

MINUTES
PLANNING COMMISSION
OCTOBER 7, 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. Introduction and Oath of New Members: Amanda Cramer and Nicholas LaPointe.

The introduction and oath of Amanda Cramer occurred during the pre-review meeting.

2. Roll Call

Members Present

Amanda Cramer
Nathan Kelly
Kyle Krewson, Chair
Sean McDermott, Vice Chair

Others Present

Katelyn Milius, Senior Planner
Mark Papke, City Engineer
Jennifer Swallow, Executive Assistant Law Director

Mr. LaPointe was not at the meeting. Because he was not sworn to the commission, no action was required.

3. Approve the Minutes of the August 5, 2021 Meeting

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

4. Opening Remarks

Administrative staff ("staff") read the opening remarks into record.

OLD BUSINESS

PARKING PLAN

Docket No. 08-24-21

5. 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 2)

The applicant had deferred the request to allow time for revisions to the application.

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

NEW BUSINESS

CONDITIONAL USE

6. Docket No.10-25-21

13369 Madison Ave.

Lovebird Tattoos

Kelly King, Lovebird Tattoos, LLC requests approval of a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C2 – Commercial, Retail district. (Page 4)

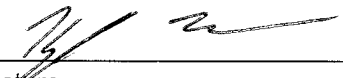
Kelly King, Lovebird Tattoos, LLC was present to explain the request. Written public comment of opposition had been received and reviewed by the members and staff (made part of record). Staff provided administrative comments and supported the request. Public comment was closed as there was no one to address the item. Discussion ensued about the evolution of the conditional use permit for tattoo businesses, time limits of conditional use approvals, anticipated length of time in the temporary space.

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

Staff stated the written comments would be made part of record, and staff would address the concerns.

ADJOURN

A motion was made by Mr. Krewson, seconded by Mr. McDermott to **ADJOURN** the meeting at 7:09 p.m. All the members voting yea, the motion passed.



Signature

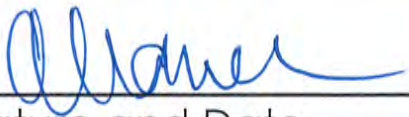
12/2/21

Date

OATH OF OFFICE

I, Amanda Cramer, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Planning Commission of the City of Lakewood, Ohio so help me God.



10/7/21

Signature and 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. <u>Kelly King</u>	<u>Kelly King</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____

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, October 7, 2021

Johanna Schwarz

From: Joe Youst <jyoust@berardipartners.com>
Sent: Wednesday, September 22, 2021 1:34 PM
To: Katelyn Milius
Cc: Shawn Leininger; Johanna Schwarz
Subject: RE: Lewis Apartments

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

Hi Katelyn,

We will not be coming to the Planning Commission for Lewis Street, in October. We are still evaluating some costs and some options.

Thanks

JOE YOUST
PROJECT EXECUTIVE
E jyoust@berardipartners.com
P 614.221.1110
F 614.221.0831
C 614.698.9092

BERARDI+COLUMBUS
1398 GOODALE BOULEVARD
COLUMBUS, OHIO 43212

berardipartners.com
COLUMBUS | CLEVELAND | DETROIT

Please consider the environment before printing this e-mail.

From: Katelyn Milius <Katelyn.Milius@lakewoodoh.net>
Sent: Wednesday, September 22, 2021 1:33 PM
To: Joe Youst <jyoust@berardipartners.com>
Cc: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>; Johanna Schwarz <Johanna.Schwarz@lakewoodoh.net>
Subject: RE: Lewis Apartments

Hi Joe,

Can you let us know today if you plan on coming to Planning Commission for the Lewis Apartments? We are putting together the October Agenda.

Thank you!

Katelyn

Johanna Schwarz

From: Andrew Dever <steve@astevendevery.com>
Sent: Thursday, October 7, 2021 12:04 PM
To: Planning Dept
Cc: Katelyn Milius
Subject: Re: Planning Commission Objection

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

Thank you for your assistance, please see below.

Good Morning,

Please accept this email as an objection to the following Planning Commission Agenda:
Item 6. Docket No.10-25-21 - NEW BUSINESS CONDITIONAL USE (Permit No. PC21-000031) Project Address: 13369 Madison Ave. Project Name: Lovebird Tattoos

Chapter 1129.02: of the City of Lakewood Ordinance states: "*(c) Any use listed in Schedule 1129.02 as a permitted or conditionally permitted use may be permitted in a Planned Development, provided that the regulations in Chapter 1156, and all other provisions of the Ordinances and this **Code** have been met.*"

As such, per Chapter 1156 of the City of Lakewood Ordinance the intended use and proposed business does not meet the following factors for the Conditional Use Permit: "*Ch.1156: (2) Whether the proposed use will be designed, constructed, operated, and maintained so as to be harmonious with existing and/or intended adjacent uses;*"

The proposed use is not harmonious with the existing and adjacent uses. The storefront elevations' blackout film on windows along with black paint and black framing will reduce the vibrancy that has evolved in this neighborhood and is not harmonious with our law firm next door and the surrounding residential area.

The visibility and enhancements of the storefronts are a critical part of the character of this neighborhood. This section of Madison Avenue has positively transformed into a more vibrant neighborhood area especially with the new community mural within this same block. The proposed exterior design is too harsh for this streetscape and would negatively impact our business.

There is already an issue with graffiti next to this building and reducing the amount of light, color, and storefront vibrancy is not a step in the right direction. I would request that this proposal is revisited to become more harmonious with the adjacent businesses and residential areas.

Sincerely,

A. Steven Dever

A. Steven Dever Co., L.P.A.

13363 Madison Avenue

Lakewood, Ohio 44107

On Thu, Oct 7, 2021 at 11:36 AM Planning Dept <Planning@lakewoodoh.net> wrote:

Good morning, Mr. Dever,

You may submit your comments to this e-mail address. Please reference the Docket No., property address, and business name (if applicable). Comments are distributed to the Planning Commission members and administrative staff at pre-review and/or during the review meeting. Comments are made part of record. You may also communicate with Katelyn Milius, Secretary of the Commission (copied).

Thanks.

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

From: Andrew Dever <steve@astevendevery.com>

Sent: Thursday, October 7, 2021 11:16 AM

To: Planning Dept <Planning@lakewoodoh.net>; DCD <DCD@lakewoodoh.net>

Subject: Planning Commission Objection

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

Good Morning,

I tried calling the Planning & Community Development Department but was unable to reach you. I cannot attend tonight's meeting but would like to object to an item on the agenda. Who do I submit this to?

Thanks,

--

A. Steven Dever

A. Steven Dever Co., L.P.A.

13363 Madison Avenue

Lakewood, Ohio 44107

Phone: (216) 228-1166

Fax: (216) 228-3484

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A. Steven Dever

A. Steven Dever Co., L.P.A.

13363 Madison Avenue

Lakewood, Ohio 44107

Phone: (216) 228-1166

Fax: (216) 228-3484



Planning Commission
October 7, 2021



Agenda

1. Lewis Apartments– Parking Plan Review –
Admin. Request to Table
2. Lovebird Tattoos – Conditional Use – Temporary
Location

Planning Commission
August 5, 2021






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

LEWIS APARTMENTS PARKING PLAN



Docket No. 10-25-21

LOVEBIRD TATTOOS

An aerial photograph of a city street grid, showing various buildings, parking lots, and trees. The image is slightly faded and serves as a background for the text.

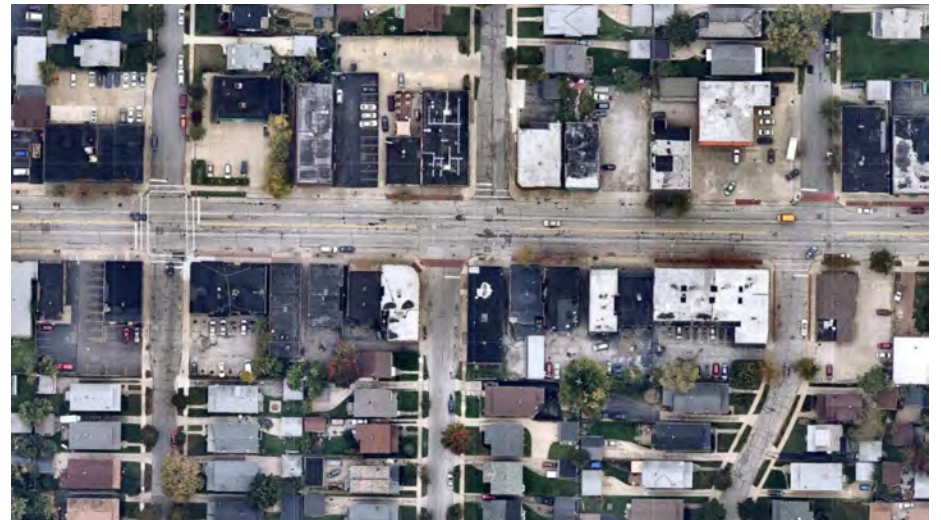
Request

The review and approval of a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C2 – Commercial, Retail district.

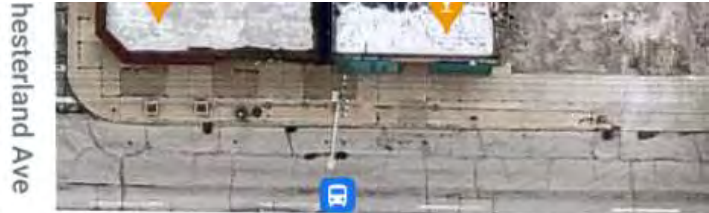
1161.03(z)

- Single-use instruments
- Owner or manager no less than 3 years of experience
- Liability insurance of at least \$1M
- No electronic signage
- Hours 8AM-9PM
- Waste handled through qualified contractor

Applicant Provided resume with references showing she met employment requirements. Provided copy of insurance.







n Ave

Madison Ave

Madison Ave

Madison Ave

Madison Ave

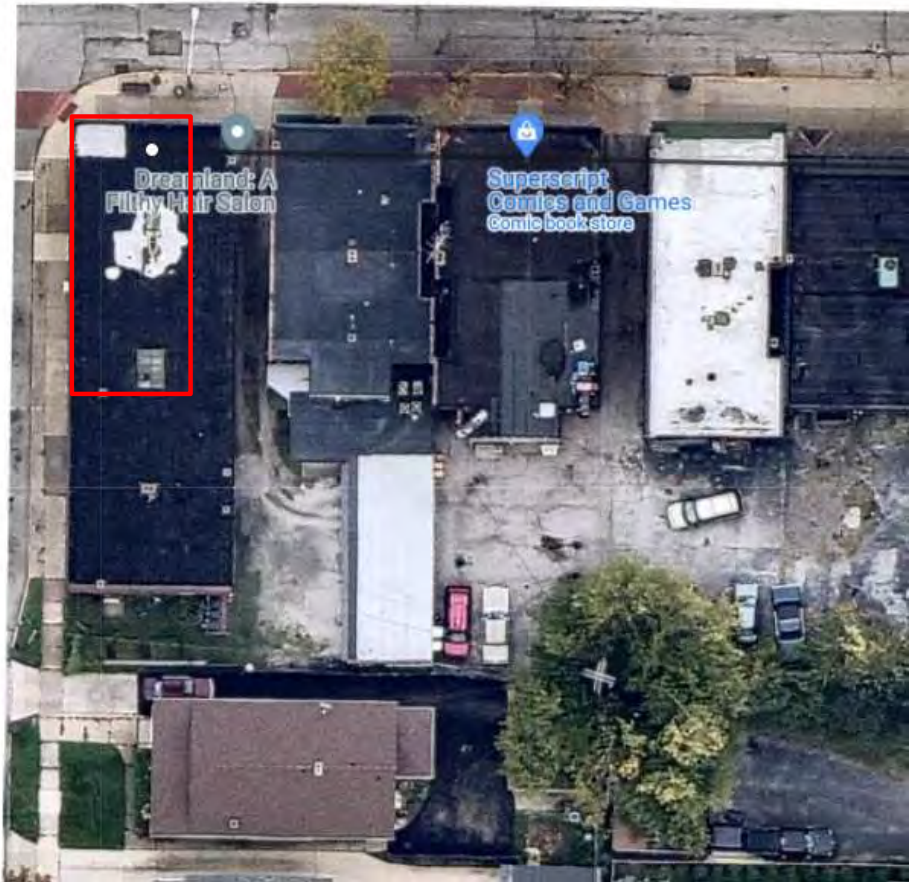
Madison Ave

M



Chesterland Ave

Chesterland Ave






Chesterland

Madison

SPEED
LIMIT
25

EMERGENCY
SNOW
STREET
NO PARKING
EXCEPT
EMERGENCY

SUP
SCRI

An aerial photograph of a city street grid, showing various buildings, parking lots, and trees. The image is slightly faded and serves as a background for the text.

Request

The review and approval of a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C2 – Commercial, Retail district.



Planning Commission
October 7, 2021

