

**MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
FEBRUARY 2, 2023
6:30 P.M.
RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

The meeting was called to order at 6:30 p.m.

1. Roll Call

Members Present

Kyle Krewson, Chair

Nicholas LaPointe

Sean McDermott, Vice Chair

Staff Present

Shawn Leininger, P&D Director

Mark Papke, City Engineer

A motion was made by Mr. Krewson, seconded by Mr. McDermott to **EXCUSE** the absence of Kyle Reisz and William Sanderson. All the members voting yea, the motion passed.

2. APPROVE THE MINUTES OF THE JANUARY 5, 2023 MEETING

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **APPROVE** the January 5, 2023 meeting minutes. All the members voting yea, the motion passed.

3. OPENING REMARKS

Mr. Krewson waived the reading of the Opening Remarks, as there was no one in attendance beyond the applicant.

NEW BUSINESS

CONDITIONAL USE

4. Docket No. 02-02-23

15322 Detroit Ave.

Crumb & Spigot

Tommy Chesnes, Onyx Creative, 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 C2 – Commercial, Retail district. (Page 2)

Tommy Chesnes, Onyx Creative, applicant was present to explain the request. Staff provided an analysis of the proposal and recommended approval as presented. Public comment was closed as no one was present to address the request. The members asked about entry of patrons into Voodoo Tuna, the height of Voodoo Tuna's fence, relocation of the displaced irrigated planter, umbrella color, replanting of trees in the tree pits.


A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **ADJOURN** the meeting at 6:46 p.m. All the members voting yea, the motion passed.



Signature

5/4/23


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. Thomas Chesnes

[Handwritten Signature]

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, February 2, 2023

Page 1 of 1

Planning Commission

February 2, 2023



Agenda

1. Roll Call
2. Adoption of Minutes – December 1, 2022
3. Opening Remarks
4. Conditional Use: 15322 Detroit Avenue – Outdoor Dining for Crumb & Spigot
5. Adjourn



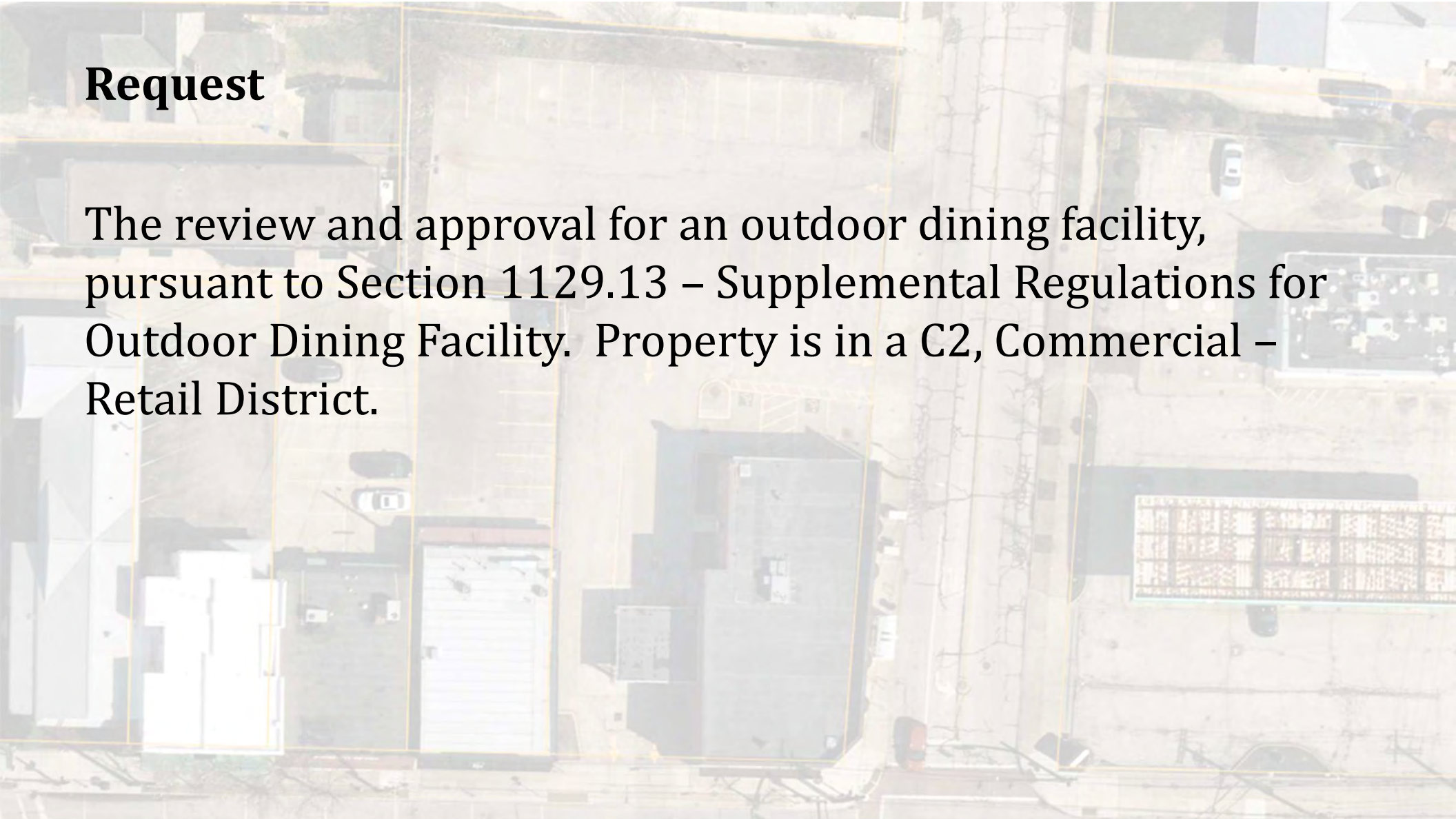


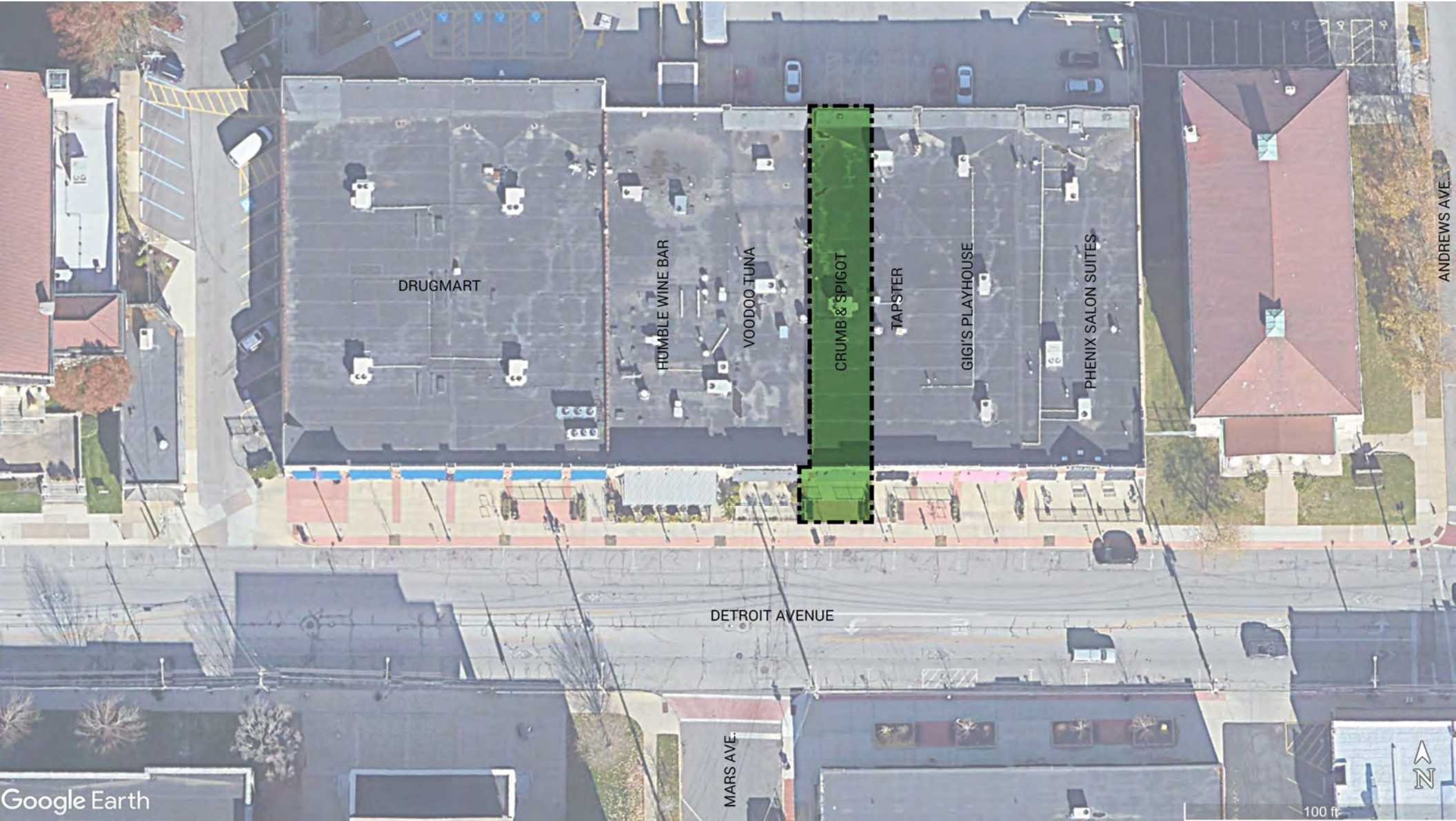
Docket No. 02-02-23
15322 Detroit Avenue

CONDITIONAL USE CRUMB & SPIGOT OUTDOOR DINING

Request

The review and approval for an outdoor dining facility, pursuant to Section 1129.13 – Supplemental Regulations for Outdoor Dining Facility. Property is in a C2, Commercial – Retail District.





DRUGMART

HUMBLE WINE BAR

VOODOO TUNA

CRUMB & SPIGOT

TAPSTER

GIGI'S PLAYHOUSE

PHENIX SALON SUITES

DETROIT AVENUE

MARS AVE.

ANDREWS AVE.

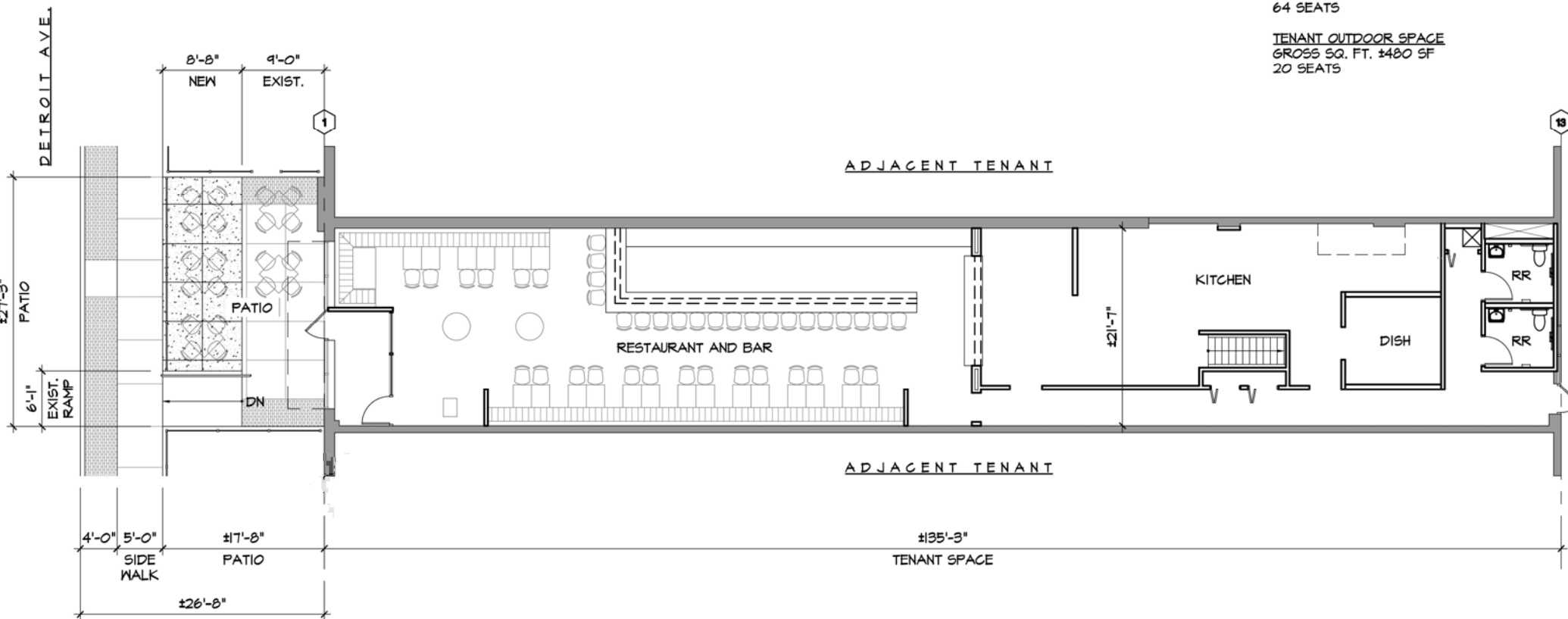
Google Earth

100 ft



15316 US-6 ALT Lakewood, Ohio

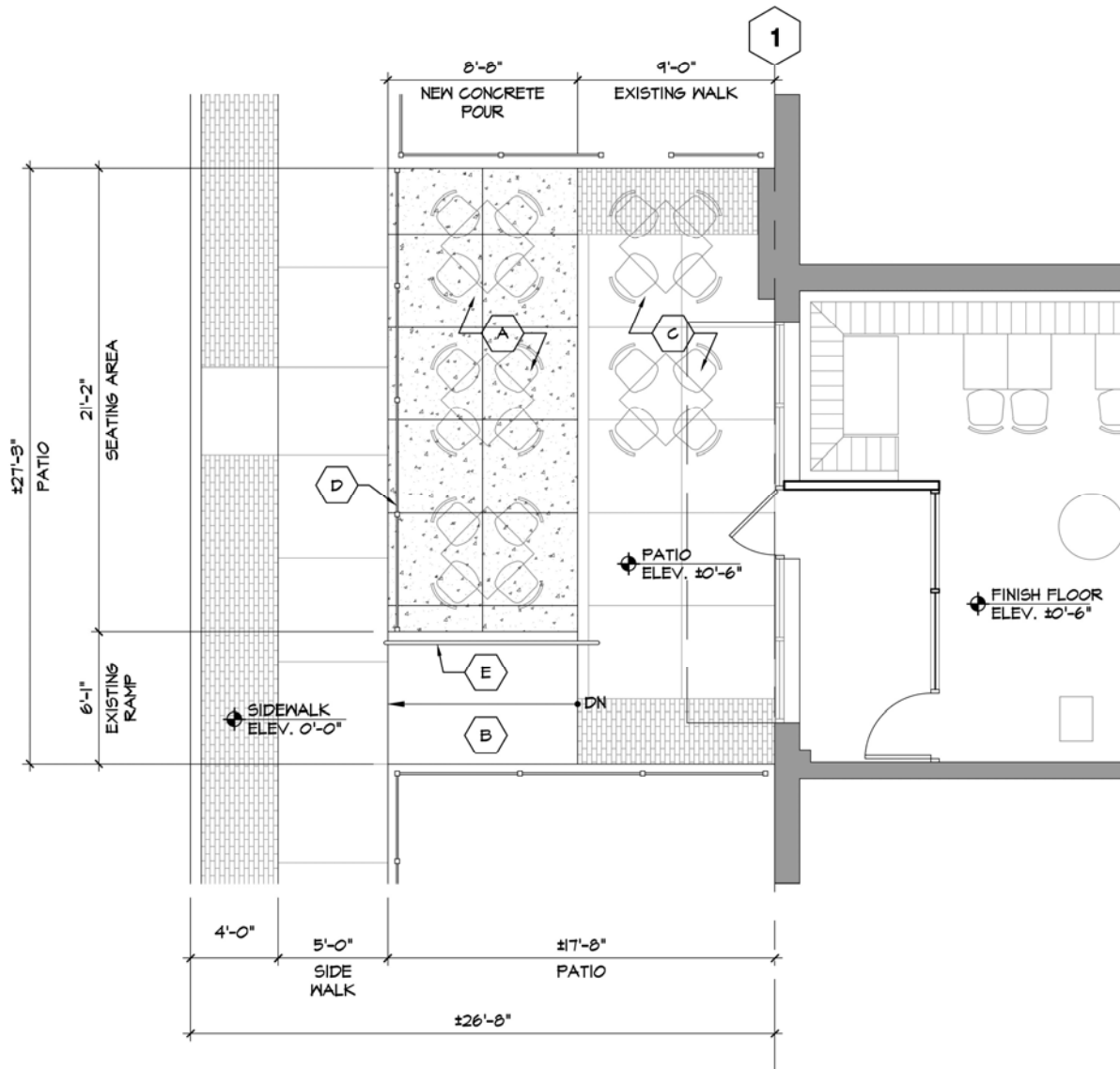




TENANT INTERIOR SPACE
 GROSS SQ. FT. ±3,000 SF
 64 SEATS

TENANT OUTDOOR SPACE
 GROSS SQ. FT. ±480 SF
 20 SEATS

 **FLOOR PLAN**
 3/8"=1'-0"



KEYNOTES

- A** NEW CONCRETE PATIO POUR OVER EXISTING CONCRETE. SLOPE AWAY FROM BUILDING, MAX SLOPE 2%. MAKE FLUSH WITH EXISTING UPPER PATIO. ALIGN JOINTS WITH EXISTING SIDEWALK JOINTS ALONG STOREFRONT.
- B** EXISTING ADA RAMP TO REMAIN
- C** EXISTING CONCRETE WALK TO REMAIN
- D** NEW ALUMINUM POWDER COATED FENCE. 36" TALL FENCE, BLACK, STYLE TO MATCH ADJACENT TENANT TO EAST, "TAPSTER"
- E** EXISTING ADA RAMP RAILING TO REMAIN



PATIO PLAN
3/18/17-0"



1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this Code and the Vision.
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.
- (c) That the conditional use will not change the essential character of the general vicinity in which it is located.
- (d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.

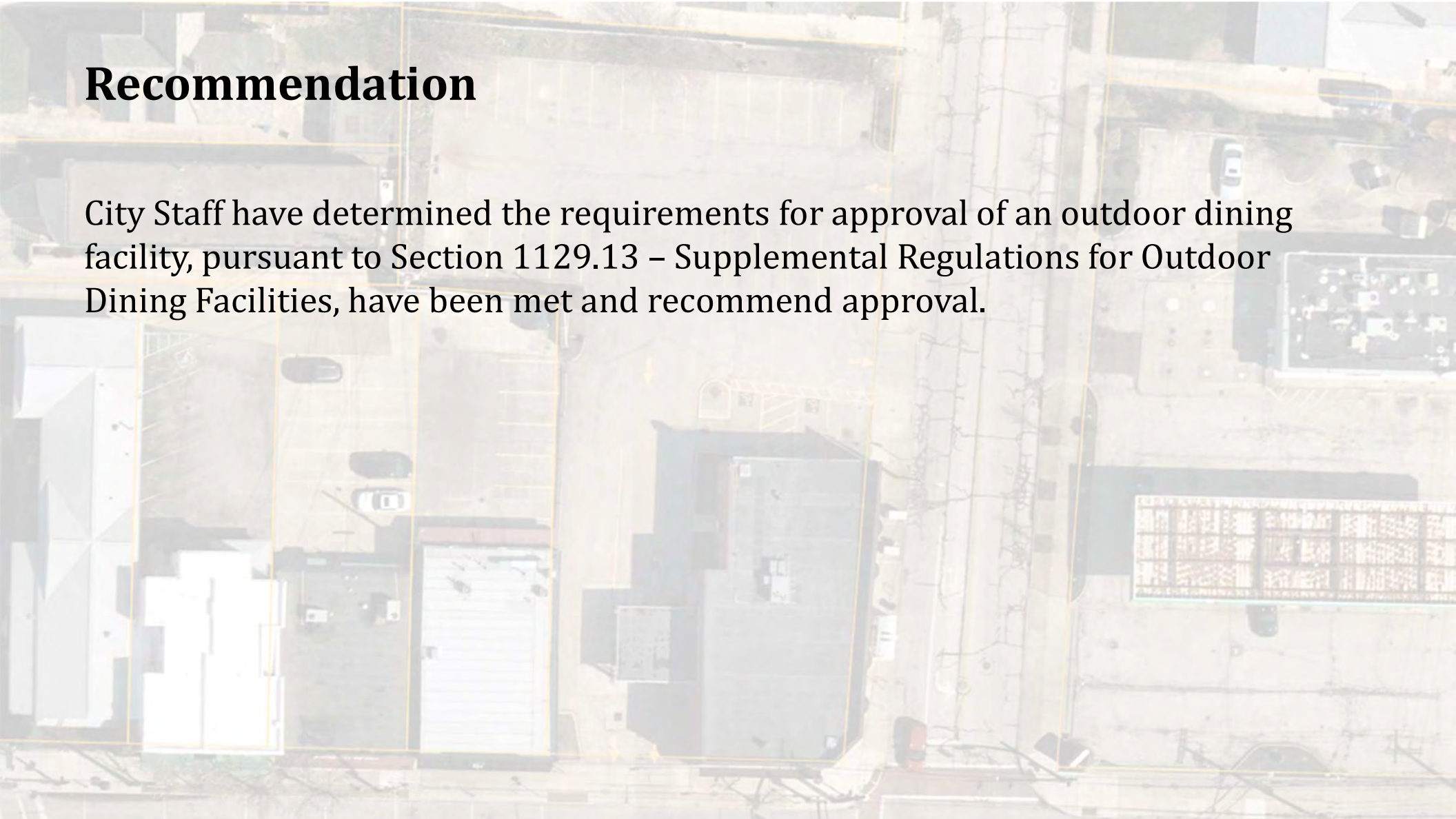
1161.03(t) SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.

In addition to the general standards established in Section 1161.02, the following specific conditions shall apply to each use or class of uses listed in this Section 1161.03. Nothing in this Section shall prohibit the Commission from prescribing supplementary conditions and safeguards in addition to these requirements, or where no specific conditions are stated.:

<https://www.rdso3donline.com/Lakewood/0/doc/5588475/Page1.aspx>

Recommendation

City Staff have determined the requirements for approval of an outdoor dining facility, pursuant to Section 1129.13 – Supplemental Regulations for Outdoor Dining Facilities, have been met and recommend approval.



Planning Commission

February 2, 2023

