

**MINUTES
PLANNING COMMISSION
AUGUST 5, 2021
CITY OF LAKEWOOD
AUDITORIUM
7:00 P.M.
MEETING – RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

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

1. Roll Call

Members Present

Nathan Kelly
Kyle Krewson, Chair
Sean McDermott, Vice Chair
Jeffrey Wise

Others Present

Michelle Nochtka, City Planner
Shawn Leininger, Director of Planning and Development
Mark Papke, City Engineer
Jennifer Swallow, Executive Assistant Law Director

2. Approve the Minutes of the July 1, 2021 Meeting

A motion was made by Mr. Kelly, seconded by Mr. Wise to **APPROVE** the minutes. Mr. Kelly, Mr. Krewson, Mr. Wise voting yea, and Mr. McDermott voting to abstain, the motion passed.

3. Election of Vice Chair

A nomination was made by Mr. Kelly, seconded by Mr. Wise to **ELECT** Mr. McDermott as 2021 Vice Chair. All the members voting yea, the motion passed.

4. Opening Remarks

Administrative staff ("staff") read the Opening Remarks into record. The Commission Members ("members") are volunteers and members of the public were asked to sign in at the podium before addressing the Commission.

NEW BUSINESS

PARKING PLAN

**5. Docket No. 08-23-21
16019 Hilliard Rd.
Foxy Salon**

Matthew Szaraz, McNally Tunneling Corp., applicant requests parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.11 Exceptions for Required Maximums. The property is located in a C2, Commercial Retail district. (Page 2)

Matthew Szaraz, McNally Tunneling Corp., applicant was present to explain the request. There was discussion about turnover of parking spaces. Staff provided an analysis of the proposal and administrative comments; it had been determined that ABR approval was required for buffers along lot lines adjacent to the public right-of ways (Olive Ave.) as required by Section 1141.02(a). Public comment was closed as no one addressed the item. The members thanked the applicant for the investment, inquired if the parking lot was being rebuilt, preferred parking Option B or C, asked if Hilliard Rd. would have new curbs/sidewalks along with the 2022 resurfacing project, expressed concern about traffic flow within the lot, the ADA parking space and accessibility into the building.

A motion was made by Mr. Kelly, seconded by Mr. Krewson to **APPROVE** the request with the following conditions:

- ABR approval is granted for Option B or C.
- A buffer is provided as approved by ABR.
- The review of the entire plan is subject to ABR.

All the members voting yea, the motion passed.

**6. Docket No. 08-24-21
1416 Lewis Dr.
Apartment Building**

Joe Youst, Berardi + Partners, applicant requests parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions to Required Minimums. This property is located in an R1H – Single-Family, High Density district. (Page 7)


Joe Youst, Berardi + Partners, applicant was present to explain the request. Staff provided an analysis of the proposal and administrative comments. Discussion ensued about rental rates, the possibility of going from rental of micro-units to larger owner-occupied condo units, difficulty in obtaining PC approval with the current proposal, asked if shared parking had been sought with other property owners. Public comment was closed as no one addressed the item. Discussion continued about the difficulty if not impossibility of proof of a hardship, parking availability for tenants was an issue, and asked if a variance would be necessary if the thirty units were rehabbed.

A motion was made by Mr. Krewson, seconded by Mr. Kelly to **DEFER** the request. All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Krewson, seconded by Mr. Kelly to **ADJOURN** the meeting at 8:18 p.m. All the members voting yea, the motion passed.

As this was Mr. Wise's last meeting as a member of the Planning Commission, administrative staff and members thanked Mr. Wise for his time and contribution to the Commission.


Signature Johanna Schwarz
Administrative Assistant II
Signed on behalf of Chair

10-07-2021
Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Matt Szabaz

2. Joe Yast

3. Carlos Jimenez

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

 [Signature]

 [Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, August 5, 2021

Lewis Street Apartments

1416 Lewis Drive, Lakewood, Ohio

City of Lakewood Planning Commission
Review

August 2021



BERARDI+

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING



1



BERARDI+

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING



2

HISTORY

- Four-story, masonry apartment building constructed around 1926
- Property contains 30 existing units with 2 unit types, a laundry room, and a tenant storage room
- Approved as a Non-Conforming Use
- Has an attached garage at rear of building that allows for 7-8 cars to be parked
- Building appears to be original as it relates to layout and most materials
- Building still has 30-amp fuse panels within each unit with, what appears to be, original wiring
- Building still has what appears to be the existing hydronic piping system for heat with minor repairs over the years
- Building has mostly original sanitary piping that has been repaired in areas over the years
- The exterior of the building is a brick veneer that is in need of tuckpointing and repair due to water issues over the years

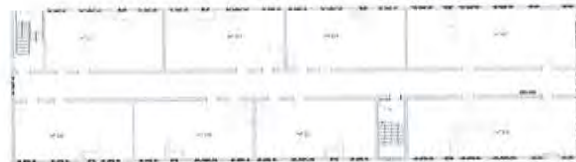


BERARDI+

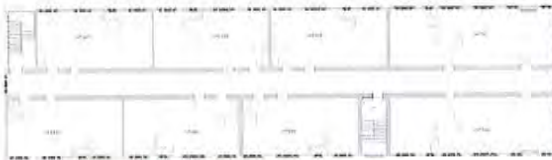
ARCHITECTURE | INTERIORDESIGN | ENGINEERING



Existing 4th Floor Plan



Existing 2nd Floor Plan



Existing 3rd Floor Plan



Existing 1st Floor Plan

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ARCHITECTURE | INTERIORDESIGN | ENGINEERING





Existing Floor Structure Conditions

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7



Existing Infrastructure Conditions

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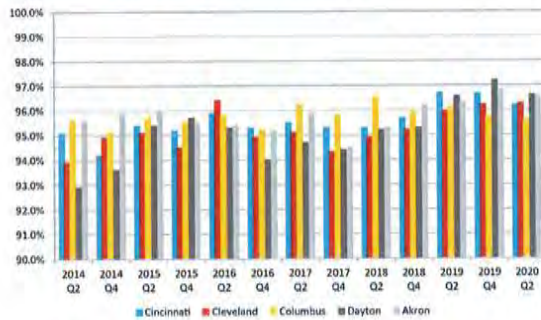


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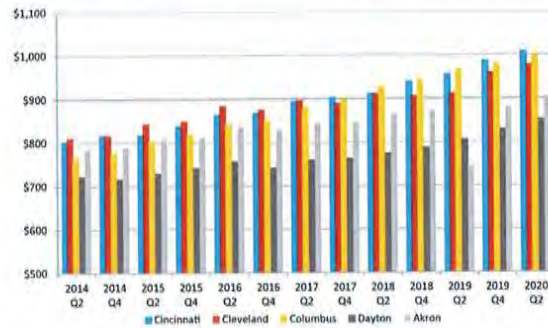
THE MULTIFAMILY MARKET

Throughout the COVID-19 pandemic, the market for apartments has been stable in Cleveland.

Historical Occupancy - Ohio Markets



Historical Average Monthly Rent - Ohio Markets



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RENOVATION OVERVIEW

- New Roof and Coping Caps (work already completed)
- Brick tuckpointing and repair (work has started)
- Repair of existing roof drains and scupper boxes (work has started)
- New vinyl replacement windows (work in process)
- Removal of existing electrical system and install new electric system which will include 100-amp breaker panels in each unit
- Removal of existing hydronic heat system and install new electric heat system in each unit
- Addition of high-speed network connections and infrastructure
- Removal of central hot water system, replace with individual water tanks in each apartment
- Replace sanitary and vent pipes
- Replace water supply piping
- Install new bearing wall inside exterior walls on north and south sides of the building to support the floor and roof joists
- Replacement and sistering of existing floor joists
- The fire escape on the rear of the building will be repaired and restructured as required to make it safe
- Restructuring of apartment units, adjusting count from 30 existing to 48 new
- New finishes, light fixtures, plumbing fixtures, flooring and appliances throughout all the apartment units
- Repair of existing corridors and corridor walls to maintain original look of building
- Units on the first floor have been updated to make them accessible/visitable

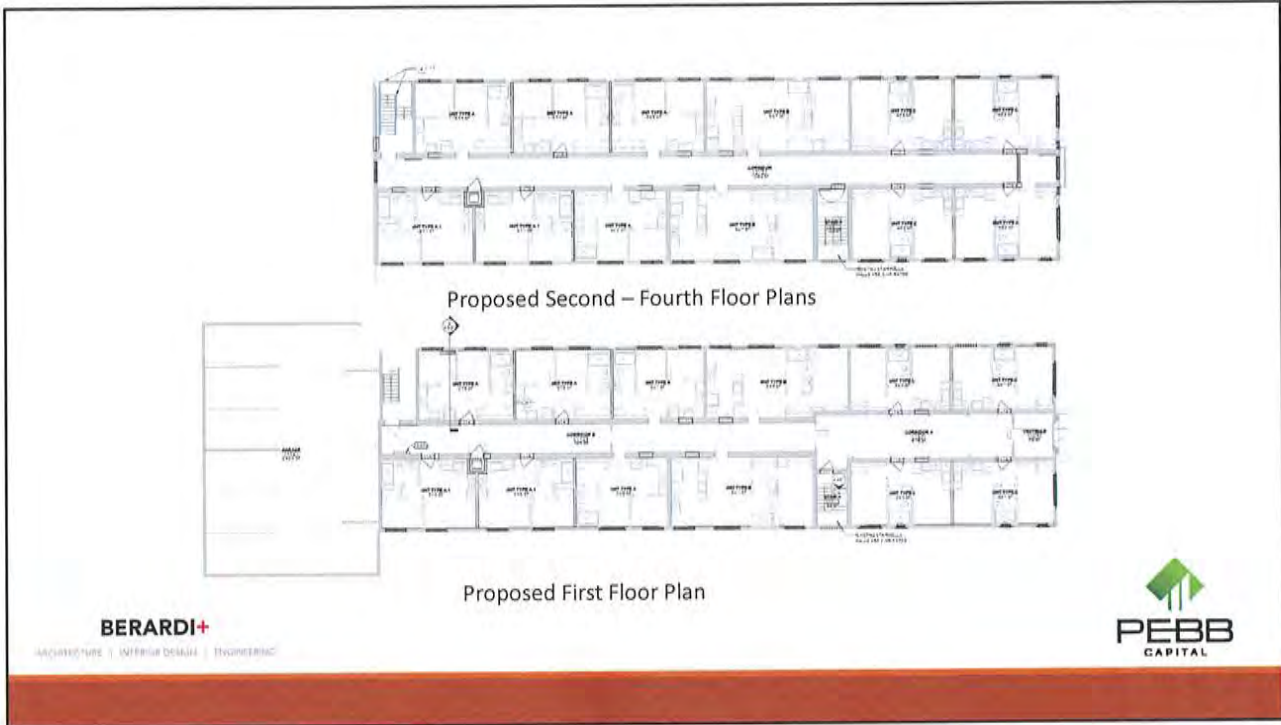


Current Exterior Conditions

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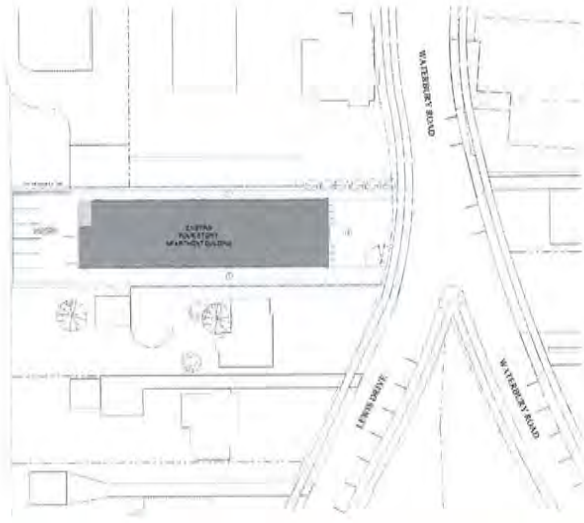




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Parking


- The existing building contains 30 units with 8 spaces in the garage at rear of building
- There is no way to extend or expand the garage for additional parking
- The drive lane to the north is too narrow for a car to maneuver and access the garage
- There is on-street parking
- The option for the property owner to provide electric cars in the garage has been offered to minimize the number of tenants that have cars.
- A bicycle service could also be offered as part of the electric car concept
- The property is located near public transportation stops
- At the front of the building, we could look at including 4 or so parking spaces but this may require approval for new curb cuts or entrances to property to make functional

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Parking



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Carsharing

- Company being looked at is Sway Mobility out of Shaker Heights, Ohio
- The infrastructure for the carshare would be provided in the existing garage
- With a smaller electric car option, multiple cars could be stacked in the existing garage, limiting the tenants need for their own car
- The car share would be included as an item in the tenant's lease
- Sway Mobility maintains and cleans the car as part of the program
- This could be looked at as a creative solution for Pebb Capital on future projects in the area
- The cars are accessed through an application on a smart phone and rented through this system
- The City of Oberlin, Ohio has started this program in their city and has purchased 2 vehicles that are available to Oberlin residents and students of Oberlin College

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Electric Vehicle Carshare



14

Johanna Schwarz

From: Michelle Nocht
Sent: Thursday, August 5, 2021 5:45 PM
To: Johanna Schwarz; Allison Hennie; Christopher Parmelee; David Baas; Jeffrey Wise (jeffreypwise@gmail.com); Jennifer Swallow; Katelyn Milius; Kyle Krewson (kylekrewson@gmail.com); Mark Papke; Nate Kelly (nkelly@crescorealestate.com); Sean McDermott (smcdermott1490@gmail.com); Shawn Leininger
Subject: Tonight's Planning Commission Meeting-Additional Materials- Lewis Apartments

Hi all,
More new materials for tonight's PC meeting.
Below is a link to the Lewis Street Powerpoint . Joe Youst will be presenting it tonight along with Carlos Jimenez from Pebb Capital.

<https://berardipartners.sharefile.com/d-s63b58aab08f84b59828798ff45d0e30b>

Thanks,

Michelle Nocht, AICP
Dept. of Planning and Development
michelle.nochta@lakewoodoh.net
12650 Detroit Avenue
Lakewood, Ohio 44107
Desk 216-529-5906 Cell 216-337-4109

From: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.net>
Sent: Thursday, August 5, 2021 2:11 PM
To: Allison Hennie <Allison.Hennie@lakewoodoh.net>; Christopher Parmelee <Christopher.Parmelee@lakewoodoh.net>; David Baas <David.Baas@lakewoodoh.net>; Jeffrey Wise (jeffreypwise@gmail.com) <jeffreypwise@gmail.com>; Jennifer Swallow <Jennifer.Swallow@lakewoodoh.net>; Katelyn Milius <Katelyn.Milius@lakewoodoh.net>; Kyle Krewson (kylekrewson@gmail.com) <kylekrewson@gmail.com>; Mark Papke <Mark.Papke@lakewoodoh.net>; Michelle Nocht <Michelle.Nochta@lakewoodoh.net>; Nate Kelly (nkelly@crescorealestate.com) <nkelly@crescorealestate.com>; Sean McDermott (smcdermott1490@gmail.com) <smcdermott1490@gmail.com>; Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Subject: Tonight's Planning Commission Meeting

Good afternoon,

This is a reminder of this evening's PC pre-review and review meetings in the auditorium of city hall. The pre-review meeting begins at 6:30 p.m.

Members: Please reply to this e-mail as to whether you will or will not be in attendance.

Thank you!

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax



1


Agenda

1. Foxy Salon – Parking Plan Review
2. Lewis Apartments– Parking Plan Review

Planning Commission
August 5, 2021



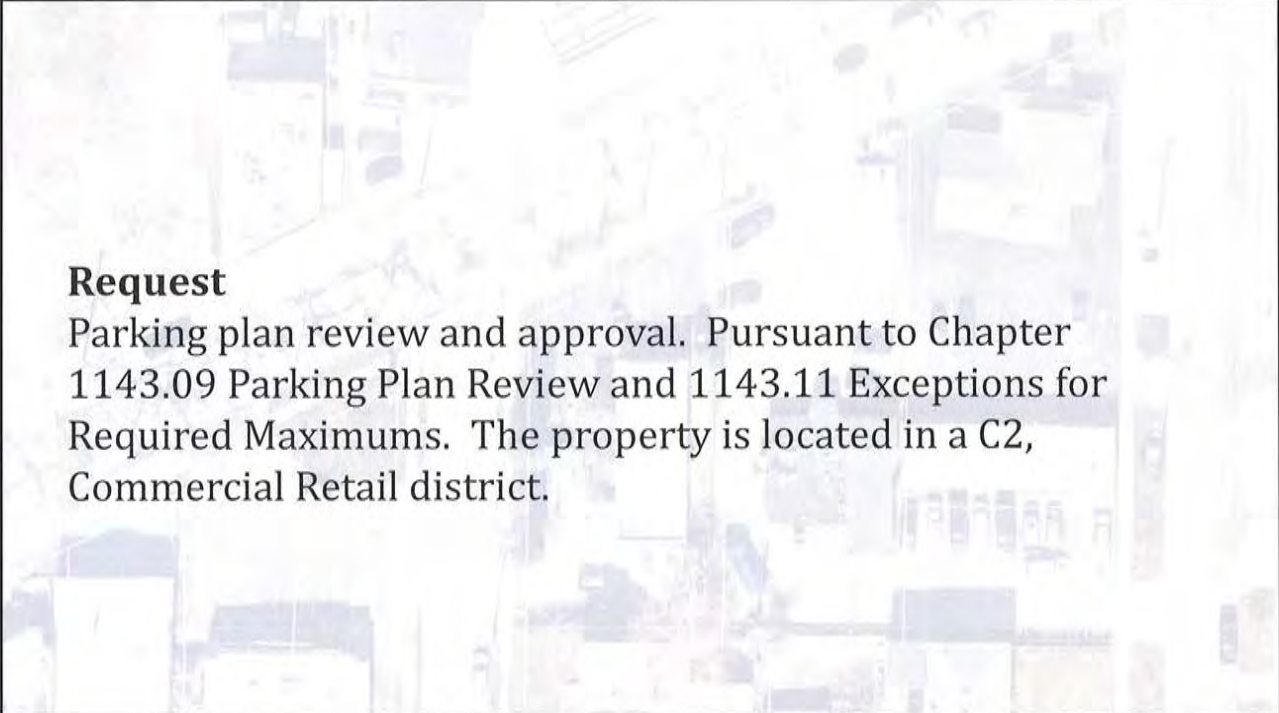
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Docket No. 08-23-21
16019 Hilliard Rd.

FOXY SALON PARKING PLAN

3



Request
Parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.11 Exceptions for Required Maximums. The property is located in a C2, Commercial Retail district.

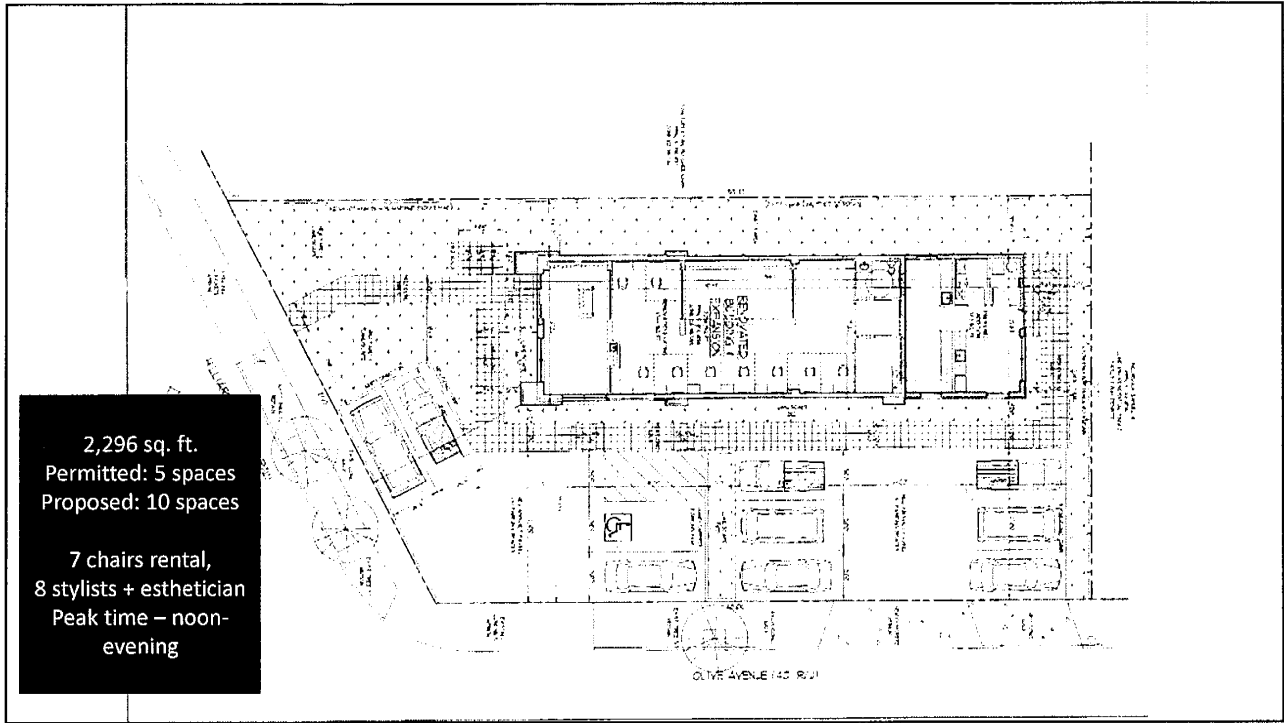
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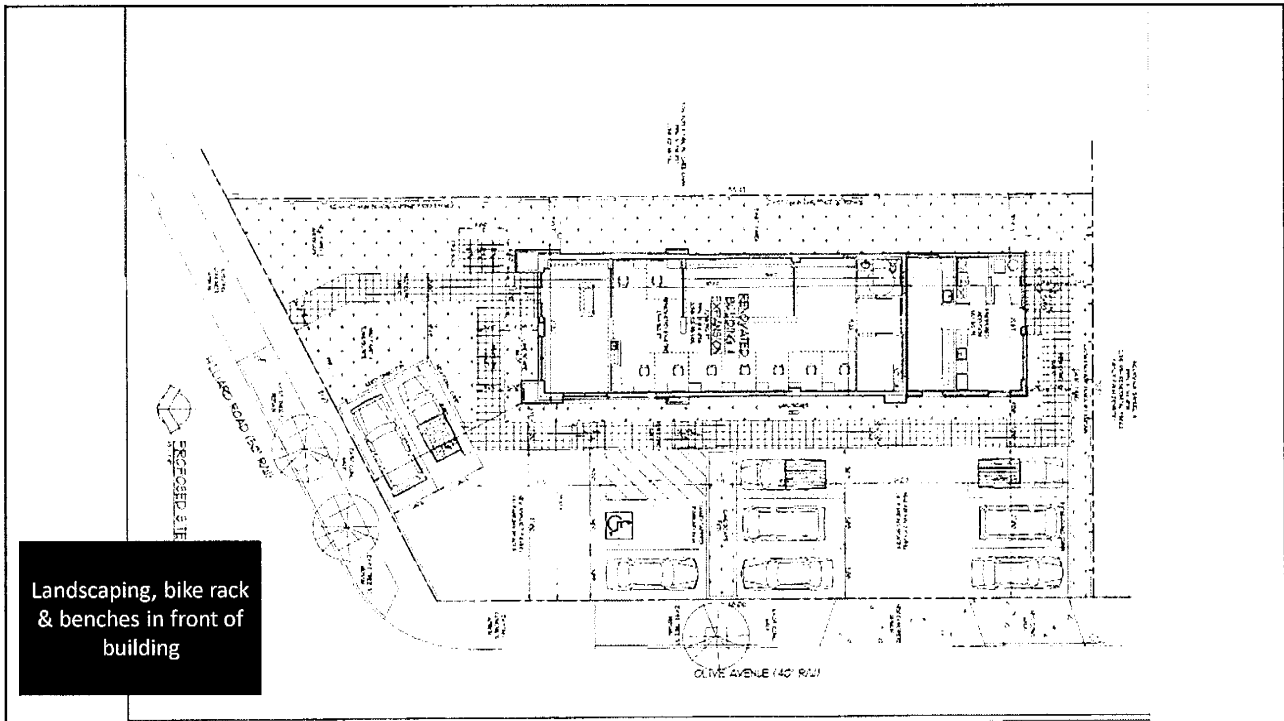
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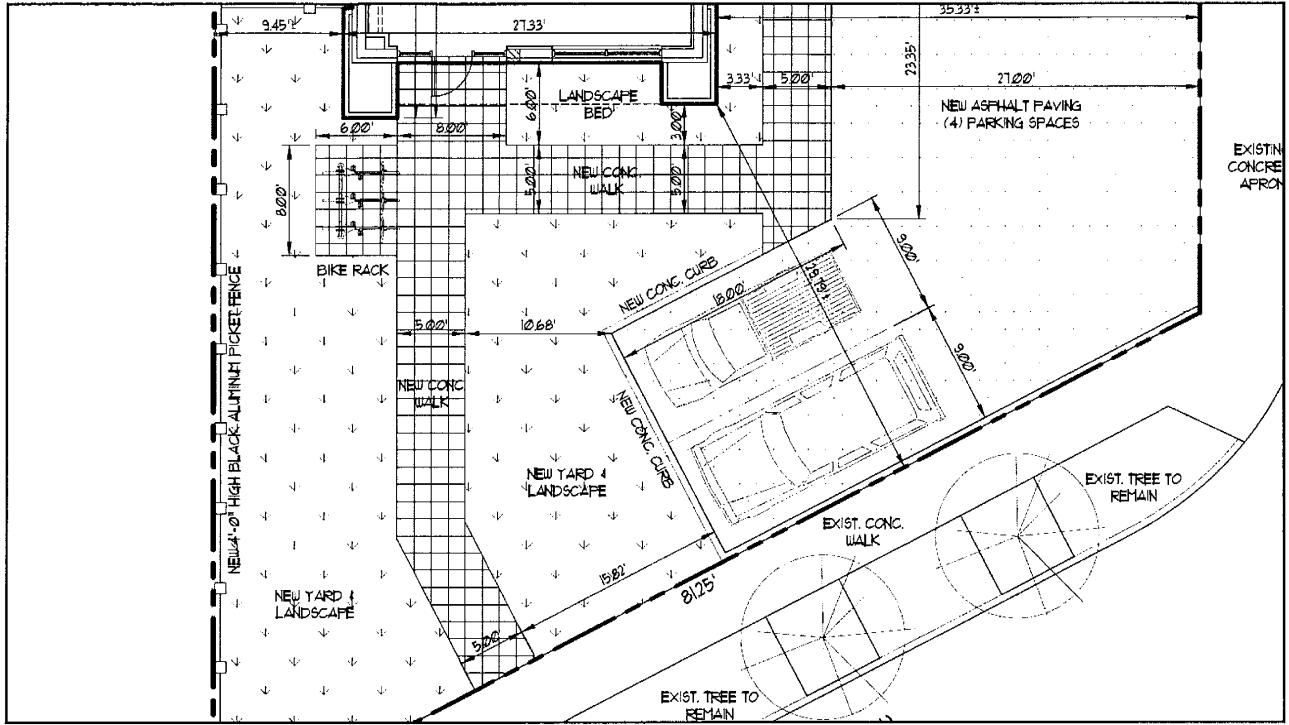
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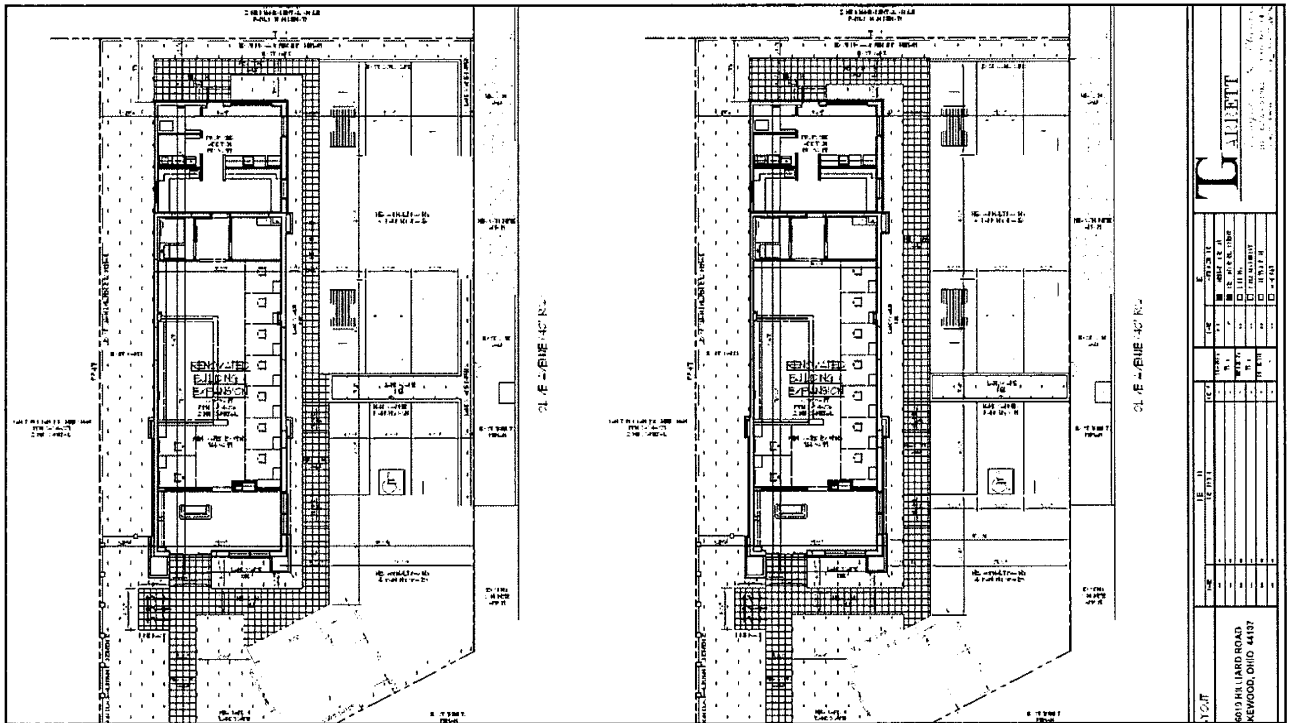
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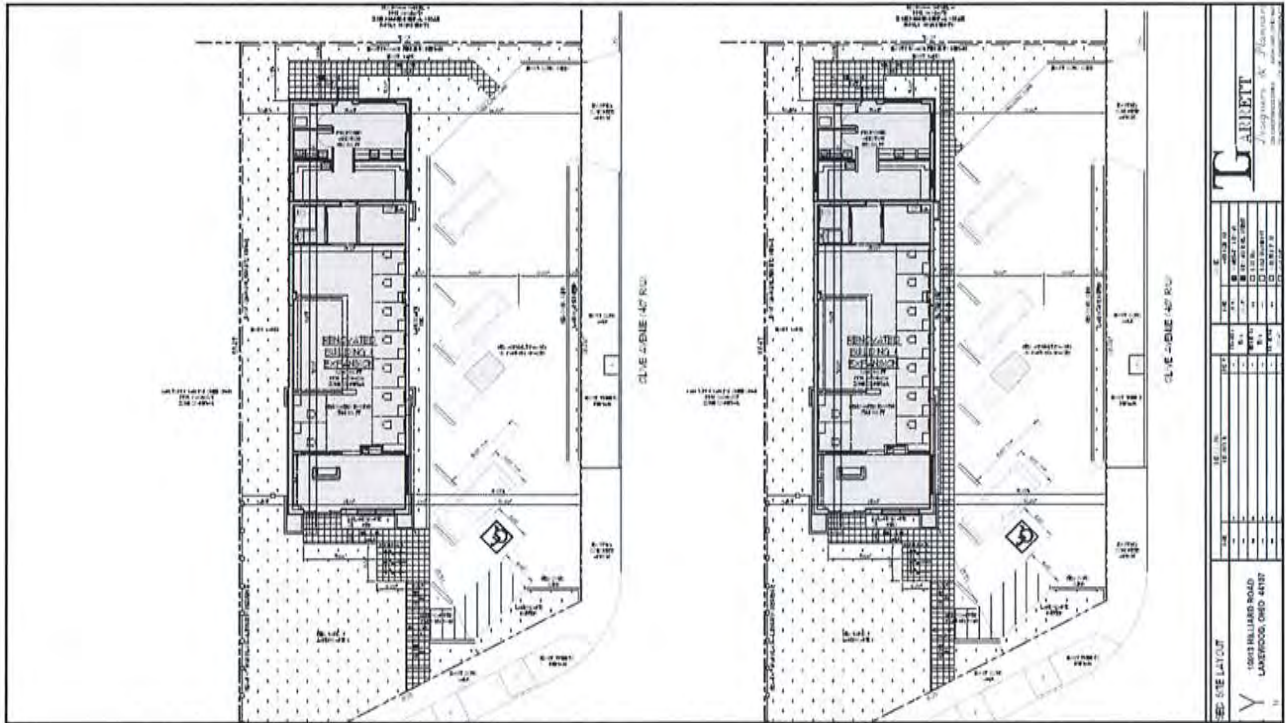
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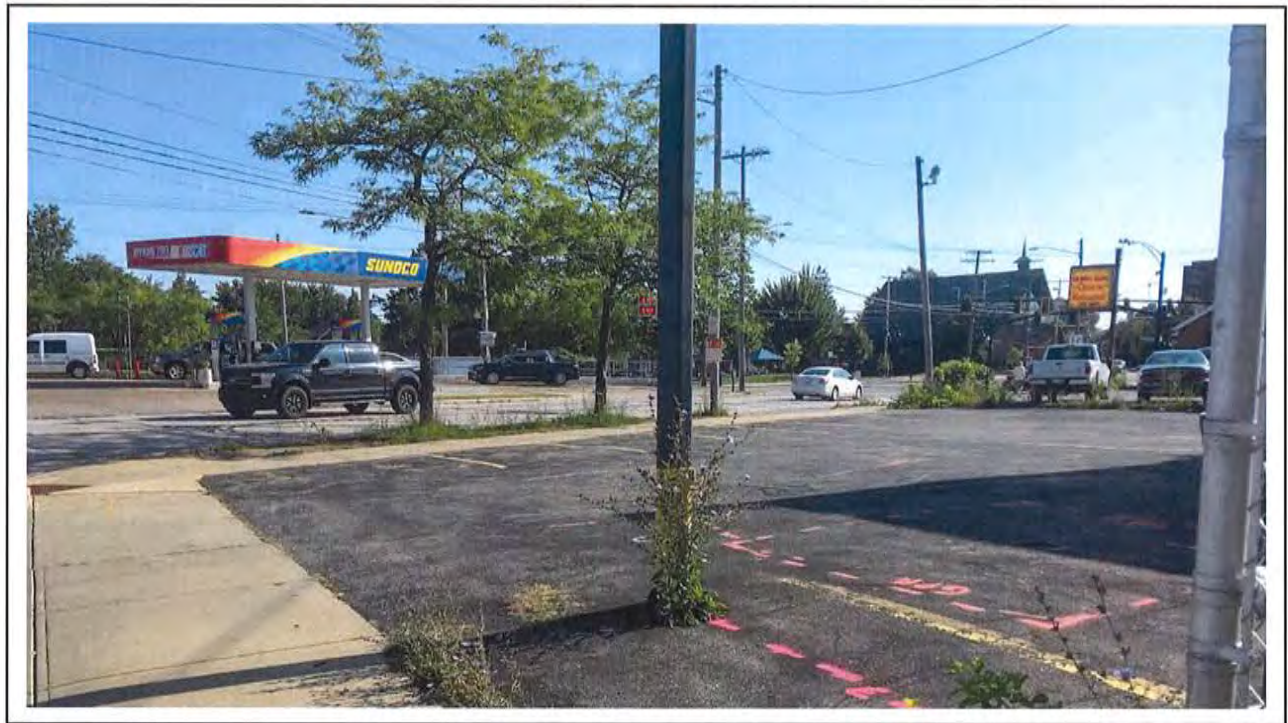
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Administration comments

- Apply the standards of 1149.09 to the request:
 - Consider the number of employees and the peak parking demand
 - Consider the green space improvements in the front of the building
 - Consider the bike parking
 - Parking lot flow and safety
 - the required buffers along lot lines adjacent to public right of ways are not present (1141.02(a)) - this reduces the safety of the pedestrians on the right of way.

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1141.02 REQUIRED LOCATIONS AND EXCEPTIONS.

(a) Any multi-family, commercial, or industrial use located on a lot having a rear or side lot line abutting a residential use, or a rear or side lot line abutting a public right-of-way, shall install landscaping and screening along such lot line(s), consistent with this Chapter.

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1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.

(a) The Commission shall review applications for parking plans that do not meet the set schedule in [1143.05](#). In addition to Section [1143.09](#) and Section [1143.10](#), the Commission may consider the following when reviewing an application:

- (1) Impact on central character of residential neighborhoods taking on overflow parking;
- (2) Available surface parking lots in the neighborhood that could be used for shared parking;
- (3) Similarly scaled projects throughout the City to compare parking footprint;
- (4) When a restaurant use is proposed, the total number of tables to parking spaces:
- (5) Total number of employees;
- (6) Alternative forms of transportation available in the neighborhood;
- (7) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
- (8) Peak demand for parking spaces from all uses compared to the total supply of spaces:
- (9) Traffic impact analysis and/or a traffic demand study;

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1143.11 EXCEPTIONS TO REQUIRED MAXIMUMS.

The number of parking spaces provided may exceed the maximum specified per the following options as determined by the Commission when reviewing an application to exceed the maximum number of parking spaces allowed per Section 1143.05.

- (a) One space increase for each space located in a parking structure.
- (b) Implementation of additional measures that control the flow of stormwater runoff on the project site pursuant to BMPs by:
 - (1) Providing and treating or controlling an additional volume above the computed Water Quality Volume (WQv) as determined by Chapter 1339. Post-Construction BMP exemptions mentioned in Chapter 1339 shall not apply to this section.
 - (2) Projects that disturb an area less than 8,000 square feet may use this exception.
- (c) Installation of a streetscape improvement for public use, which streetscape improvement shall require approval by the Architectural Board of Review, including, but not limited to:
 - (1) A transit waiting environment along an existing bus route:
 - A. The transit waiting environment shall take into consideration design guidelines for transit waiting environments produced by the local transit authority, and any other design guidelines or standards as recommended by the administration or City Council;
 - B. The location of the transit waiting environment is to be determined by the Director or such other persons as the Director may designate.
 - (2) Public art installation;
 - (3) Public pedestrian seating, street trees or decorative street lighting.
- (d) Implementation of an innovative landscaping plan, considered to be over and above the landscaping typically required by the Architectural Board of Review, with consideration given to plant, flower, and tree type, size, design, location and irrigation as part of the landscape plan.
- (e) Evidence that the property or business owner will make its parking lot available for shared parking with neighboring businesses.

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Request – CONDITIONAL APPROVAL

Parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.11 Exceptions for Required Maximums. The property is located in a C2, Commercial Retail district.

Conditions:

1. Provide a buffer, as approved by ABR, along lot lines adjacent to public right of ways (Olive) as required by Section 1141.02(a).

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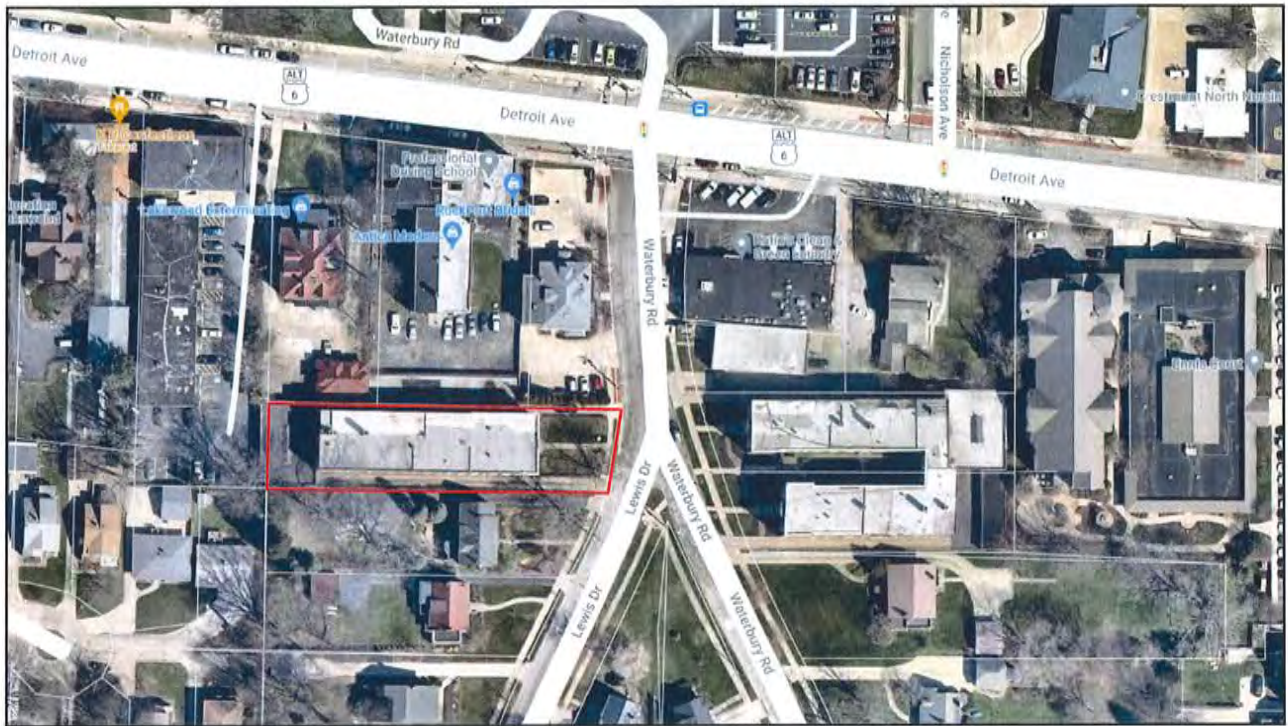
Docket No. 08-24-21
1416 Lewis Dr.

LEWIS APARTMENTS PARKING PLAN

27

Request
Parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions to Required Minimums. This property is located in an R1H - Single-Family, High Density district.

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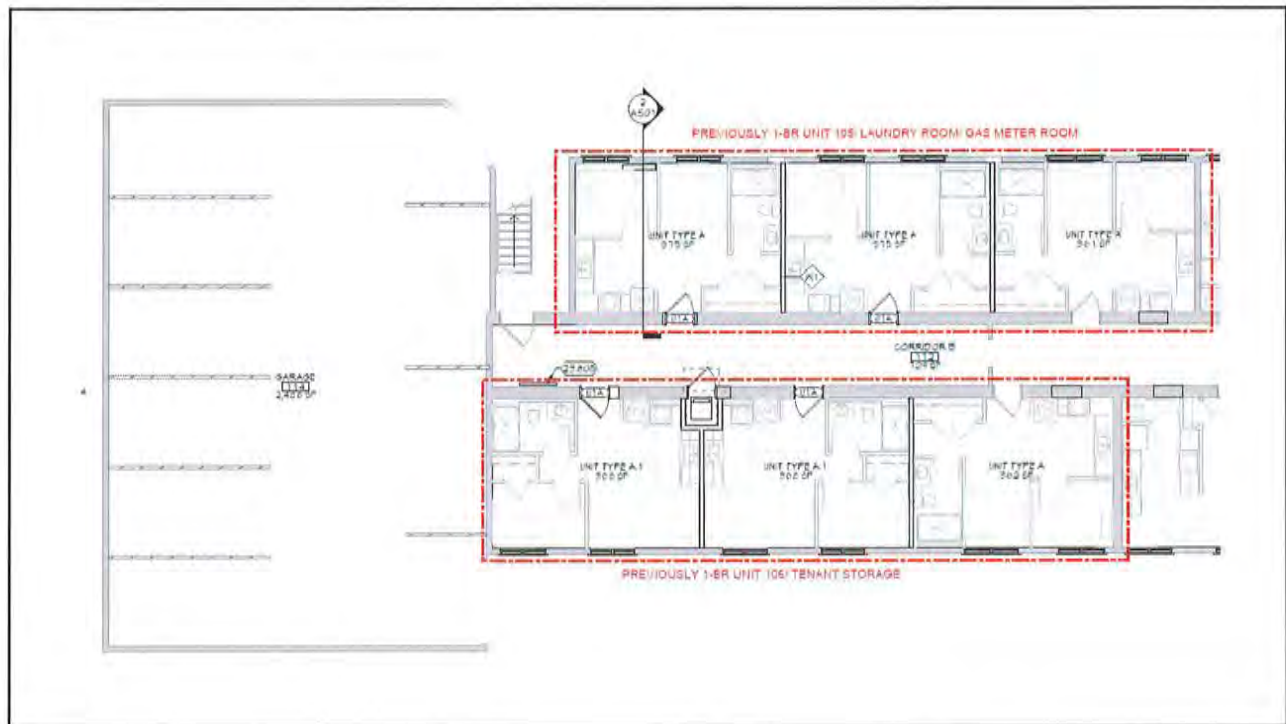
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Administration comments

- Property is zoned R1-H. Multifamily use is not permitted. The use is a legal non-conforming use.
- Building currently has 30 units served by 7-8 parking space. Minimum required parking is 30 spaces. This is a deficit of 22 parking spaces and is also a legal non-conforming use.
- A non-conforming use can be expanded 2,000 square feet or 20% of the floor area (Section 1149.03), whichever is greater, provided certain requirements are met – most notably whether or not the expansion will not have a substantial negative impact on the surrounding area (i.e., traffic, parking, etc.).
 - Additional 18 units exceeds the maximum floor area limits and will have a substantial negative impact on the surrounding area
 - Expansion into laundry and storage area appears to be within limits of maximum expansion allowed by Code (4-unit expansion)
 - Limited expansion may not have “substantial negative impact on surrounding area”

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Administration comments

- An exception to parking minimums can be granted in accordance with Section 1143.10
 - There are two apartment buildings across that street which are also non-conforming and deficient in required parking spaces
 - The site is within 500 feet of St. Edwards High School
 - The applicant has looked into shared parking and found no nearby opportunities
- Additional comments:
 - Building has an attached garage on the rear with two drives for access. Proposal is to close the north drive and use for trash collection and tenant amenity space.
 - Review by the Building and Fire Departments is required.
 - Landscaping /trash enclosures are subject to ABR review.
 - Size of proposed units needs further review.

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1149.03 NON-CONFORMING USE OF STRUCTURES OR STRUCTURES AND LAND IN COMBINATION.

(a) The Commission may, at public hearing and following the notice procedures for use variance(s) set forth in Section ~~1173.04~~, authorize the expansion of a non-conforming structure or use a maximum of 2,000 square feet or up to twenty percent (20%) of the existing floor area, whichever is greater, where the Commission finds:

(1) That side and rear yards a minimum of ten (10) feet wide/deep will be maintained along lot lines abutting conforming uses; the Commission may require larger side or rear yards where necessary to effectively insulate abutting conforming uses from the non-conforming use.

(2) That landscaping and screening, approved by the Architectural Board of Review pursuant to Chapter ~~1141~~, will be provided.

(3) That expansion of the non-conforming use will not have a substantial negative impact on the surrounding area; when determining whether the expansion will have a substantial negative impact, the Commission may consider, but is not limited to, the following:

- A. Traffic patterns and generation, including on-site loading and unloading areas;
- B. Parking;
- C. Lighting;
- D. Whether there will be a substantial increase in the generation of noise, vibrations, or fumes; and
- E. Existing public services.

When considering whether to authorize the expansion, the Commission may consider any other factors it deems relevant.

(b) Any non-conforming use may be extended throughout any part of a building, which was manifestly arranged or designed for such use at the time of adoption, or amendment of this **Code**, but no such use shall be extended to occupy any land outside such building.

40

1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.

(a) The Commission shall review applications for parking plans that do not meet the set schedule in [1143.05](#). In addition to Section [1143.09](#) and Section [1143.10](#), the Commission may consider the following when reviewing an application:

- (1) Impact on central character of residential neighborhoods taking on overflow parking;
- (2) Available surface parking lots in the neighborhood that could be used for shared parking;
- (3) Similarly scaled projects throughout the City to compare parking footprint;
- (4) When a restaurant use is proposed, the total number of tables to parking spaces;
- (5) Total number of employees;
- (6) Alternative forms of transportation available in the neighborhood;
- (7) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
- (8) Peak demand for parking spaces from all uses compared to the total supply of spaces;
- (9) Traffic impact analysis and/or a traffic demand study;

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1143.10 EXCEPTIONS TO REQUIRED MINIMUMS.

The number of parking spaces required may be reduced in accordance with the following credits as determined by the Commission when reviewing an application for a reduction to the minimum number of parking spaces required per Schedule [1143.05](#).

(b) For uses defined as Residential in Section [1143.04](#), the Commission may consider the applicant's implementation of an improvement to the property that aligns with the general goals and objectives as described in the Vision including, but not limited to, the following:

- (1) Improvements to the property that may reduce carbon emissions and improve energy efficiency using environmental best management practices (BMPs) promulgated by the Environmental Protection Agency;
- (2) Storm water management techniques such as bio-swales, rain gardens, and pervious pavements;
- (3) A shed or storage building on site for landscaping equipment and additional storage;
- (4) An innovative landscaping plan, considered to be over and above the landscaping requirements as typically required by the Architectural Board of Review, which may include plant, flower and tree type, size, design, location and irrigation;
- (5) For properties not connected properly to the City's sanitary and storm system per Section [913.05](#), necessary improvements made by the applicant to connect correctly.

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Request - DEFER

Parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions to Required Minimums. This property is located in an R1H – Single-Family, High Density district.

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1149.04 NON-CONFORMING STRUCTURES.

Where a lawful structure exists at the effective date of adoption or amendment of this *Code* that could not be built under the terms of this *Code* by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, provided that no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.

(a) Such non-conforming structure or non-conforming portions of a structure more than fifty percent (50%) destroyed or removed by whatever means shall not be restored or replaced except by a conforming structure or use.

(b) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

(Ord. 91-95. Passed 10-7-1996.)

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In looking at the costs that are involved in the repairs mentioned above, the owner is having a hard time making the project work with the existing 30 units and still making the unit rent affordable. This is the reason the owner has started to look at additional units to the building.

At this time the property is showing that a maximum of (48) 1 bedroom units could fit in the existing footprint. It is understood that this project is a nonconforming use and that parking is an issue. As it relates to parking the existing garage is going to remain however it currently can only park 7- 8 cars at a time at max.

The driveway to the south of the property is the only drive that is wide enough to provide access to the garage. The driveway at the north side of the property is not wide enough for regular car traffic and is the drive that trash has to be picked up at for the property. It has been discussed to convert the north drive into a trash enclosure area as well as a tenant amenity area with enhanced landscaping, but this has not been finalized.

To assist with parking there is a limited amount of on street parking and the owner has looked at the possibility of renting additional spaces from neighboring properties however there simply are just no parking spaces available in adjacent properties.

Another option that has been discussed is the possibility of a car share program. The owner has found a local company in which electric cars can be purchased and maintained from the company. The owner would provide the charging docks and a couple of cars in the garage for the tenants to utilize. This service also offers bicycles that were also a consideration for the property.

The owner is looking to target young professionals that do not have cars and utilize public transportation or other means of transportation for this property. The ideal tenant would be someone that works in Cleveland or other areas but can't necessarily afford rents or cost affiliated with living in the city.

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