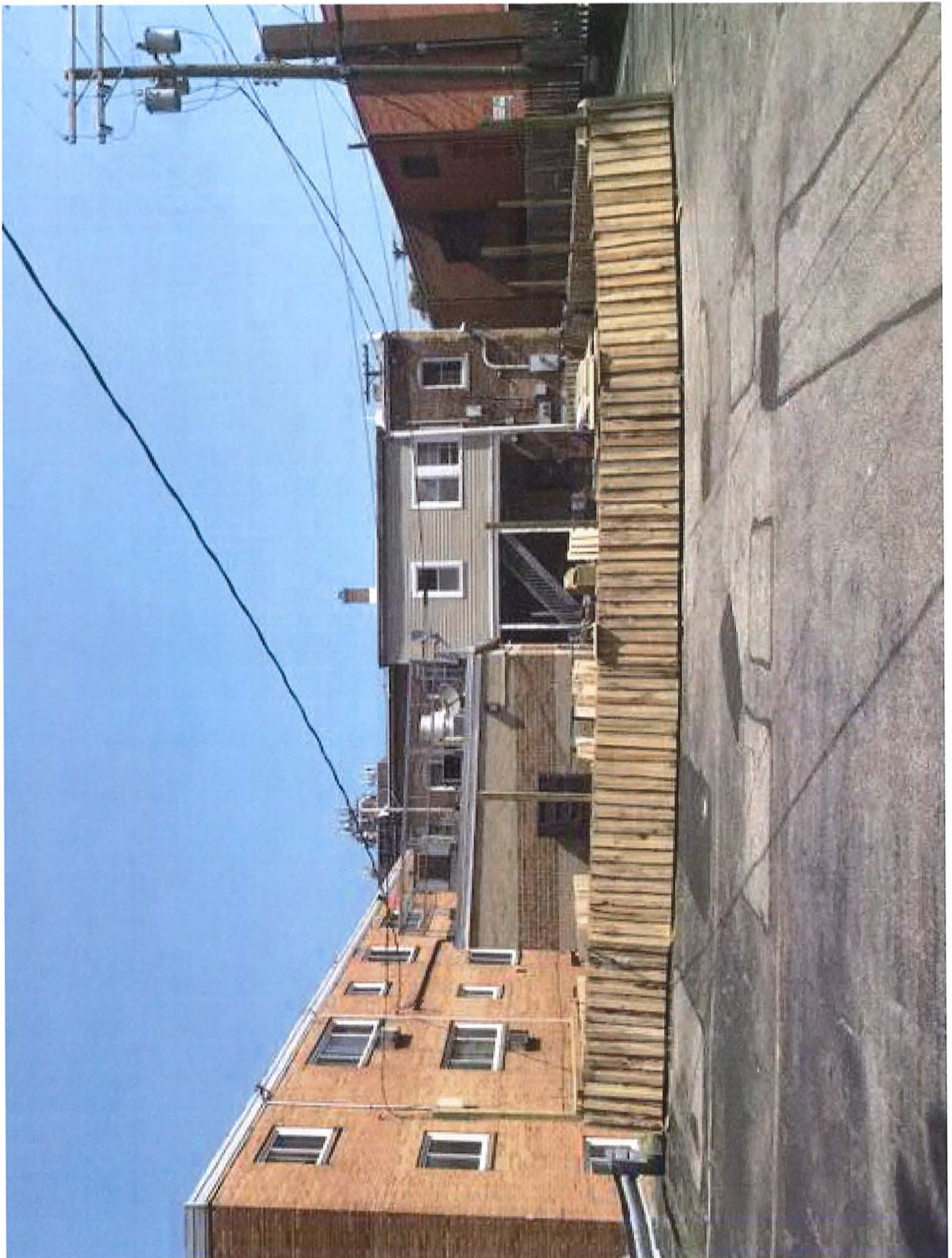
















PLANNING COMMISSION

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

Application Cover Page

Docket No.: 12-52-20

Permit No.: PC20-000059

Applicant Name: Planning and Development, City of Lakewood

Project Address: 15450 Detroit Avenue

Project Name: Kauffman Park

Proposal: Communication: Kauffman Park Improvements