

**MINUTES
PLANNING COMMISSION
DECEMBER 3, 2020
CITY OF LAKEWOOD
7:00 P.M.
REMOTE MEETING - RECORDED**

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/

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

1. Roll Call

Members Present

Kyle Baker, Chair
Nathan Kelly
Kyle Krewson, Vice Chair
Jeffrey Wise
Monica Jordan

Others Present

Katelyn Milius, Planner, Secretary
Jennifer Swallow, Executive Assistant Law Director
Shawn Leininger, Director of Planning and Development
Mark Papke, City Engineer

2. Approve the Minutes of the November 5, 2020 Meeting

A motion was made by Ms. Jordan seconded by Mr. Wise to **APPROVE** the November 5, 2020 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Mr. Baker waived the Opening Remarks, stated the Commission Members ("members") were volunteers, and advised the public to send notice through the chat function if one wanted to address a particular docket item.

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 35)

John Holtz, Dimit Architects was present to explain the plan modifications (parking spaces, traffic flow/management, bicycle storage/rack, dumpsters/enclosures, etc.). Administrative staff ("staff") provided a code analysis and summary of the proposed project and recommended approval notes. The members acknowledged receipt of written comments (made part of record). Public comment was closed as no one addressed the item. The members said there was improvement from the last meeting, appreciated the decreased height of the carriage house, discussed the dumpster/trash capacity and screening, potential

landscaping for the center area, addition of charging stations, encouraged signaling/paint along Westlake for pedestrian and vehicle safety, new fencing, landscaping maintenance. Staff suggested a one-way traffic flow from/to Hall Avenue, location of landscaping, one-way turn for Detroit Avenue. The members wanted the staff and ABR to consider the suggestions.

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

- Multifamily in the carriage house structure and church classroom addition permitted with the conditional use (*Maximum 14 units, minimum 407 sq. ft.*)
- Modification of development standards (modification shall be permitted on the authority of the Commission as part of the Conditional Use review)
 - *Rear yard setback to match existing condition (0-ft). Include landscaped islands next to sidewalk as indicated on the plans. Work with ABR to improve condition between parking lot and house to the north on the east side (current chain-link fence).*
 - *Setback of Carriage House (at least 1'-9" not including second floor bump outs)*
- Approval of the parking and traffic management proposal
 - *Maintain parking space minimum per the code.*
 - *Work with ABR to consider pedestrian protections at Westlake Avenue parking lot exit.*
- ABR considers traffic flow benefits one-way Westlake to Hall vs. existing Hall to Westlake.
- Encourage installation of charging stations.

Mr. Baker, Mr. Krewson, Mr. Wise, Ms. Jordan, Mr. Kelly voting yea, the motion passed.

CONDITIONAL USE

**5. Docket No. 11-51-20
15625 Detroit Avenue
Lindey'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 72)

Mr. Baker stated the applicant wanted to table the request.

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

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)

Mr. Baker stated the applicant wanted to table the request.

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

**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 61)

Mr. Baker stated the applicant wanted to defer the request.

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

**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)


Staff presented a summary of the project from 2013 to its future improvements. The City plans to apply for the County's Supplemental Grant Program for up to \$50,000 in funding to support the improvements. Public comment was taken. Staff said that pedestrian lighting was being considered, additional video cameras would be discussed. The members asked about the budget, liked the progression of the plan, asked about safety and natural surveillance.

A motion was made by Mr. Baker, seconded by Mr. Kelly to **RECEIVE AND FILE** the communication. All the members voting yea, the motion passed.

Commission members and staff thanked Mr. Baker for six years of expertise, wisdom and leadership as a member of the Planning Commission.

ADJOURN

A motion was made by Mr. Wise, seconded by Ms. Jordan to **ADJOURN** the meeting at 8:07 P.M. All the members voting yea, the motion passed.


Signature *Signed on behalf of Kyle Krewson*

01/07/2021
Date

Johanna Schwarz

From: Michael DeAloia <mdealoia@evergreenpodcasts.com>
Sent: Monday, November 30, 2020 2:33 PM
To: Planning Dept
Subject: Docket No. 11-51-20

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

To Whom it May Concern:

I wanted to notify the City of Lakewood of my support of the Lindy's Lake House "parklet" concept. As a neighbor and frequent guest to Lindy's Lake House, I find this type of development a welcomed addition to the neighborhood. And given the times we find ourselves in - it is imperative that we find new ways to safely deliver an experience for guests. Having been in the culinary industry, I find these types of offerings a unique and welcomed innovation. Our little nook of Lakewood would welcome and use this parklet.


If I can be of further assistance or offer more detail, I am happy to talk with a representative from the City of Lakewood.

Enjoy the day.



Michael DeAloia
Chief Executive Officer, Evergreen Podcasts
216.212.4067 | mdealoia@evergreenpodcasts.com
evergreenpodcasts.com
1406 Westwood Avenue | Lakewood, OH 44107



 [Schedule a meeting with me.](#)

Johanna Schwarz

From: Stacy Careccia <s.rawlings@sbcglobal.net>
Sent: Sunday, November 29, 2020 11:27 AM
To: Planning Dept
Subject: Project location 15625 Detroit Ave FEEDBACK

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

I am against the temporary expansion of outdoor dining if it is going to take away parking. Parking is a huge issue in Lakewood as my business has problems daily with it. Especially with the winter months coming up I don't think this is a good idea to have even less parking than we do when it snows. Lindys Lake House has room behind their place of business that can be used for that purpose if needed. I also feel that this would be a safety hazard taking parking spots up on a side street especially in the winter months. I feel bad for all of our places of business during this time as I have been affected also but I can't see how that bumping out an area for additional seating and taking away our limited parking helps everyone in this situation.

Stacy Careccia

Forbici Salon
15618 Detroit Avenue
Lakewood, Ohio 44107

216.227.0077

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Planning Commission
December 3, 2020

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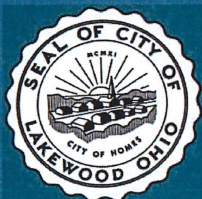


AGENDA

1. Trinity Property – Mixed-use overlay
2. Barrio – Conditional Use for permanent outdoor dining - DEFERRED
3. Lindy's Lakehouse – Temporary outdoor dining review, parklet - TABLED
4. Kauffman Park Improvements – Communication

Planning Commission
December 3, 2020

2



Docket No. 11-49-20
16300-16400 Detroit Avenue

TRINITY MIXED-USE OVERLAY

3



4

Request

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 ten-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.

5



6

A Mixed Use Overlay District should offer one (1) or more of the following advantages:

(1) Designs in residential and commercial areas that reflect the **City's development and planning policies as set forth in this Code and that are consistent with the Vision**.

(2) Designs that are intended to **encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.**

(3) Designs which **encourage a mix of retail, service, office, housing, live-work units, and public activities to coexist in a manner that reflects human scale and emphasizes pedestrian orientation**, taking advantage of the vitality that mixed uses can bring to the community.

7

1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

(b) Development Standards. The development standards, including, but not limited to, the yard and setback requirements, the height limitations, parking requirements, open space areas, and signage shall be established as a function of the application to establish a Mixed Use Overlay District and the approval of the application. The following regulations shall be observed:

(1) Signage.

A. In a commercial district base zone, signage standards are set by the base zone.

(2) Parking.

A. Applicants for Mixed Use Overlay developments shall submit a parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.

B. **All residential uses must comply with parking requirements or maintain existing parking conditions.**

(3) Structural Requirements.

A. Mixed Use Overlay proposals **must contain a residential component.**

B. **Maintain form and scale of building being re-purposed.**

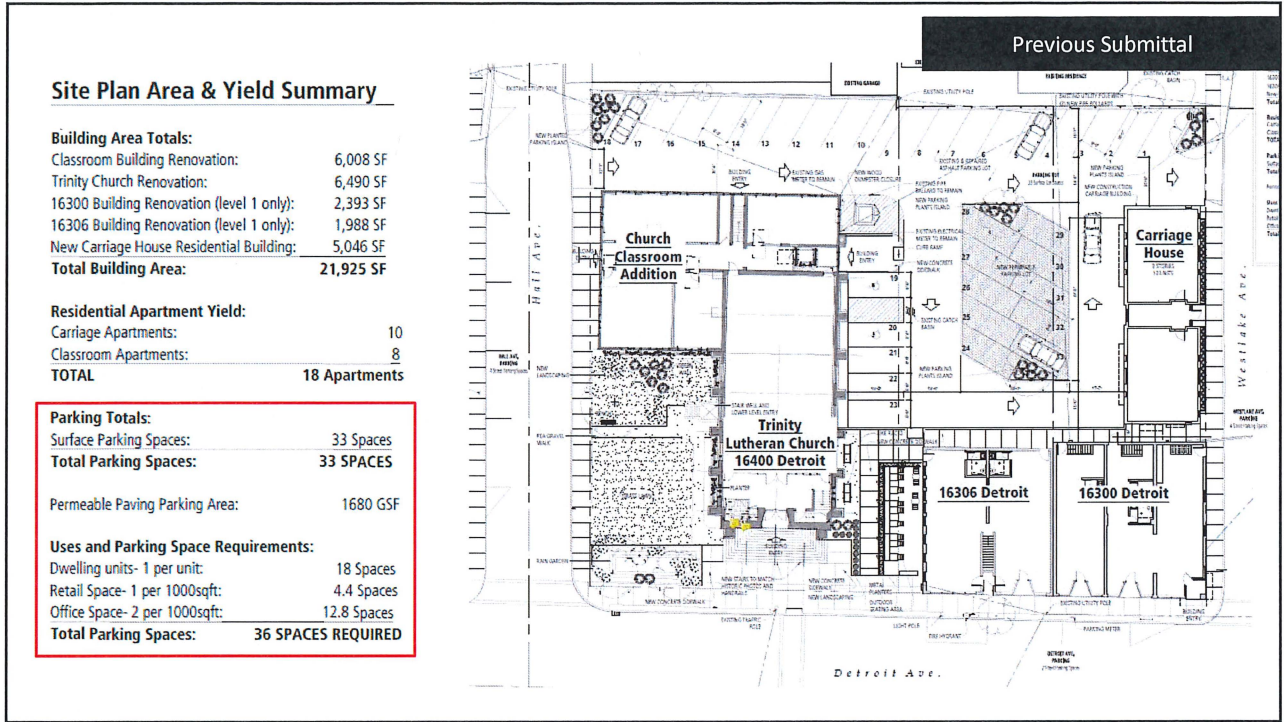
C. **The primary design objective for the Mixed Use Overlay District are to reflect the area's architectural significance/character, while promoting the pedestrian scale environment. The design must be compatible with the neighborhood.**

D. The principal or primary entrance to a non-residential structure must be located on the building front.

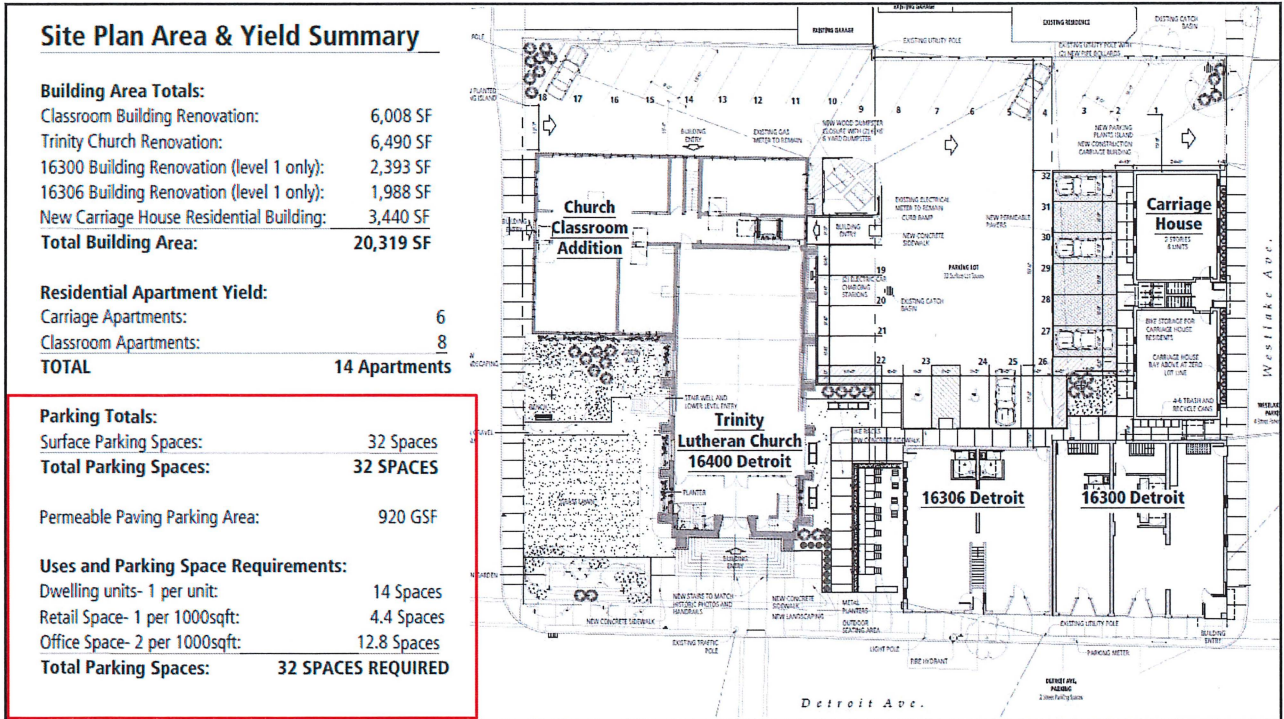
(4) Outdoor dining. Outdoor dining shall be permitted as a conditional use in a Mixed Use Overlay District pursuant to Section 1161.03(t).

(Ord. 17-13. Passed 10-21-2013.)

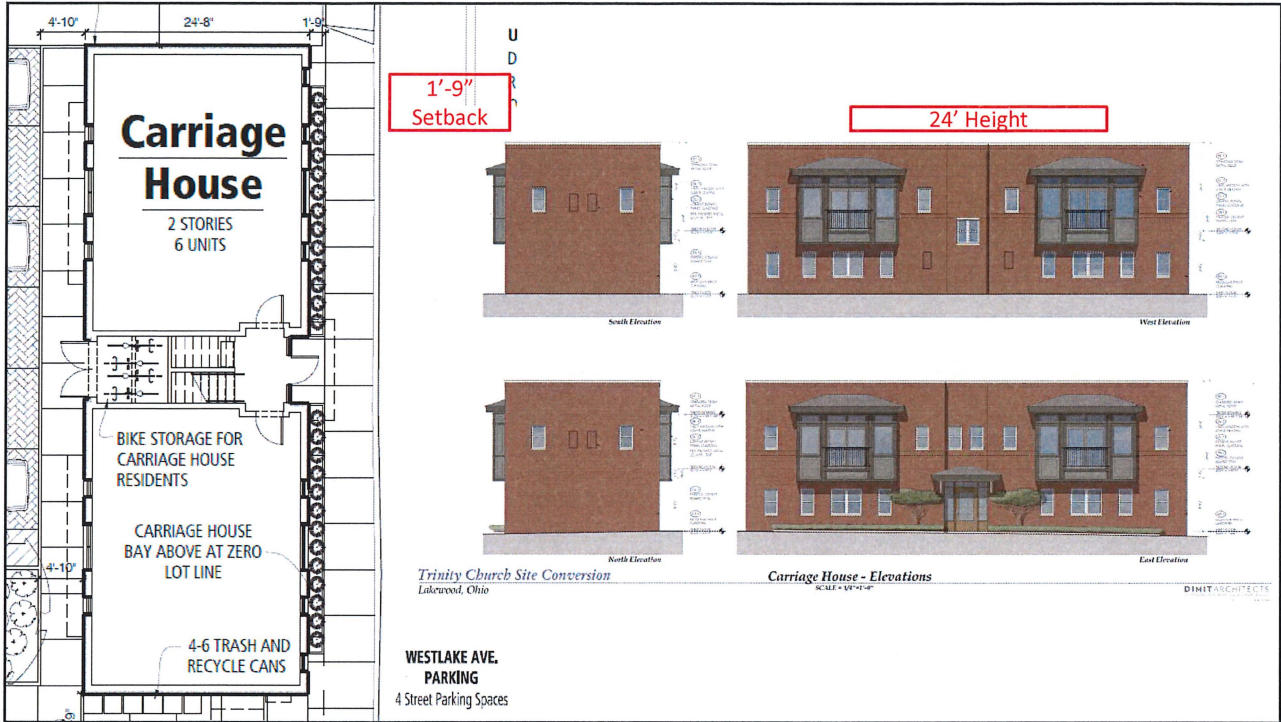
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1135.09 MINIMUM YARDS.

In addition to the required yard, a landscaped buffer of at least ten (10) feet shall also be provided, pursuant to Section 1141.03, Landscaping Plan. However, the Commission may relax such standards if the proposed standard is determined to be consistent with the surrounding properties, both within and outside the limits of the Mixed Use Overlay District.

SCHEDULE 1129.06: YARD REQUIREMENTS				
	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
Front Yard Depth	As established on the Building Line Map			
Rear Yard Depth	One-half (1/2) the height of the building, but in no case less than five (5) feet ³			
Side Yard Width	none ^{1, 3}	none ^{1, 3}	5 feet ^{1, 3}	5 feet ^{1, 3}
Side/Rear Yard Depth where adjacent to a residential use or district	10 feet ^{2, 3}	5 feet ³	10 feet	10 feet
Front Yard Depth, Madison and Detroit	Maximum 5 feet			

- On a corner lot the side street yard shall be five (5) feet.
- May be reduced to five (5) feet if a wall or fence with adequate landscape screening is provided.
- Roof exhausts must be ten (10) feet from property line.

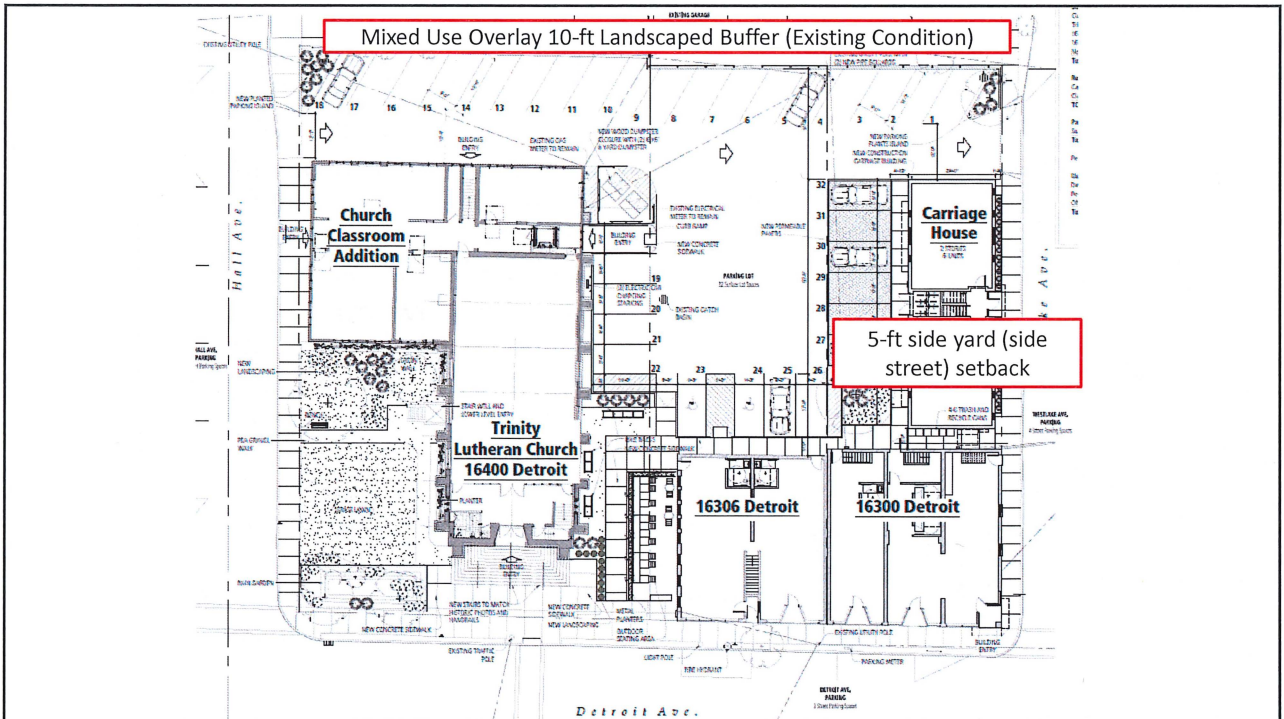
Current Site

Cranford Example

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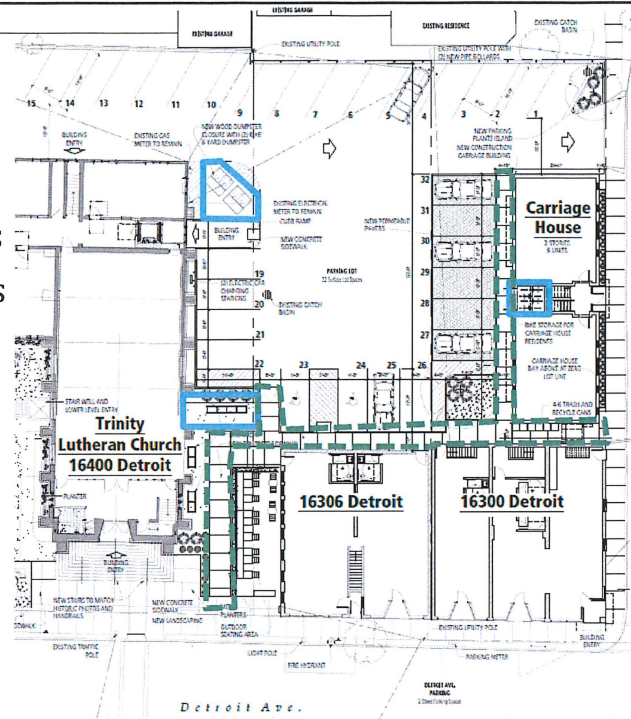
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Comments from November

- Approval of the parking and traffic management proposal
 - Understand peak times and uses
 - Include the pedestrian pathways
- Bike Parking
 - Consider covered spaces
- Dumpster
 - Adequate using one location for all uses?



15

Architectural Board of Review - Parking Lot Design

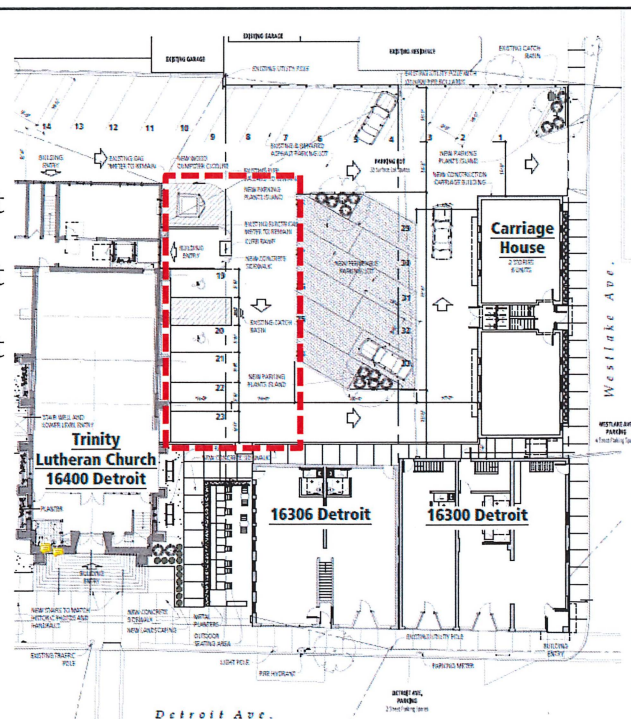
Per Chapter 1325.08 (c)

- Aisle width when rows of spaces is at 90 degrees to aisle: minimum of 20 feet
- Aisle width when rows of spaces is at 60 degrees to aisle: minimum of 15 feet
- Aisle width when rows of spaces is at 45 degrees to aisle: minimum of 10 feet

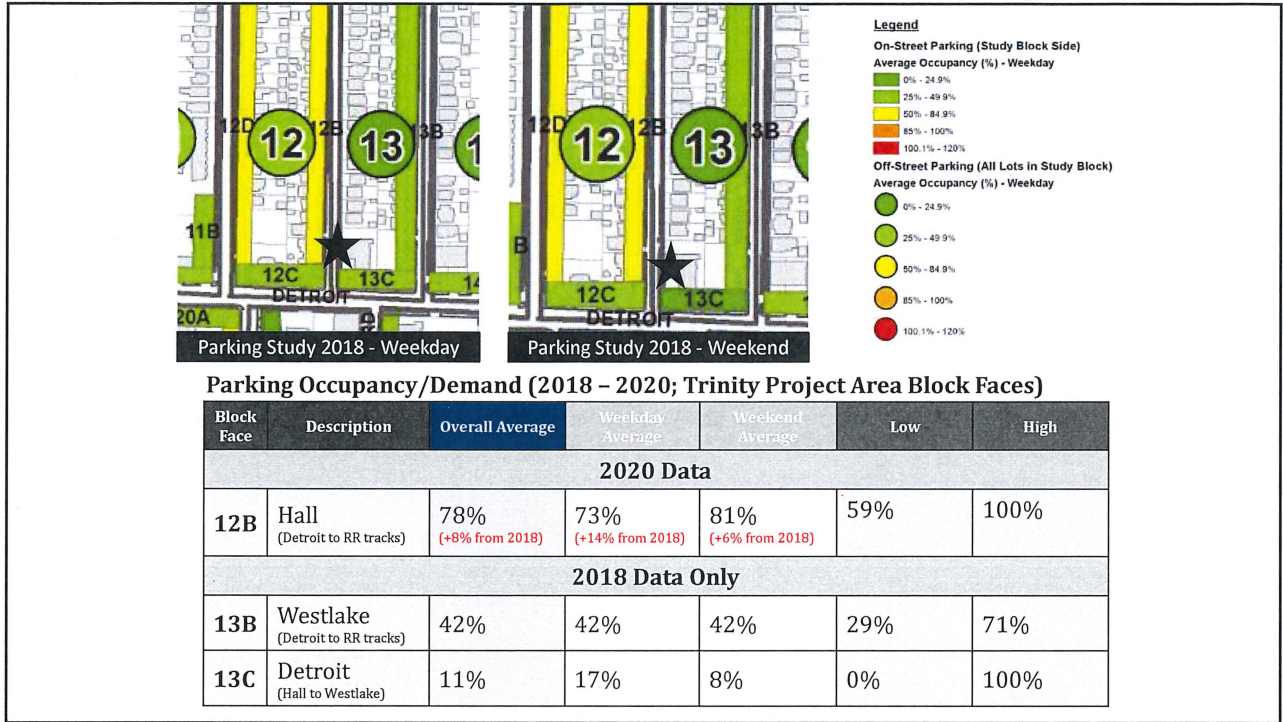
Safety concerns about the parking layout, in part due to the parking count

- Reconsider pedestrian and vehicular circulation, as well as drive aisle dimensions, for the parking lot design

Primary concern was the 18'-6" aisle dimension.



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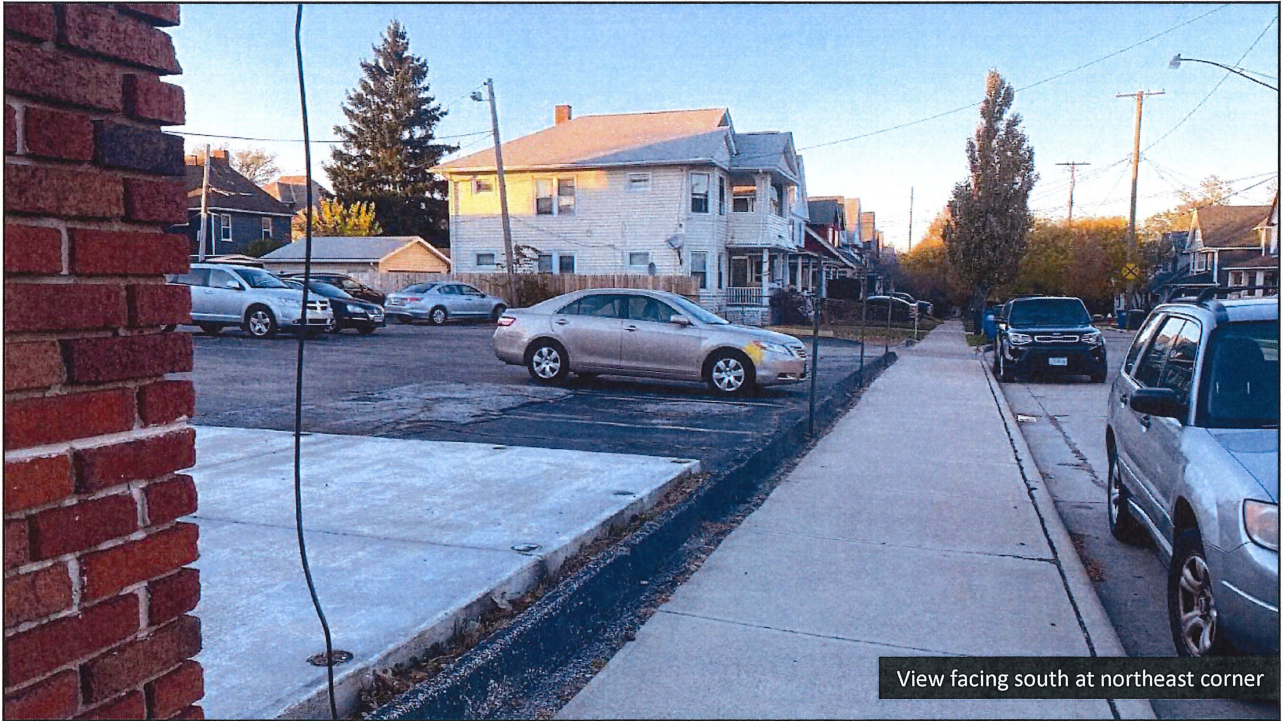
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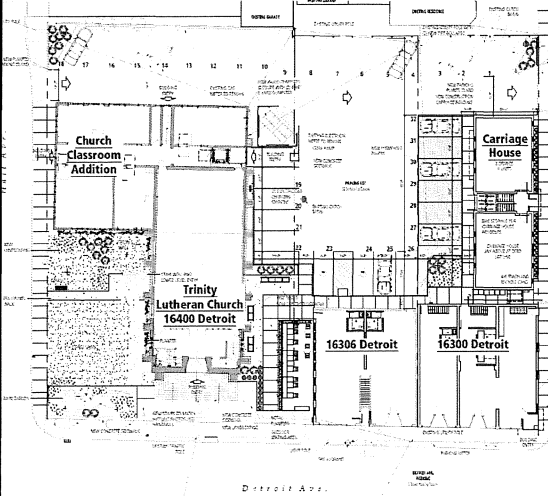
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Recommended Approval Notes

- Multifamily in the carriage house structure and church classroom addition permitted with the conditional use (*Maximum 14 units, minimum 407 sq. ft.*)
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 - *Setback of Carriage House (at least 1'-9" not including second floor bump outs)*
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 - *Work with ABR to consider pedestrian protections at Westlake Avenue parking lot exit.*

21

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Pursuant to chapter 1135, Mixed Use Overlay District and section 1161.03 (v). The property is in a C3 - Commercial, General Business district.

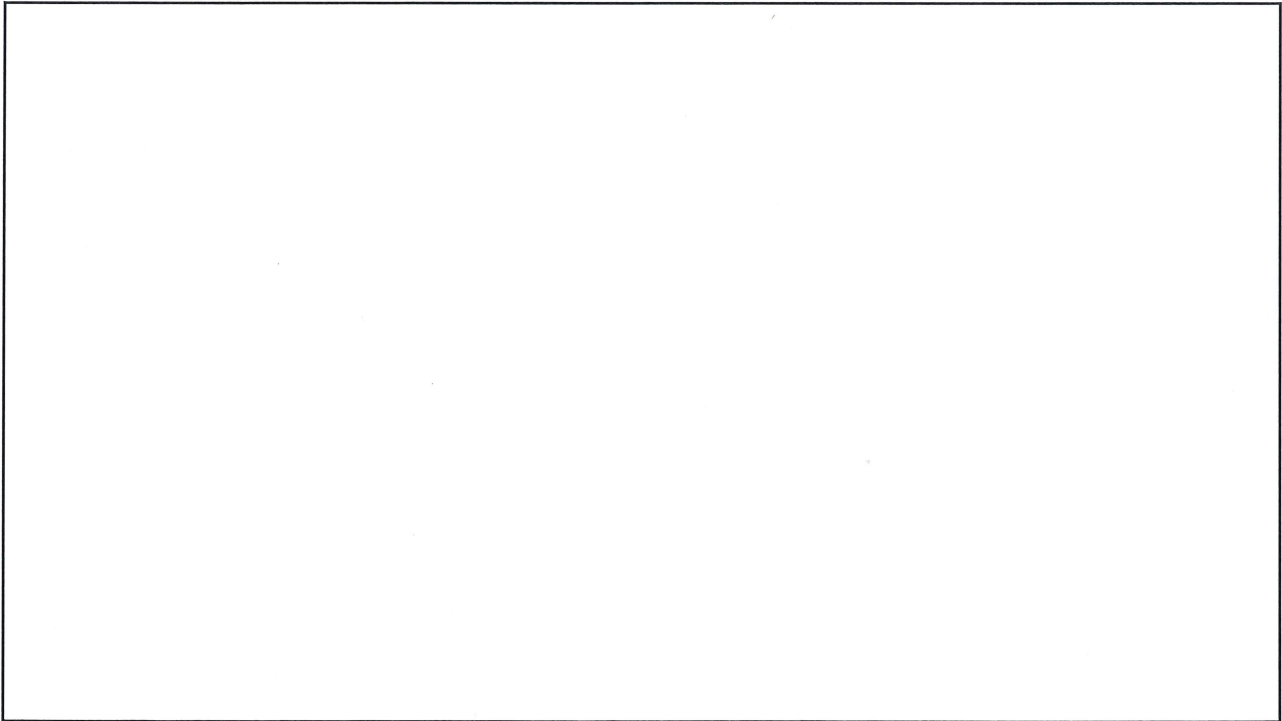
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Docket No. 11-51-20
15625 Detroit Avenue

**LINDY'S LAKEHOUSE TEMPORARY
PARKLET - TABLE**

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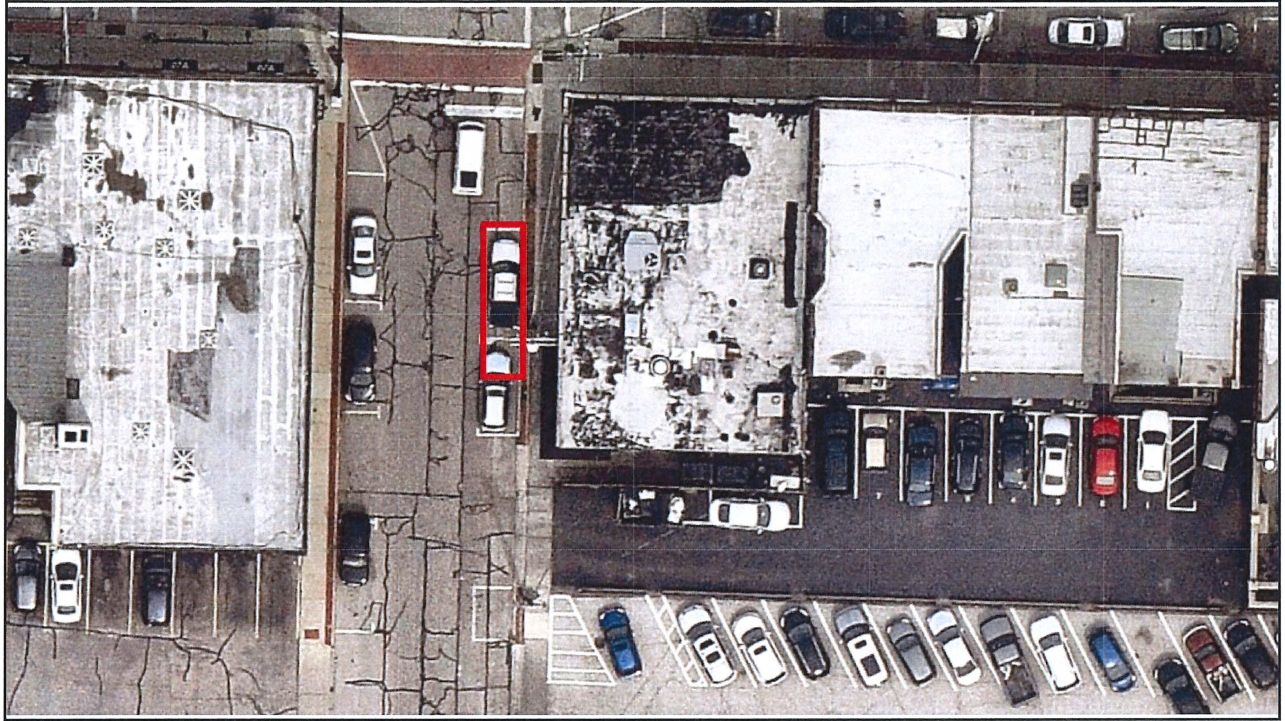
Request

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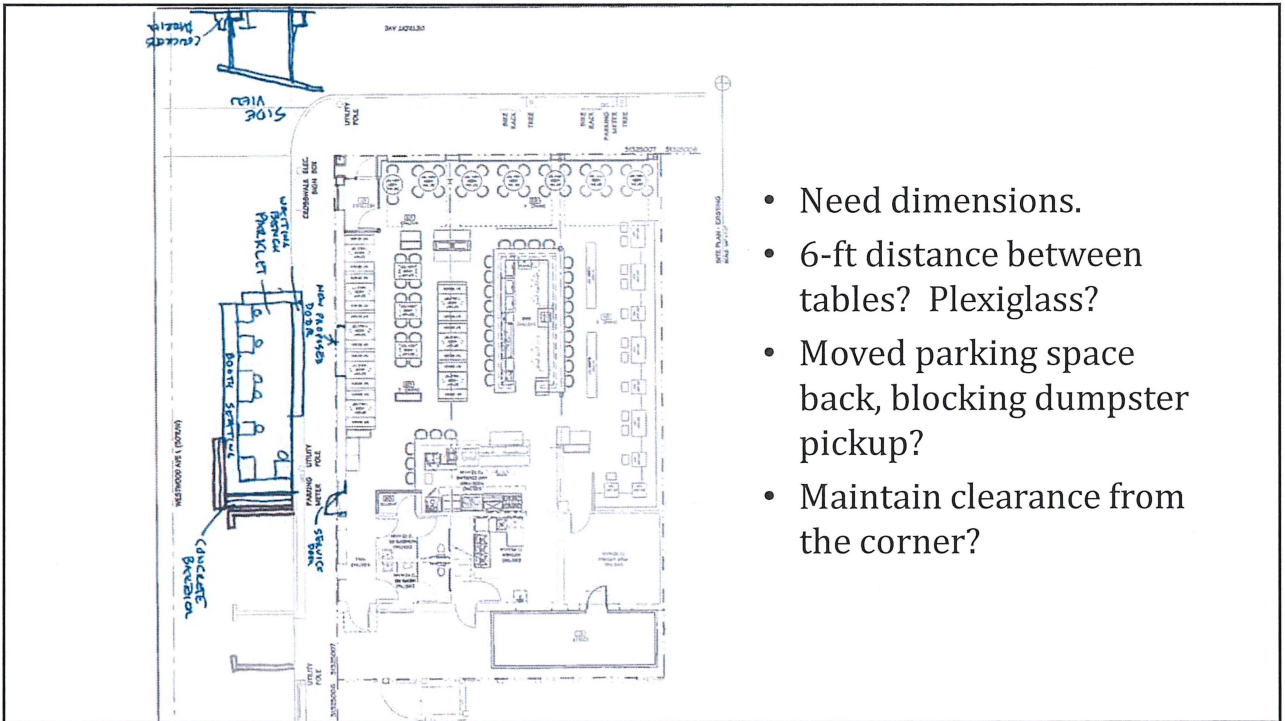
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- Need dimensions.
- 6-ft distance between tables? Plexiglass?
- Moved parking space back, blocking dumpster pickup?
- Maintain clearance from the corner?

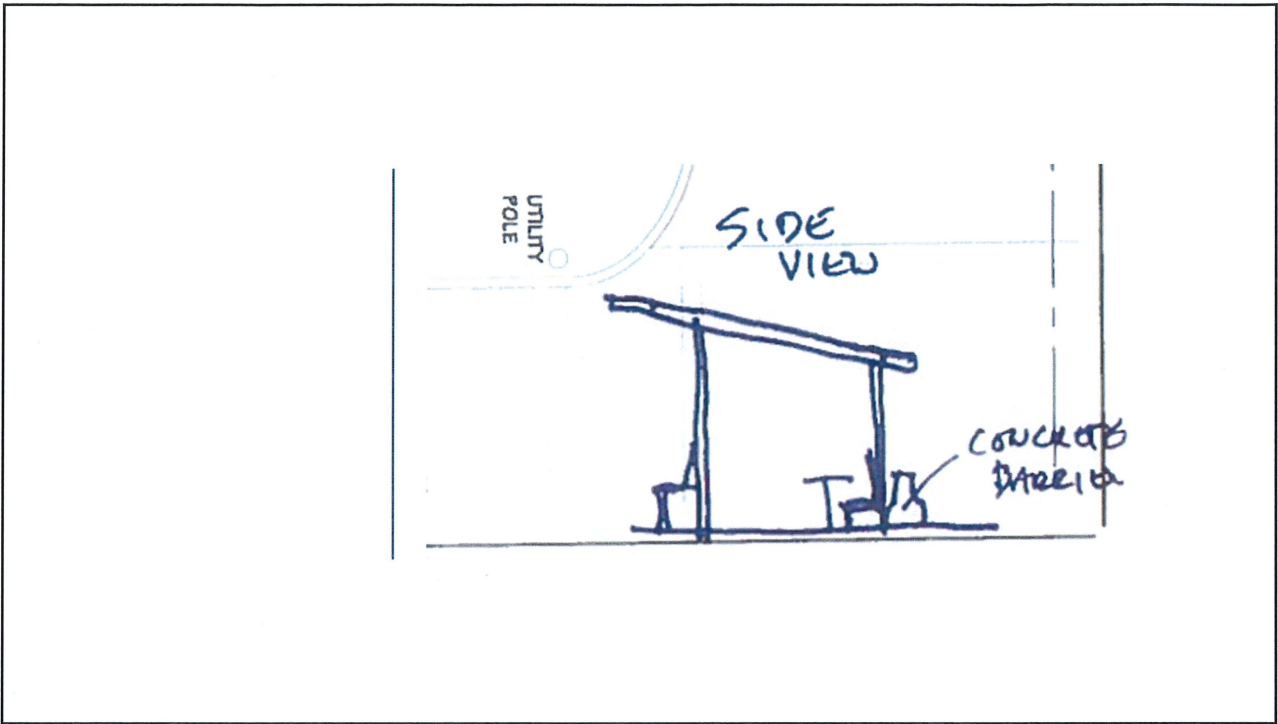
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Administration Review

Police:

Concern about offset intersection. Would need to stay within existing parking spaces.

Fire:

Need to understand if this will be heated and get specifications for any heating devices.

Engineering:

Concern about traffic and intersection. Concerned with winter conditions and snow plows interacting with parklet. Need to maintain drainage path along the curb.

Building Department:

Need to have ADA accessibility. Roof structure would need to be designed by a professional for approval.

Architectural Review: Need to address all of the Parklet Guidelines prior to construction.

33

Request

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). The property is in a C2 – Commercial, Retail district.

Recommended Condition:

34



Docket No. 08-34-20 & 11-50-20
15527 Madison Avenue

**BARRIO CONDITIONAL USE FOR
PERMANENT OUTDOOR DINING –
08-34-20 TABLE
11-50-20 DEFER**

35



Docket No. 12-52-20
15625 Detroit Avenue

**KAUFFMAN PARK IMPROVEMENTS
COMMUNICATION**

36

Kauffman Park Timeline Public Meetings & Investments



<p>2013 Citizen-led Kauffman Masterplan</p>	<p>2016 Citizen-led Masterplan Update</p>	<p>2017 Field Lighting & Bleacher replacement (\$225,000)</p>	<p>2020 Stakeholders Meeting to discuss plan concepts</p>
			
<p>2014 Walking Trail Construction (\$100,000)</p>	<p>2016 Andrews Avenue Park Entrance Beautification (Lakewood Garden Club Donation)</p>	<p>2019 Public Meeting & online survey to gather input on future park improvements</p>	<p>2021 Bid & Construction</p>

Kauffman Park Supplemental Grant Application

37



PRELIMINARY



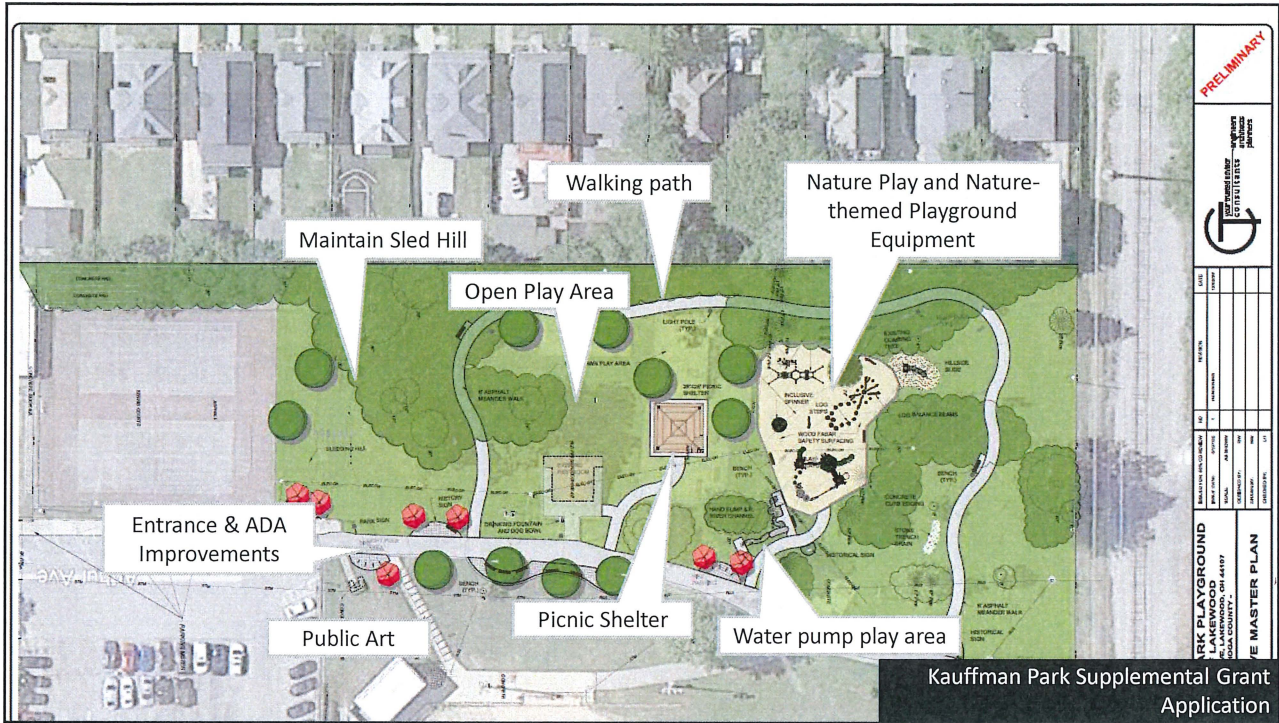
DATE	REVISION

PLAYGROUND
LAKESIDE, OHIO 44130
PROJECT NO. 2019-001
DATE: 12/7/2020

THE MASTER PLAN

Kauffman Park Supplemental Grant Application

38



39

Docket No. 11-51-20
 15625 Detroit Avenue

KAUFFMAN PARK IMPROVEMENTS - RECEIVE AND FILE

40



Thank you, Kyle!



41



Planning Commission
December 3, 2020

42