

**MINUTES
PLANNING COMMISSION
MARCH 5, 2020
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM**

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

1. Roll Call

Members Present

Kyle Baker, Chair
Kyle Krewson, Vice Chair
Monica Rossiter
Jeffrey Wise

Others Present

Katelyn Milius, Planner, P&D, Secretary
Jennifer Swallow, Executive Assistant Law Director

A motion was made by Mr. Baker, seconded by Mr. Krewson to **EXCUSE** the absence of Nathan Kelly. All the members voting yea, the motion passed.

2. Approve the Minutes of the February 6, 2020 meeting

As there were only two Planning Commission members ("commission") present who attended the February meeting, approval was tabled until the meeting in April.

3. Opening Remarks

Administrative staff ("staff") read the Opening Remarks into record.

4. Communication from Lakewood Schools.

No representative from the Lakewood City Schools was present to relay the communication.

**OLD BUSINESS
COMMUNICATION**

**5. Docket No. 02-06-20
Accessory Dwelling Units (ADUs)**

Communication from City Staff on the proposed process to study accessory dwelling units (ADUs) in Lakewood, as requested by the Planning Commission members at their meeting on December 5, 2019. ADUs were also recommended by the Resiliency Task Force in the Action Guide. This is a follow-up to receive and file the communication after discussion last month. (Page 3)

Staff provided an overview of the topic. After further research, it would be presented to the commission in the summer to see how it would fit with Lakewood. The commission had no comments. Public comment was closed as no one addressed the item.

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

**NEW BUSINESS
LOT SPLIT/CONSOLIDATION**

6. Docket No. 03-07-20

1210 Nicholson Avenue & 13407 Clifton Blvd

Leo Soneson, applicant requests review for a lot split and consolidation to square off his property. Property is in a R2, Residential Single and Two Family district. Pursuant to section 1155.07 and 1155.06 (Page 4)

Louis E. Filippelli, property owner was present to explain the request. Staff stated the administration had no objections. The commission asked if any utilities remained; Mr. Filipelli thought they were removed. Public comment was closed as no one addressed the item.

A motion was made by Ms. Rossiter, seconded by Mr. Krewson to **APPROVE** the request. All the members voting yea, the motion passed.

CONDITIONAL USE

**7. Docket No. 03-08-20
17917 Detroit Avenue
Sacred Hour Spa**

Tabitha Baker, Sacred Hour Spa, applicant requests review of a conditional use for outdoor dining. Property is in a C2, Commercial, Retail district. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. (Page 12)

Tabitha Baker, Sacred Hour Spa, applicant was present to explain the request. Staff reviewed Section 1161.03(t) – hours, months, and number of seating for operation of outdoor patios/dining and stated the city's findings. The administration had no objections. Public comment was closed as no one addressed the item.

A motion was made by Ms. Rossiter, seconded by Mr. Wise to **APPROVE** the request with the findings of the staff. All the members voting yea, the motion passed.

**8. Docket No. 03-09-20
12401 Madison Avenue
Griffin Cider House**

Richard Read, Griffin Cider House, applicant requests review of a conditional use for outdoor dining. Property is in a C2, Commercial, Retail district. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. (Page 17)

The applicant had requested a deferral.

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

**9. Docket No. 03-10-20
1411 Lauderdale Avenue
Phoenix Vapor Lounge**

Matthew Osborne, Phoenix Vapor Lounge, applicant requests the review of extended business hours until 2:30 a.m. Pursuant to sections 1129.16 - supplemental regulations for extended business hours of operation. and 1161.03(w) - Extended Hours of Operation. (Page 20)

Matthew Osborne, Phoenix Vapor Lounge, applicant was present to explain the request. The commission wanted to know the number of customers on a nightly basis, if there was music. Staff provided any analysis

for the request. E-mails from the public were made part of record. Public comment was closed as no one addressed the item. Discussion ensued about the hardship of commercial business abutting a residential area, concern about the on-street parking, concern about control of patrons, the business was not in an appropriate location.

A motion was made by Ms. Rossiter, seconded by Mr. Krewson to **DENY** the request. All the members voting yea, the motion passed.

10. Docket No. 03-11-20
13701 & 13901 Detroit Avenue
Jerome Solove Development, Inc. (JDSI)

Jerome Solove, JDSI, applicant requests review of a conditional use for a mixed-use overlay district to construct two 4-story structure containing residential market rate apartments as well as designated commercial space on the first floor in the east building. Property is located in a C3, Commercial, General district. Pursuant to section 1161.03(v) – mixed-use overlay district and chapter 1135. (Page 27)

The applicant had requested a deferral.

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

ADJOURN

A motion was made by Mr. Wise, seconded by Ms. Rossiter to **ADJOURN** the meeting at 7:31 P.M. All the members voting yea, the motion passed.

Katelyn Z Milius
Signature (on behalf of Chair)

5/18/20
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. Louis E. Fuppelli
2. Tobias Baker
3. Matthew Osborne
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

[Signature]
[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, March 5, 2020

OATH OF OFFICE

I, Jeff Wise, 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.

Signature of

A handwritten signature in black ink that reads "Jeff P. Wise". The signature is written in a cursive style with a prominent initial "J".

JEFF WISE

From: [J B](#)
To: [Planning Dept](#)
Subject: Docket No. 03-10-20
Date: Friday, February 28, 2020 9:43:52 PM

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

As a community member on Lauderdale Ave, I read the letter of Public Notice for Phoenix Vapor. I will therefore provide my insight, but try to withhold opinion.

Unlike other "late night" businesses in the area, this one is located on a residential street. When I say "on", I can use Plank Road Tavern as a comparative reference. Plank Tavern faces outward onto Detroit Ave. Therefore, most of their music and foot traffic is directed onto a non-residential area. In contrast, Phoenix Vapor has entrance doors that are located on the residential street of Lauderdale Ave. This leads to late night music and guests constantly projecting "noise" into the neighborhood as they enter/exit. That was occurring past 4am on weekends, but it seems there may have been a recent change to those hours.

I'm simply trying to add neighborhood perspective to their request of extending business hours. I have no idea how many people/homes received a Docket Letter, so I wish to remain anonymous in my submission. I wish no ill will towards Phoenix Vapor, but they are located next to numerous homes on that end of the street and this information should be considered.

Thank you

From: alyssa.r.suckow@gmail.com
To: [Planning Dept](#)
Subject: Docket No. 03-10-20 Phoenix Vapor Lounge
Date: Monday, March 2, 2020 5:55:26 PM

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

Good evening,

I am writing in response to the request for the vape shop to remain open until 2:30 am. As a neighboring property owner, I cannot stress how much I oppose this measure. We have often called the (non emergency) police line to report constant noise violations. After hours, people will often sit in their cars, on week nights, blaring music while loitering outside the doors. In attempts to be civil, we have asked them to quiet down without police involvement and we are ignored. This shop already creates a level of disturbance that surpasses the bar on the corner, without regard or consideration for neighboring houses. Additionally, this business is on a residential street, not Detroit-facing, which in my mind, creates a logical reason as to why they should close when they do. I am supportive of this measure for weekends, but I fear that extended weekday hours will result in a substantial increase in noise complaints.

I plan to attend the meeting on Friday; however, I have an unpredictable work schedule and wanted to voice my opinion in the event I cannot make the meeting.

I am very supportive of the surrounding businesses; however, this shop has caused nothing but headaches.

Thank you,

Alyssa Suckow

Event Report

Event ID: 2019-237-099

Call Ref #: 7

Date/Time Received: 08/25/19 21:43:07

Rpt #:	Call Source: PHONE	Prime 1P223 Unit: MAURER, ELIZABETH P	Services Involved			
			LAW			
Location: 1411 LAUDERDALE AVE						
X-ST:	DETROIT AVE		Jur: CAD	Service: LAW	Agency: LWP	
	MADISON AVE		St/Beat: 400	District: LWP	RA: RD20	
Business:	Phone: () -					GP: 400
Nature: COMPLAINT CITIZEN		Alarm Lvl: 1	Priority: 6	Medical Priority:		
Caller:				Alarm:		
Addr: 1411 LAUDERDALE AVE	Phone: () -		Alarm Type:			
Vehicle #:	St:	Report Only: No	Race:	Sex:	Age:	
Call Taker: BAL7327		Console: DISP2				
Geo-Verified Addr.: Yes		Nature Summary Code:	Disposition: 05	Close Comments:		
Notes: no music coming from any vehicles. hookah lounge had music playing and they were advised. [08/25/19 21:53:15 BAL7327] vehicle parked on lauderdale with very loud music [08/25/19 21:43:41 BAL7327]						

Times

	Time From Call Received	
Call Received: 08/25/19 21:43:07		
Call Routed: 08/25/19 21:44:02	000:00:55	Unit Reaction: 000:04:12 (1st Dispatch to 1st Arrive)
Call Take Finished:	:	En-Route: 000:00:18 (1st Dispatch to 1st En-Route)
1st Dispatch: 08/25/19 21:44:02	000:00:55 (Time Held)	On-Scene: 000:05:05 (1st Arrive to Last Clear)
1st En-Route: 08/25/19 21:44:20	000:01:13	
1st Arrive: 08/25/19 21:48:14	000:05:07 (Reaction Time)	
Last Clear: 08/25/19 21:53:19	000:10:12	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments	Close Code	User
1P223	1109	DXY	DispatchXY	08/25/19 21:44:02	2166502.33,663331.69		BAL7327
1P223	1109	D	Dispatched	08/25/19 21:44:02	Stat/Beat: 200		BAL7327
1P224	1133	DXY	DispatchXY	08/25/19 21:44:02	2166483.21,663324.24		BAL7327
1P224	1133	D	Dispatched	08/25/19 21:44:02	Stat/Beat: 400		BAL7327
1P224	1133	E	En-Route	08/25/19 21:44:20			BAL7327
1P223	1109	E	En-Route	08/25/19 21:44:20			BAL7327
1P224	1133	A	Arrived	08/25/19 21:48:14			Unit: 1P22
1P224	1133	C	Cleared	08/25/19 21:53:19		05	BAL7327
1P223	1109	C	Cleared	08/25/19 21:53:19		05	BAL7327

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments	Close Code	User
		TR	Time Received	08/25/19 21:43:07	By: PHONE		BAL7327
		ENT	Entered Street	08/25/19 21:43:11	1400 LAUDERDALE AVE/DETROIT AVE		BAL7327
		ENT	Entered Nature	08/25/19 21:43:16	COMPLAINT CITIZEN		BAL7327
		ENT	Entered Remarks	08/25/19 21:43:41			BAL7327
		CHG	Changed CallerAddress	08/25/19 21:43:45	1400 LAUDERDALE AVE/DETROIT AVE		BAL7327
		REC	Unit Rec Btn Click	08/25/19 21:43:46	Unit recommend for COMPLAINT CITIZEN		BAL7327
		REC	Unit Recommendation	08/25/19 21:44:02	Plan: LPDN Cat: 1P Lvl: 1		BAL7327

Event Report

Event ID: 2019-269-138

Call Ref #: 16

Date/Time Received: 09/26/19 22:23:09

Rpt #:	Call Source: PHONE	Prime 1P212 Unit: SUSNIK, BRADEN N	Services Involved			
			LAW			
Location: 1411 LAUDERDALE AVE						
X-ST:	DETROIT AVE MADISON AVE		Jur: CAD	Service: LAW	Agency: LWP	
			St/Beat: 400	District: LWP	RA: RD20	
Business:		Phone: () -			GP: 400	
Nature: SPECIAL ATTENTION		Alarm Lvl: 1	Priority: 5	Medical Priority:		
Caller: ANGELO				Alarm:		
Addr: 1411 LAUDERDALE AVE		Phone: (216) 513-0028		Alarm Type:		
Vehicle #:	St:	Report Only: No	Race:	Sex:	Age:	
Call Taker: NMA9403			Console: DISP1			
Geo-Verified Addr.: Yes		Nature Summary Code:	Disposition: 05	Close Comments:		
Notes: did not see any beer bottles around spoke with the manager advised of the complaint [09/26/19 23:01:19 OAM4119] EMPTY BEER BOTTLES LEFT ALL OVER THE STREET BY THE BUSINESS [09/26/19 22:23:58 NMA9403]						

Times			
Call Received: 09/26/19 22:23:09	<u>Time From Call Received</u>		
Call Routed: 09/26/19 22:24:15	000:01:06	Unit Reaction: 000:07:22	(1st Dispatch to 1st Arrive)
Call Take Finished: 09/26/19 22:24:15	000:01:06	En-Route: 000:00:05	(1st Dispatch to 1st En-Route)
1st Dispatch: 09/26/19 22:46:38	000:23:29 (Time Held)	On-Scene: 000:07:26	(1st Arrive to Last Clear)
1st En-Route: 09/26/19 22:46:43	000:23:34		
1st Arrive: 09/26/19 22:54:00	000:30:51 (Reaction Time)		
Last Clear: 09/26/19 23:01:26	000:38:17		

Radio Log						Close Code	User
Unit	Empl ID	Type	Description	Time Stamp	Comments		
1P212	1139	DXY	DispatchXY	09/26/19 22:46:38	2160785.40,665536.86		TLG4042
1P212	1139	D	Dispatched	09/26/19 22:46:38	Stat/Beat: 200		TLG4042
1P212	1139	E	En-Route	09/26/19 22:46:43			TLG4042
1P212	1139	A	Arrived	09/26/19 22:54:00			Unit:1P21
1P212	1139	C	Cleared	09/26/19 23:01:26		05	OAM411

Event Log						Close Code	User
Unit	Empl ID	Type	Description	Time Stamp	Comments		
		TR	Time Received	09/26/19 22:23:09	By: PHONE		NMA940
		ENT	Entered Street	09/26/19 22:23:34	1411 LAUDERDALE AVE		NMA940
		ENT	Entered Nature	09/26/19 22:23:39	SPECIAL ATTENTION		NMA940
		ENT	Entered Remarks	09/26/19 22:23:58			NMA940
		ENT	Entered CallerPhone	09/26/19 22:24:04	2165130028		NMA940
		ENT	Entered	09/26/19 22:24:15	ANGELO		NMA940
		FIN	Finished Call Taking	09/26/19 22:24:15			NMA940
		ARM	Added Remarks	09/26/19 23:01:19			OAM411

Event Report

Event ID: 2020-004-002 Call Ref #: 3

Date/Time Received: 01/04/20 00:51:06

Rpt #:	Call Source: PHONE	Prime 1P209 Unit: LASKOWSKI, RYAN M	Services Involved			
			LAW			
Location: 1411 LAUDERDALE AVE						
X-ST:	DETROIT AVE		Jur: CAD	Service: LAW	Agency: LWP	
	MADISON AVE		St/Beat: 400	District: LWP	RA: RD20	
Business:	PHOENIX VAPOR LOUNGE	Phone: () -			GP: 400	
Nature:	DISTURBANCE	Alarm Lvl: 1	Priority: 3	Medical Priority:		
Caller:	ANON FEMALE			Alarm:		
Addr:	Phone: () -			Alarm Type:		
Vehicle #:	St:	Report Only: No	Race:	Sex:	Age:	
Call Taker:	OAM4119		Console: DISP1			
Geo-Verified Addr.:	Yes	Nature Summary Code:	Disposition: 05	Close Comments:		
Notes: music was on talked to an employee he turned it down [01/04/20 01:04:42 OAM4119] loud bass and talking [01/04/20 00:52:12 OAM4119]						

Times			
Call Received:	01/04/20 00:51:06	<u>Time From Call Received</u>	
Call Routed:	01/04/20 00:52:19	000:01:13	Unit Reaction: 000:03:31 (1st Dispatch to 1st Arrive)
Call Take Finished:	01/04/20 00:53:57	000:02:51	En-Route: : : (1st Dispatch to 1st En-Route)
1st Dispatch:	01/04/20 00:52:19	000:01:13 (Time Held)	On-Scene: 000:08:58 (1st Arrive to Last Clear)
1st En-Route:	01/04/20 00:52:19	000:01:13	
1st Arrive:	01/04/20 00:55:50	000:04:44 (Reaction Time)	
Last Clear:	01/04/20 01:04:48	000:13:42	

Radio Log						Close Code	User
Unit	Empl ID	Type	Description	Time Stamp	Comments		
1P209	1151	D	Dispatched	01/04/20 00:52:19	Stat/Beat: 400		OAM411
1P209	1151	E	En-Route	01/04/20 00:52:19	Stat/Beat: 400		OAM411
1P224	1140	DXY	DispatchXY	01/04/20 00:52:19	2154821.77,660519.49		OAM411
1P224	1140	D	Dispatched	01/04/20 00:52:19	Stat/Beat: 200		OAM411
1P224	1140	E	En-Route	01/04/20 00:52:19	Stat/Beat: 200		OAM411
1P209	1151	A	Arrived	01/04/20 00:55:50			Unit: 1P20
1P224	1140	A	Arrived	01/04/20 00:56:25			Unit: 1P22
1P209	1151	C	Cleared	01/04/20 01:04:44		05	OAM411
1P224	1140	C	Cleared	01/04/20 01:04:48		09	OAM411

Event Log						Close Code	User
Unit	Empl ID	Type	Description	Time Stamp	Comments		
		TR	Time Received	01/04/20 00:51:06	By: PHONE		OAM411
		ENT	Entered Street	01/04/20 00:51:45	1411 LAUDERDALE AVE		OAM411
		ENT	Entered Nature	01/04/20 00:51:50	DISTURBANCE		OAM411
		ENT	Entered Remarks	01/04/20 00:52:12			OAM411
		CHG	Changed Street	01/04/20 00:53:37	1411 LAUDERDALE AVE --> PHOENIX		OAM411
		CHG	Changed Street	01/04/20 00:53:43	PHOENIX VAPOR LOUNGE --> 1411		OAM411
		ENT	Entered	01/04/20 00:53:53	PHOENIX VAPOR LOUNGE		OAM411

Event Report

Event ID: 2020-026-008

Call Ref #: 17

Date/Time Received: 01/26/20 01:23:02

Rpt #:	Call Source: PHONE	Prime 1P201 Unit: SUSNIK, BRADEN N	Services Involved			
			LAW			
Location: 1411 LAUDERDALE AVE						
X-ST:	DETROIT AVE MADISON AVE		Jur: CAD	Service: LAW	Agency: LWP	
Business:	Phone: () -		St/Beat: 400	District: LWP	RA: RD20	GP: 400
Nature: DISTURBANCE		Alarm Lvl: 1	Priority: 3	Medical Priority:		
Caller:	Addr: 1411 LAUDERDALE AVE		Phone: () -	Alarm:		
				Alarm Type:		
Vehicle #:	St:	Report Only: No	Race:	Sex:	Age:	
Call Taker: OAM4119		Console: DISP1				
Geo-Verified Addr.: Yes		Nature Summary Code:	Disposition: 05	Close Comments:		
Notes: bass was moderately loud spoke with an employee and he was advised of the complaint and turned it down [01/26/20 01:40:54 OAM4119] loud music and people talking [01/26/20 01:23:41 OAM4119]						

Times			
Call Received: 01/26/20 01:23:02	<u>Time From Call Received</u>		
Call Routed: 01/26/20 01:24:41	000:01:39	Unit Reaction: 000:03:14	(1st Dispatch to 1st Arrive)
Call Take Finished: 01/26/20 01:24:41	000:01:39	En-Route: : :	(1st Dispatch to 1st En-Route)
1st Dispatch: 01/26/20 01:30:43	000:07:41 (Time Held)	On-Scene: 000:07:00	(1st Arrive to Last Clear)
1st En-Route: 01/26/20 01:30:43	000:07:41		
1st Arrive: 01/26/20 01:33:57	000:10:55 (Reaction Time)		
Last Clear: 01/26/20 01:40:57	000:17:55		

Radio Log						Close	User
Unit	Empl ID	Type	Description	Time Stamp	Comments	Code	
1P201	1139	DXY	DispatchXY	01/26/20 01:30:43	2152627.70,661825.18		OAM411
1P201	1139	D	Dispatched	01/26/20 01:30:43	Stat/Beat: 400		OAM411
1P201	1139	E	En-Route	01/26/20 01:30:43	Stat/Beat: 400		OAM411
1P223	1109	D	Dispatched	01/26/20 01:30:43	Stat/Beat: 200		OAM411
1P223	1109	E	En-Route	01/26/20 01:30:43	Stat/Beat: 200		OAM411
1P212	1136	DXY	DispatchXY	01/26/20 01:31:27	2160475.07,665629.11		OAM411
1P212	1136	D	Dispatched	01/26/20 01:31:27	Stat/Beat: WEST		OAM411
1P212	1136	E	En-Route	01/26/20 01:31:27	Stat/Beat: WEST		OAM411
1P212	1136	A	Arrived	01/26/20 01:33:57			OAM411
1P223	1109	A	Arrived	01/26/20 01:36:36			Unit:1P22
1P201	1139	A	Arrived	01/26/20 01:36:42			Unit:1P20
1P201	1139	C	Cleared	01/26/20 01:40:57		05	OAM411
1P223	1109	C	Cleared	01/26/20 01:40:57		09	OAM411
1P212	1136	C	Cleared	01/26/20 01:40:57		09	OAM411

Event Report

Event ID: 2020-038-015

Call Ref #: 18

Date/Time Received: 02/07/20 03:58:12

Rpt #:	Call Source: PHONE	Prime 11218 Unit: MANCE, FREDERICK C	Services Involved			
			LAW			
Location: 1411 LAUDERDALE AVE						
X-ST: DETROIT AVE		Jur: CAD		Service: LAW	Agency: LWP	
MADISON AVE		St/Beat: 400		District: LWP	RA: RD20	
Business:		Phone: () -			GP: 400	
Nature: FOLLOW UP		Alarm Lvl: 1	Priority: 3	Medical Priority:		
Caller:				Alarm:		
Addr: 1411 LAUDERDALE AVE		Phone: () -		Alarm Type:		
Vehicle #:	St:	Report Only: No	Race:	Sex:	Age:	
Call Taker: TAK7906			Console: DISP2			
Geo-Verified Addr.: Yes		Nature Summary Code:	Disposition: 11	Close Comments:		
Notes:						

Times			
Call Received: 02/07/20 03:58:12	<u>Time From Call Received</u>		
Call Routed: 02/07/20 03:58:22	000:00:10	Unit Reaction: 000:00:02	(1st Dispatch to 1st Arrive)
Call Take Finished: 02/07/20 03:58:22	000:00:10	En-Route: 000:00:02	(1st Dispatch to 1st En-Route)
1st Dispatch: 02/07/20 03:58:28	000:00:16 (Time Held)	On-Scene: 000:02:55	(1st Arrive to Last Clear)
1st En-Route: 02/07/20 03:58:30	000:00:18		
1st Arrive: 02/07/20 03:58:30	000:00:18 (Reaction Time)		
Last Clear: 02/07/20 04:01:25	000:03:13		

Radio Log						Close Code	User
Unit	Empl ID	Type	Description	Time Stamp	Comments		
11218	1094	DXY	DispatchXY	02/07/20 03:58:28	2156494.28,663188.91		TAK7906
11218	1094	D	Dispatched	02/07/20 03:58:28	Stat/Beat: AIW		TAK7906
11218	1094	A	Arrived	02/07/20 03:58:30			TAK7906
11218	1094	C	Cleared	02/07/20 04:01:25		11	TAK7906

Event Log						Close Code	User
Unit	Empl ID	Type	Description	Time Stamp	Comments		
		TR	Time Received	02/07/20 03:58:12	By: PHONE		TAK7906
		ENT	Entered Street	02/07/20 03:58:17	1411 LAUDERDALE AVE		TAK7906
		ENT	Entered Nature	02/07/20 03:58:22	FOLLOW UP		TAK7906
		FIN	Finished Call Taking	02/07/20 03:58:22			TAK7906

Event Report

Event ID: 2020-047-086

Call Ref #: 16

Date/Time Received: 02/16/20 22:57:42

Rpt #:	Call Source: PHONE	Prime 1P225 Unit: SCHMITZ, JONATHAN G	Services Involved			
			LAW			
Location: 1411 LAUDERDALE AVE						
X-ST:	DETROIT AVE		Jur:	CAD	Service:	LAW
	MADISON AVE		St/Beat:	400	District:	LWP
Business:	Phone:	() -			Agency:	LWP
					RA:	RD20
					GP:	400
Nature:	COMPLAINT CITIZEN	Alarm Lvl:	1	Priority:	6	Medical Priority:
Caller:	NEYSA TUMA	Alarm:				
Addr:	1434 LAUDERDALE AVE	Phone:	(216) 848-6083	Alarm Type:		
Vehicle #:	St:	Report Only:	No	Race:	Sex:	Age:
Call Taker:	TAK7906	Console:	DISP2			
Geo-Verified Addr.:	Yes	Nature Summary Code:		Disposition:	05	Close Comments:
Notes: phoenix lounge is still open they are closing tonight at midnight there were a few people outside smoking and that is where the noise coming from manager was advised [02/16/20 23:08:23 TAK7906] loud [02/16/20 23:01:54 TAK7906] behind the plank road tavern parties being lou [02/16/20 22:58:23 TAK7906]						

Times			
Call Received:	02/16/20 22:57:42	Time From Call Received	
Call Routed:	02/16/20 23:00:36	000:02:54	Unit Reaction: 000:02:43 (1st Dispatch to 1st Arrive)
Call Take Finished:	02/16/20 23:00:36	000:02:54	En-Route: 000:00:35 (1st Dispatch to 1st En-Route)
1st Dispatch:	02/16/20 23:00:45	000:03:03 (Time Held)	On-Scene: 000:06:07 (1st Arrive to Last Clear)
1st En-Route:	02/16/20 23:01:20	000:03:38	
1st Arrive:	02/16/20 23:03:28	000:05:46 (Reaction Time)	
Last Clear:	02/16/20 23:09:35	000:11:53	

Radio Log						Close Code	User
Unit	Empl ID	Type	Description	Time Stamp	Comments		
1P225	1027	DXY	DispatchXY	02/16/20 23:00:45	2157733.23,660360.18		TAK7906
1P225	1027	D	Dispatched	02/16/20 23:00:45	Stat/Beat: 200		TAK7906
1P222	1134	DXY	DispatchXY	02/16/20 23:00:45	2166480.35,663338.79		TAK7906
1P222	1134	D	Dispatched	02/16/20 23:00:45	Stat/Beat: 400		TAK7906
1P222	1134	E	En-Route	02/16/20 23:01:20			TAK7906
1P225	1027	E	En-Route	02/16/20 23:01:21			TAK7906
1P225	1027	A	Arrived	02/16/20 23:03:28			TAK7906
1P222	1134	A	Arrived	02/16/20 23:05:33			Unit:1P22
1P222	1134	C	Cleared	02/16/20 23:09:35		09	TAK7906
1P225	1027	C	Cleared	02/16/20 23:09:35		05	TAK7906

Event Log						Close Code	User
Unit	Empl ID	Type	Description	Time Stamp	Comments		
		TR	Time Received	02/16/20 22:57:42	By: PHONE		TAK7906
		ENT	Entered Nature	02/16/20 22:57:55	COMPLAINT CITIZEN		TAK7906
		ENT	Entered Street	02/16/20 22:58:02	16719 DETROIT AVE		TAK7906



Planning Commission
March 5, 2020

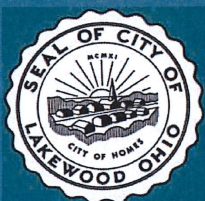
1



- School Board Presentation
- Communication, Accessory Dwelling Units (Receive & File)
- 1210 Nicholson Ave. & 13407 Clifton Blvd., Lot split/consolidation
- 17917 Detroit Ave., Sacred Hour, Outdoor dining
- 12401 Madison Ave., Griffin Cider House, Outdoor dining- **DEFER**
- 1411 Lauderdale Ave., Phoenix Vapor Lounge, Extended Hours
- 13701 & 13901 Detroit Ave., Solove, Mixed-use overlay district - **DEFER**

Agenda

2



Docket No. 02-06-20
Communication


ACCESSORY DWELLING UNITS (ADUS)

3

Communication

Communication from City Staff on the proposed process to study accessory dwelling units (ADUs) in Lakewood, as requested by the Planning Commission members at their meeting on December 5, 2019. ADUs were also recommended by the Resiliency Task Force in the Action Guide.

4

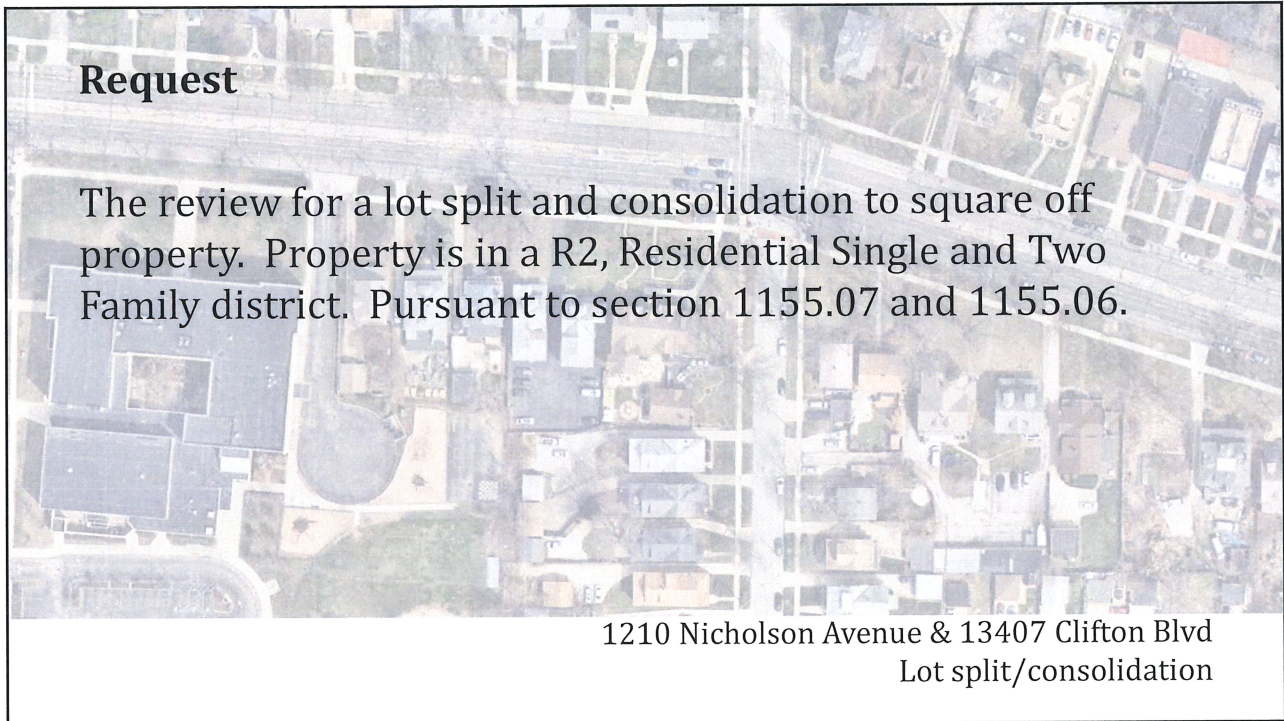


Docket No. 03-07-20
1210 Nicholson Avenue & 13407 Clifton Blvd
LOT SPLIT/CONSOLIDATION

5



6

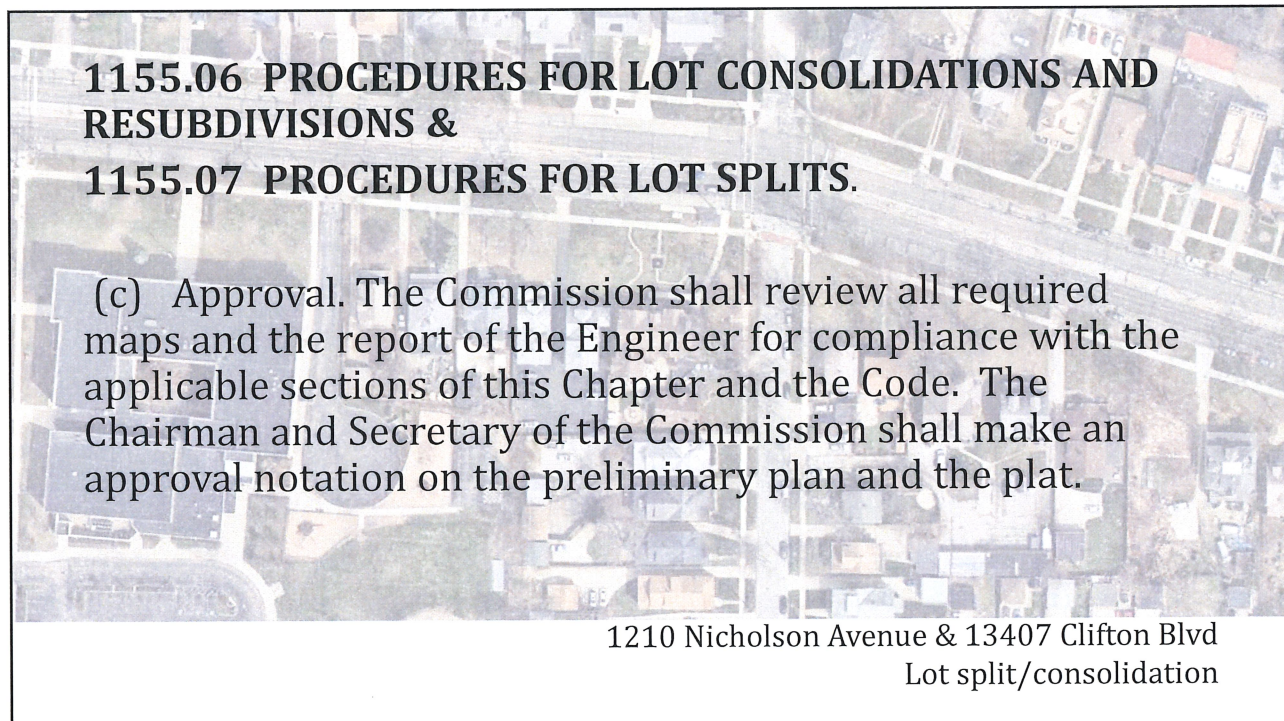


Request

The review for a lot split and consolidation to square off property. Property is in a R2, Residential Single and Two Family district. Pursuant to section 1155.07 and 1155.06.

1210 Nicholson Avenue & 13407 Clifton Blvd
Lot split/consolidation

7



1155.06 PROCEDURES FOR LOT CONSOLIDATIONS AND RESUBDIVISIONS & 1155.07 PROCEDURES FOR LOT SPLITS.

(c) Approval. The Commission shall review all required maps and the report of the Engineer for compliance with the applicable sections of this Chapter and the Code. The Chairman and Secretary of the Commission shall make an approval notation on the preliminary plan and the plat.

1210 Nicholson Avenue & 13407 Clifton Blvd
Lot split/consolidation

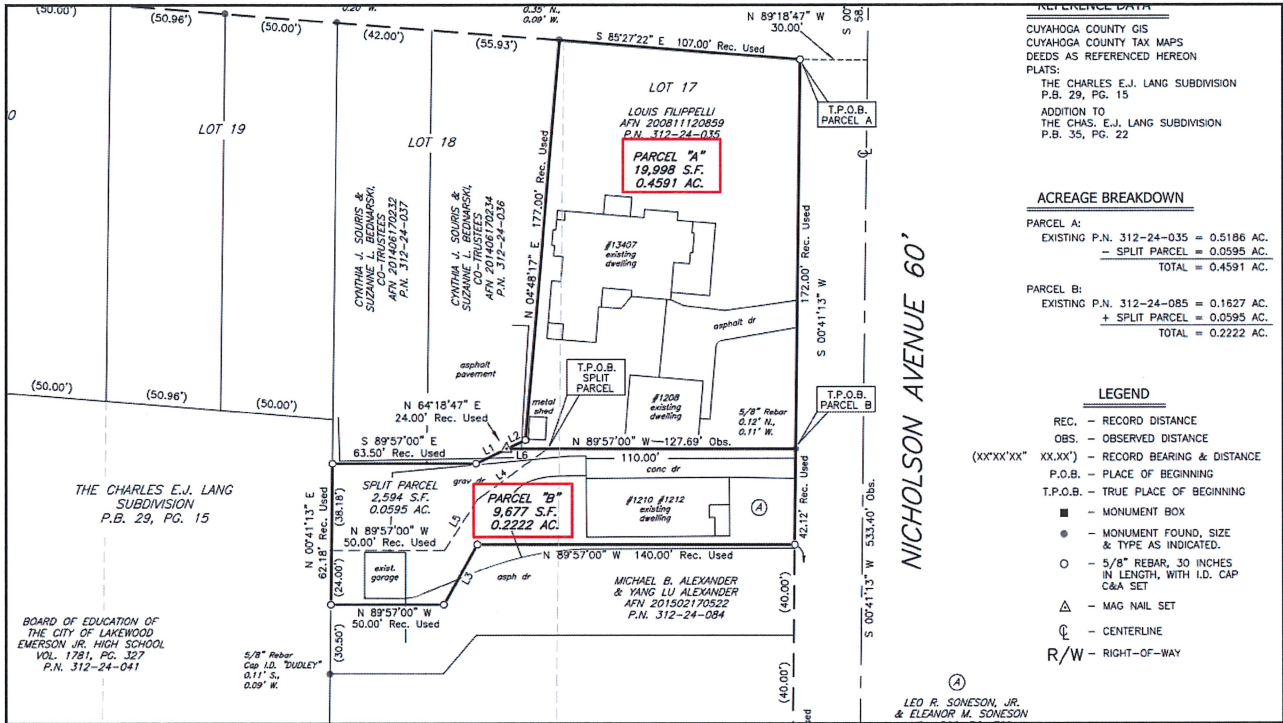
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Request

The review for a lot split and consolidation to square off property. Property is in a R2, Residential Single and Two Family district. Pursuant to section 1155.07 and 1155.06.

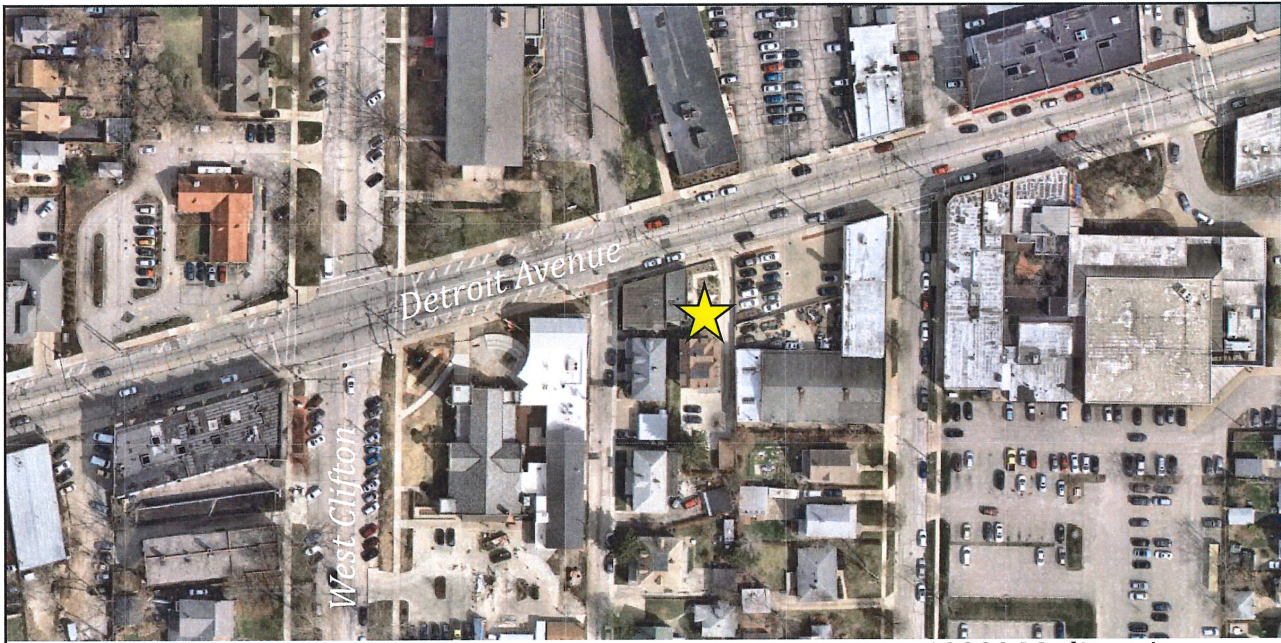
1210 Nicholson Avenue & 13407 Clifton Blvd
 Lot split/consolidation

12



Docket No. 03-08-20
17917 Detroit Avenue
SACRED HOUR SPA

13



13229 Madison Avenue
Parking Plan Review

14



Request

The review of a conditional use for outdoor dining. Property is in a C2, Commercial, Retail district. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility.

17917 Detroit Avenue
Outdoor Dining

15

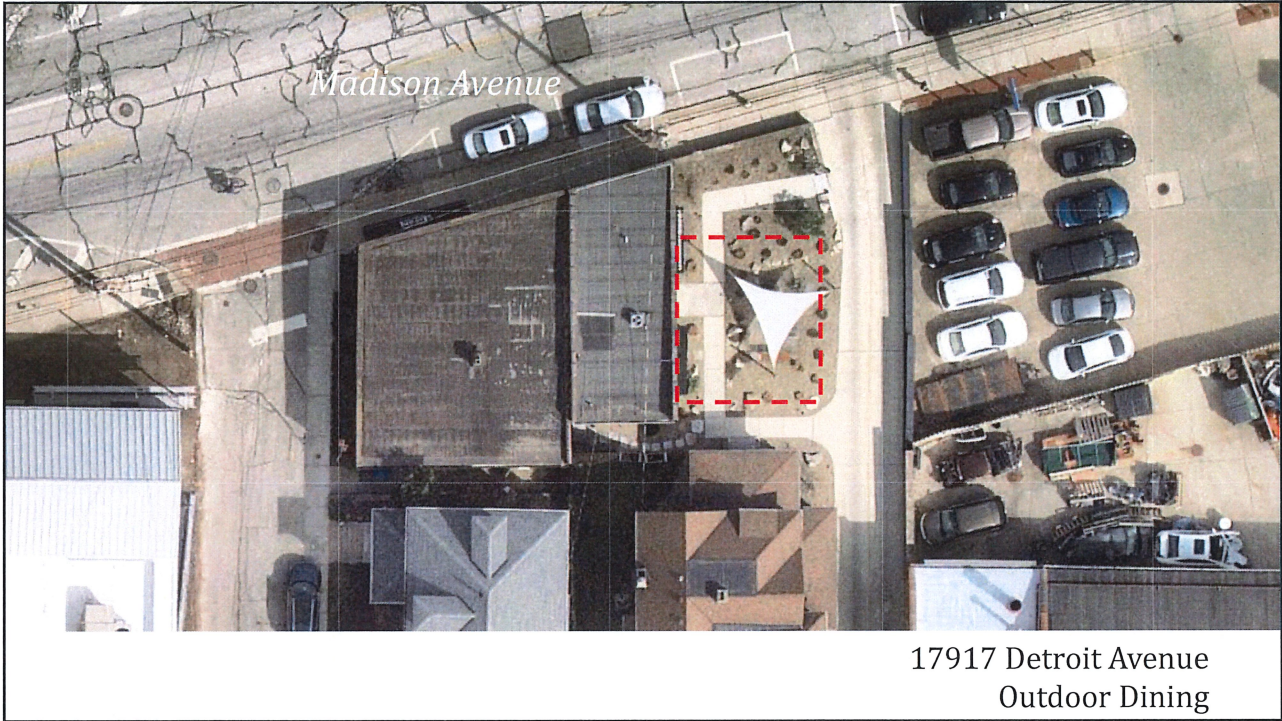


1161.03(t)

- Shall operate only between the hours of **11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October.**
- Total number of exterior seats for the Outdoor/Seasonal Dining Facility **shall not exceed 25% of the maximum number of previously approved indoor seats.**

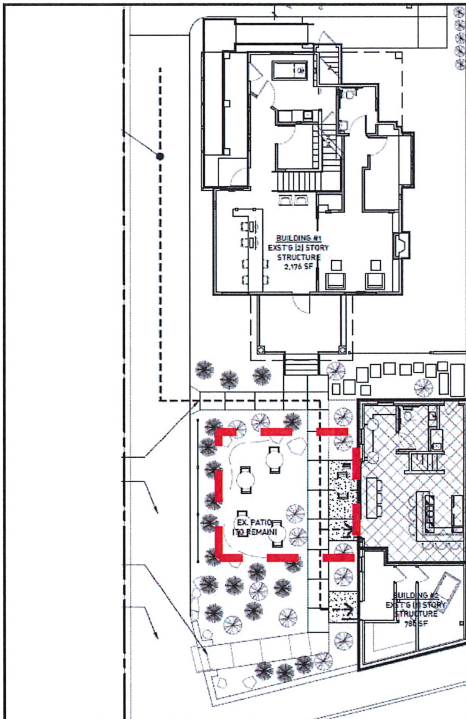
17917 Detroit Avenue
Outdoor Dining

16



17917 Detroit Avenue
Outdoor Dining

17



OCCUPANCY:

EXISTING OCCUPANCY TO REMAIN: (1 OCC. PER 100 S.F.)

TOTAL BUILDING(S) AREA - 2,956 S.F. / 100 S.F. PER OCCUPANT = 29 OCCUPANTS

25% INCREASE FOR EXTERIOR/OUTDOOR PATIO SPACE ALLOWED: 29 X .25 = 7 OCCUPANTS

36 TOTAL ALLOWABLE OCCUPANTS

7 outdoor dining seats permitted

Proposed hours

April-end of October
Monday - Friday 10-9
Saturday 9-5
Closed Sundays

17917 Detroit Avenue
Outdoor Dining

18

Findings



- Single Parcel (PPN 311-24-114)
- One owner/operator
- Single business
- Single Liquor License for both buildings
- Food on premises
- Service/Menus in both buildings

17917 Detroit Avenue
Outdoor Dining



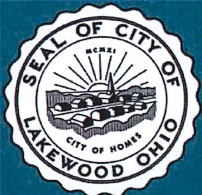
Request

The review of a conditional use for outdoor dining. Property is in a C2, Commercial, Retail district. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility.



17917 Detroit Avenue
Outdoor Dining

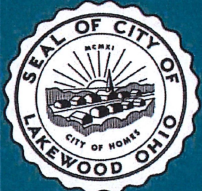
21



Docket No. 03-09-20
12401 Madison Avenue

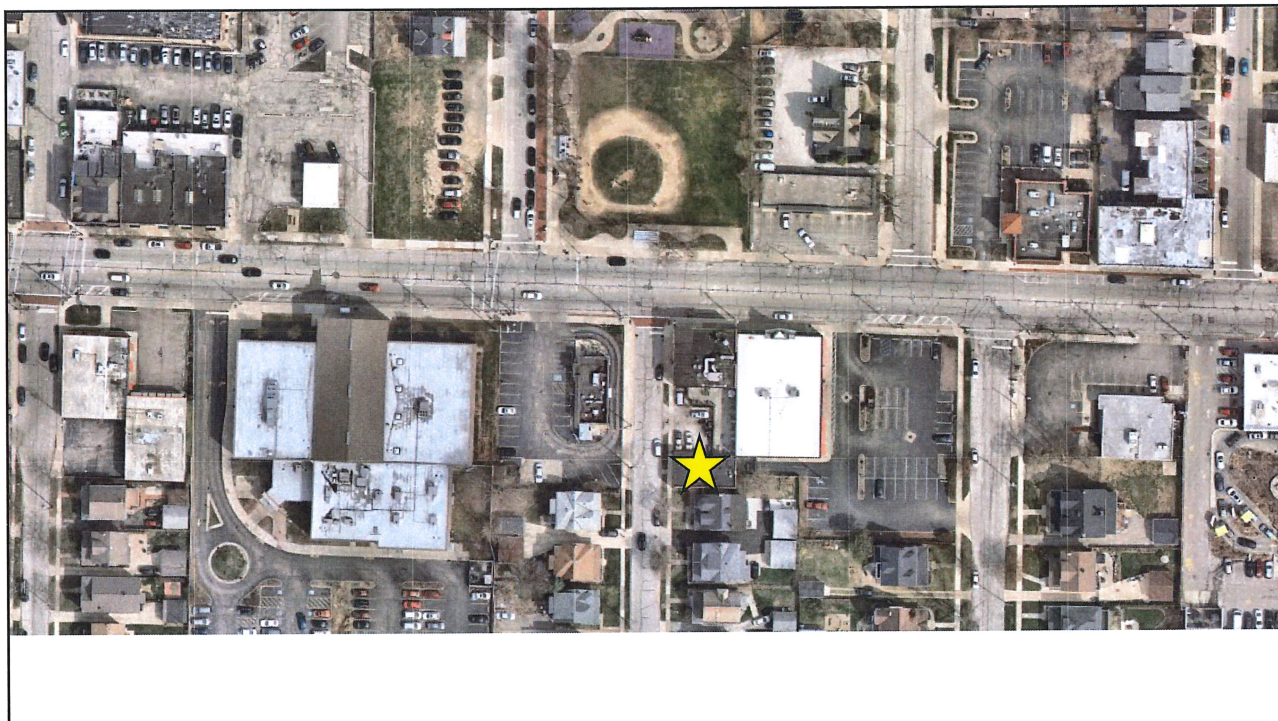
GRIFFIN CIDER HOUSE - DEFER

22

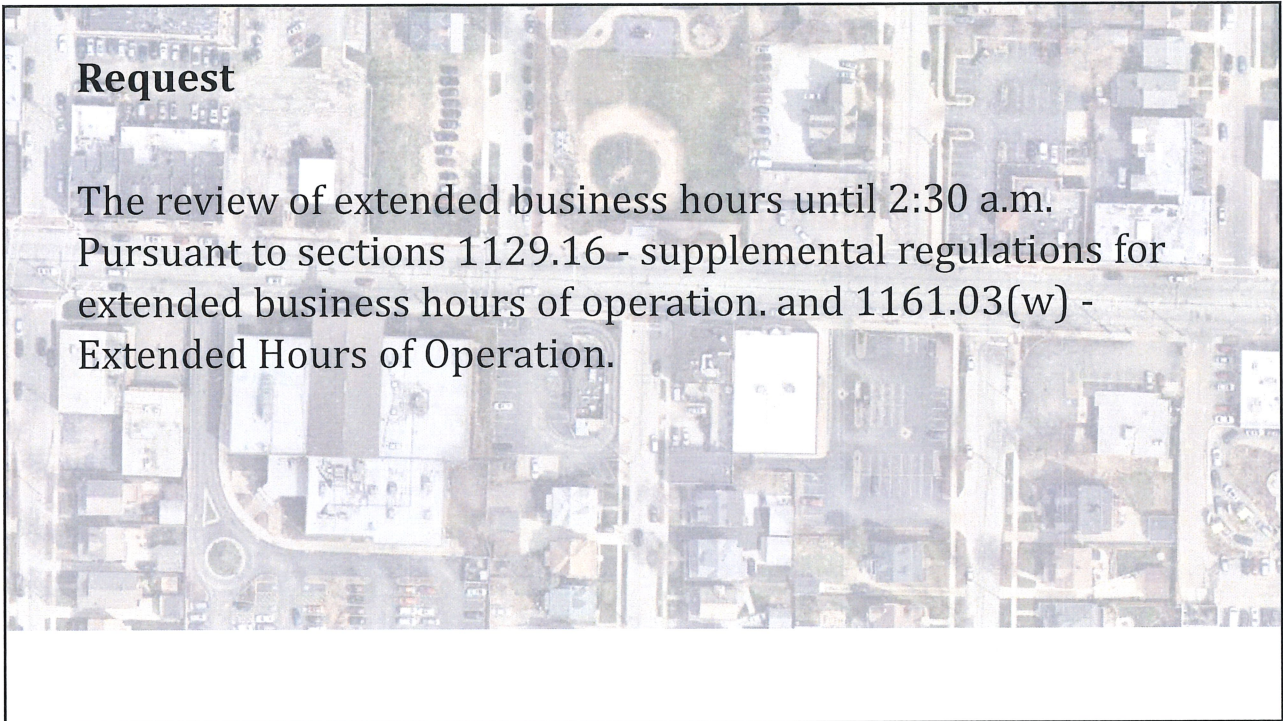


Docket No. 03-10-20
1411 Lauderdale Avenue
PHOENIX VAPOR LOUNGE

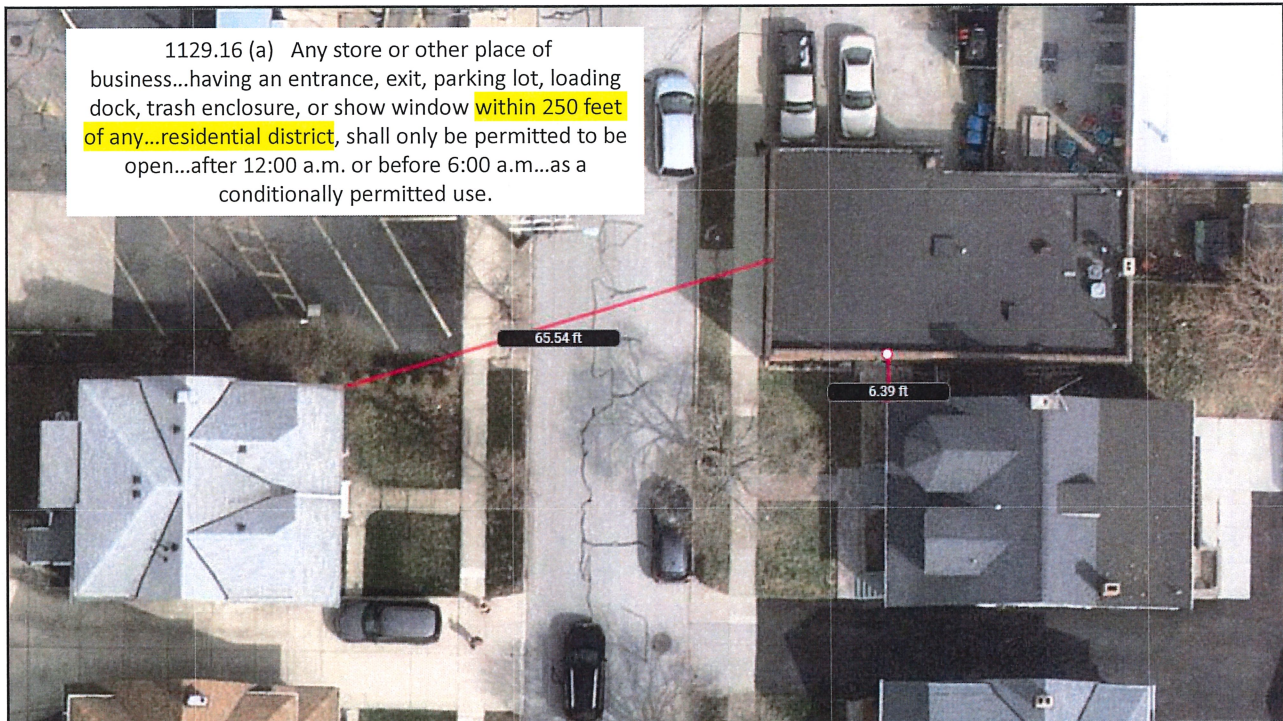
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24



25



26

1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. 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.**

(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.

Community Vision

- Minimizes the impacts of late-night commercial activity through design and enforcement

27

(w) Extended Hours of Operation. A business may be permitted as a conditionally permitted use with extended hours of operation after 12:00 a.m. or before 6:00 a.m. subject to all or any of the following:

(1) Parking areas shall be configured so as to prevent vehicular headlights from shining into adjacent residentially zoned and/or used property.

(2) **Ingress and egress drives and primary circulation lanes shall be located away from residential areas** where practical; to minimize vehicular traffic and noise which may become a nuisance to adjacent residential areas.

(3) **All building entrances intended to be utilized by patrons shall be located on the side(s) of the building which does not abut residentially zoned and/or used property,** whenever possible, to minimize the potential for patrons to congregate and create noise which may become a nuisance to adjacent residential areas.

28

Example - Conditional Use (Extended Hours) *Nunzio's Pizzeria*

Docket 9-24-08
17615 Detroit Avenue
Nunzio's Pizzeria Inc. III
C2 - Commercial, Retail



September 2008 Planning Commission

...requested to extend business hours to be able to serve the public until **3:30am**.

...70% of business is delivery and 30% pick-up, with a very small amount of dine-in...not encountered any problems, and [owner] has a lot of experience from other locations. The dining room will be open until 11pm only. [owner] has the same rules at his Cleveland location.

...approved, but Commission required a six (6) month review.

April 2009 Planning Commission

...past six months had illustrated his commitment to managing an excellent business and being a good neighbor. He would remain open for delivery only...

...APPROVE...condition that delivery drivers would park and enter at the front of the building...dining room closed at 11:00pm...pickup window would close at midnight.

29

Example - Conditional Use (Extended Hours) *Insomina Cookies*

Docket 10-20-17
18508 Detroit Avenue
Insomina Cookies
C2 - Commercial, Retail



October 2017 Planning Commission

...requested to extend business hours to be able to serve the public until **3:00am**.

...Owner related late-night business model and experience with significant demand in the ~30 minutes following the closing of area bars...deliveries exited from the rear of the store, and retail patrons had a separate entrance at the front.

...approved, but Commission required a six (6) month review.

April 2018 Planning Commission

...There were **no incidents as a result of the extended hours of business as per the Police CAD report**. The business was approved administratively for renewal of conditional use.

30



31



32



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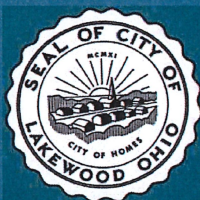


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Request

The review of extended business hours until 2:30 a.m.
Pursuant to sections 1129.16 - supplemental regulations for
extended business hours of operation, and 1161.03(w) -
Extended Hours of Operation.

35



Docket No. 03-11-20
13701 & 13901 Detroit Avenue

**DETROIT & BUNTS APARTMENTS -
DEFER**

36



Planning Commission
 March 5, 2020

37

Why?

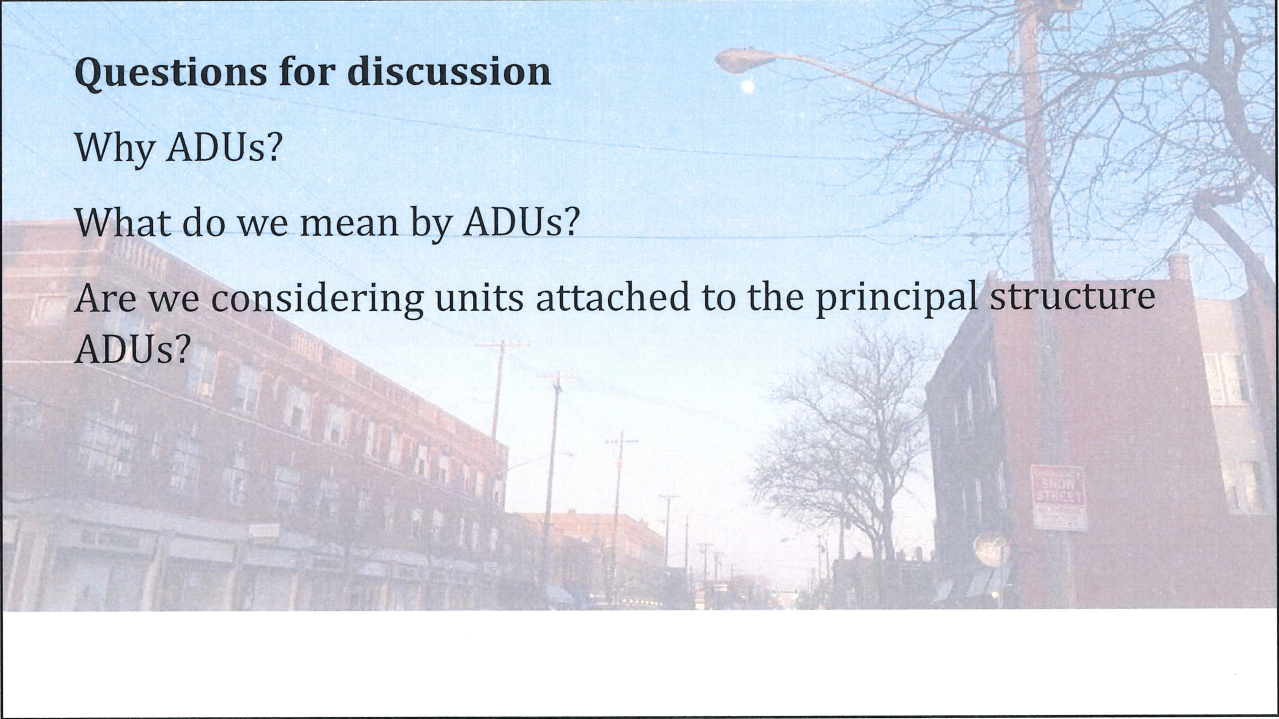
Community Vision:

- Encourages development of a diverse housing stock that meets the needs of all residents including seniors, low/moderate income families, and special needs households
- Permits new and infill development which is complementary to the scale and character of surrounding residential uses, integrates sustainable practices, and reflects Universal Design principles

Action Guide:

Action	Discussion	Responsible Department
Create alternatives to residential garage requirements in zoning code	The current housing market is putting pressure on Lakewood being able to provide a diverse range of housing choices that match household budgets, size, and other needs. Given this consistent pressure, the City should evaluate accessory dwelling units (ADUs) as well as current zoning requirements that mandate off-street parking on site.	Planning / City Council

38




Questions for discussion

Why ADUs?

What do we mean by ADUs?

Are we considering units attached to the principal structure
ADUs?

39



Questions to Research

How does the building department review this?

How do ADUs fit into current zoning code and interpretation on number of units?

Define ADUs, granny flat, in-law suite, etc.

How does the fire code look at this?

How do lot sizes impact suitability of ADUs?

How does this impact parking?

How are ADU's taxed?

How are these hooked up to utilities?

40

Process

February through April - Study of ADU examples and policies in similar cities.

April - Creation of a case studies and summary specific to Lakewood with recommendations.

May/June - Report out to Planning Commission.

41

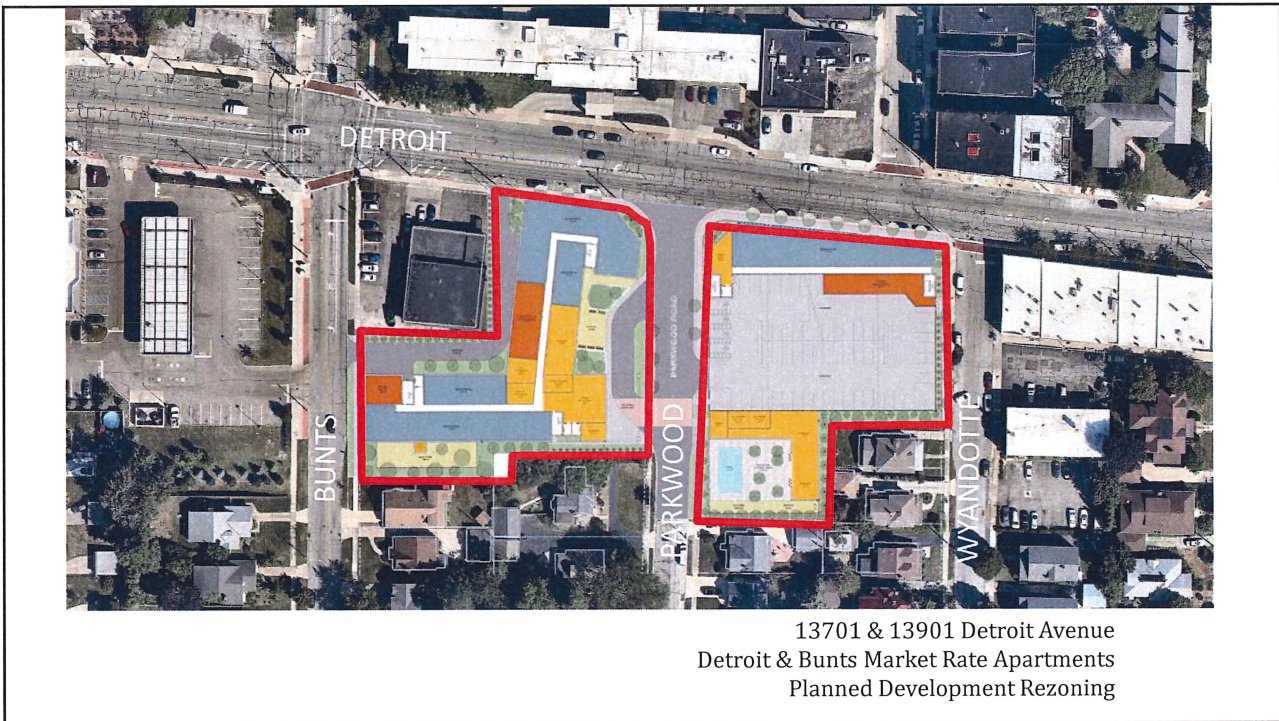


13701 & 13901 Detroit Avenue
Detroit & Bunts Market Rate Apartments
Planned Development Rezoning

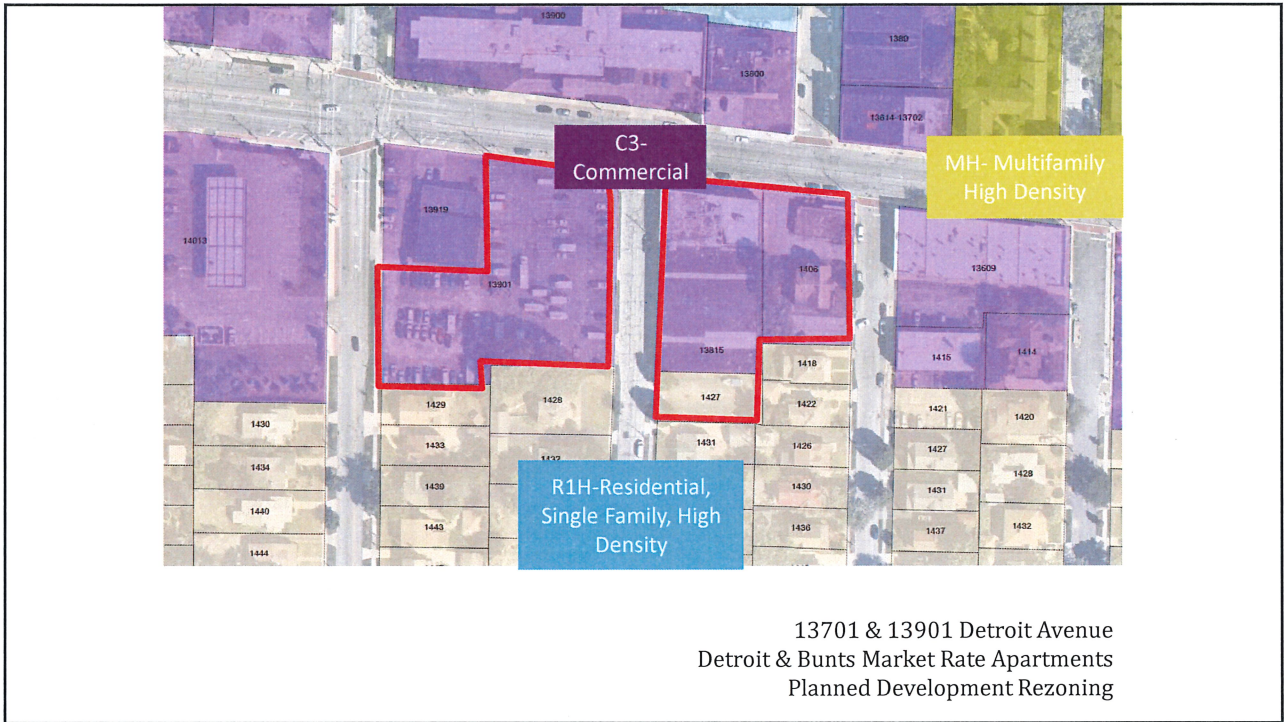
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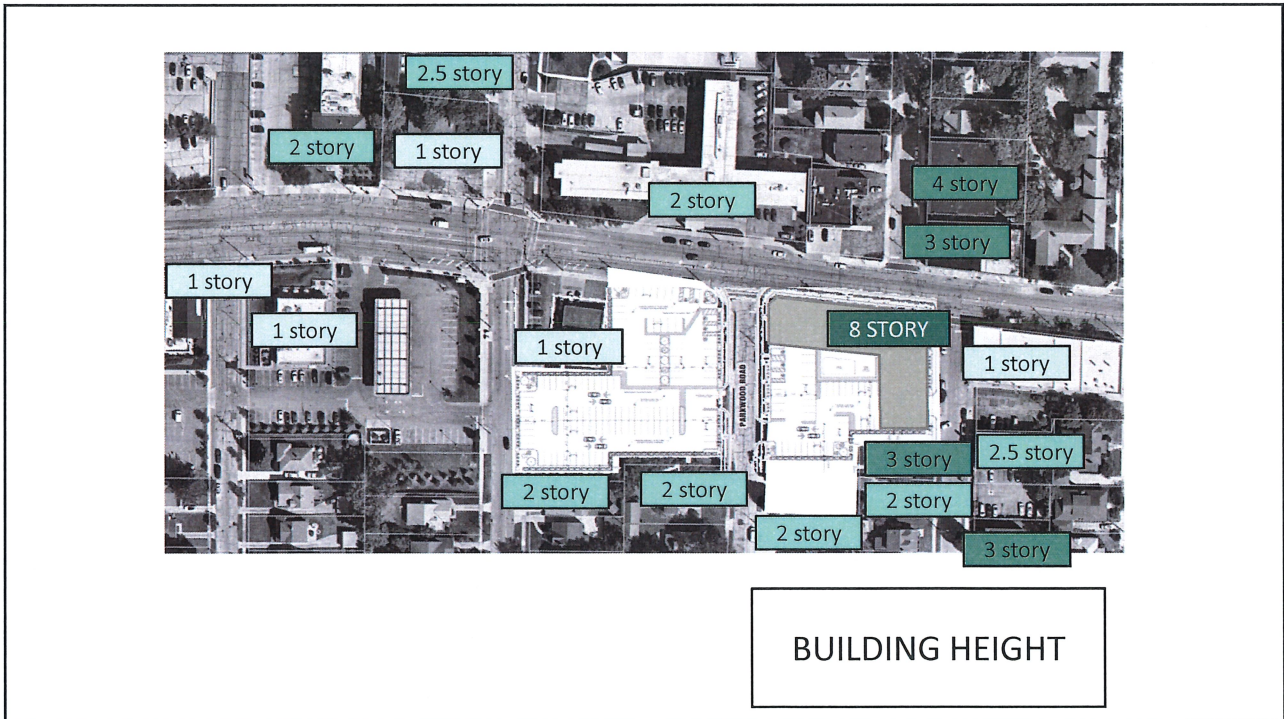
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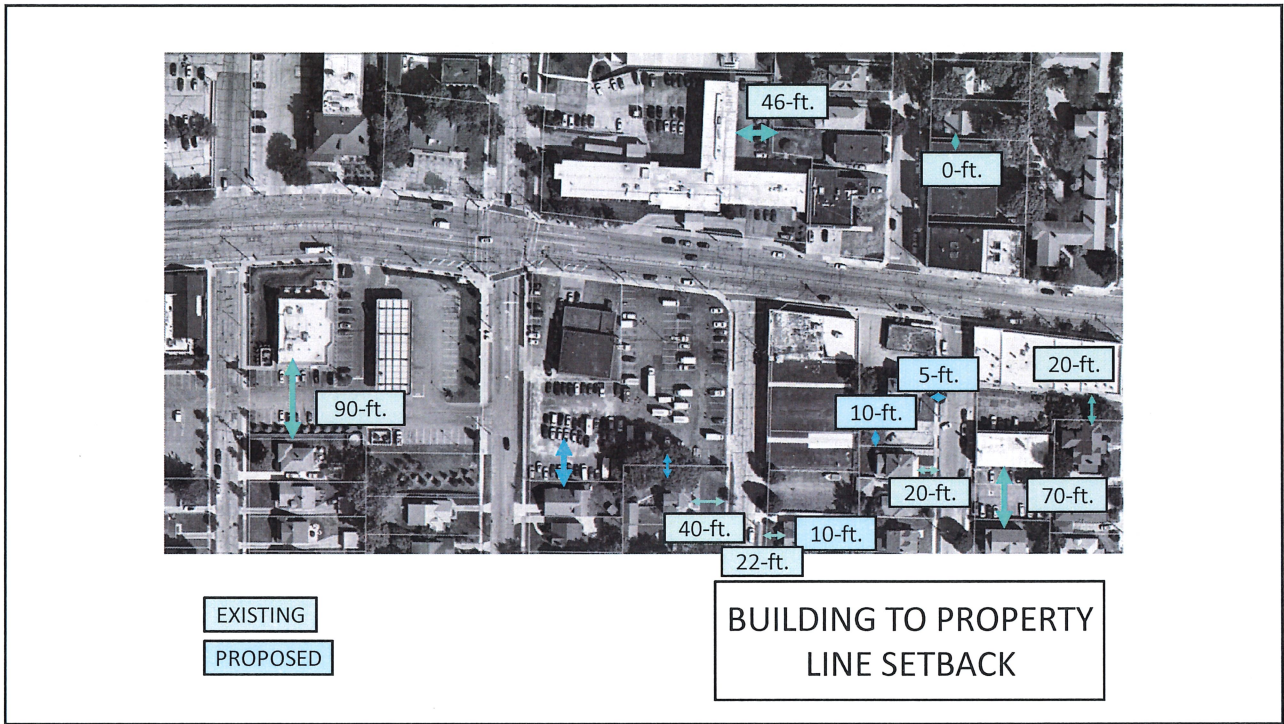
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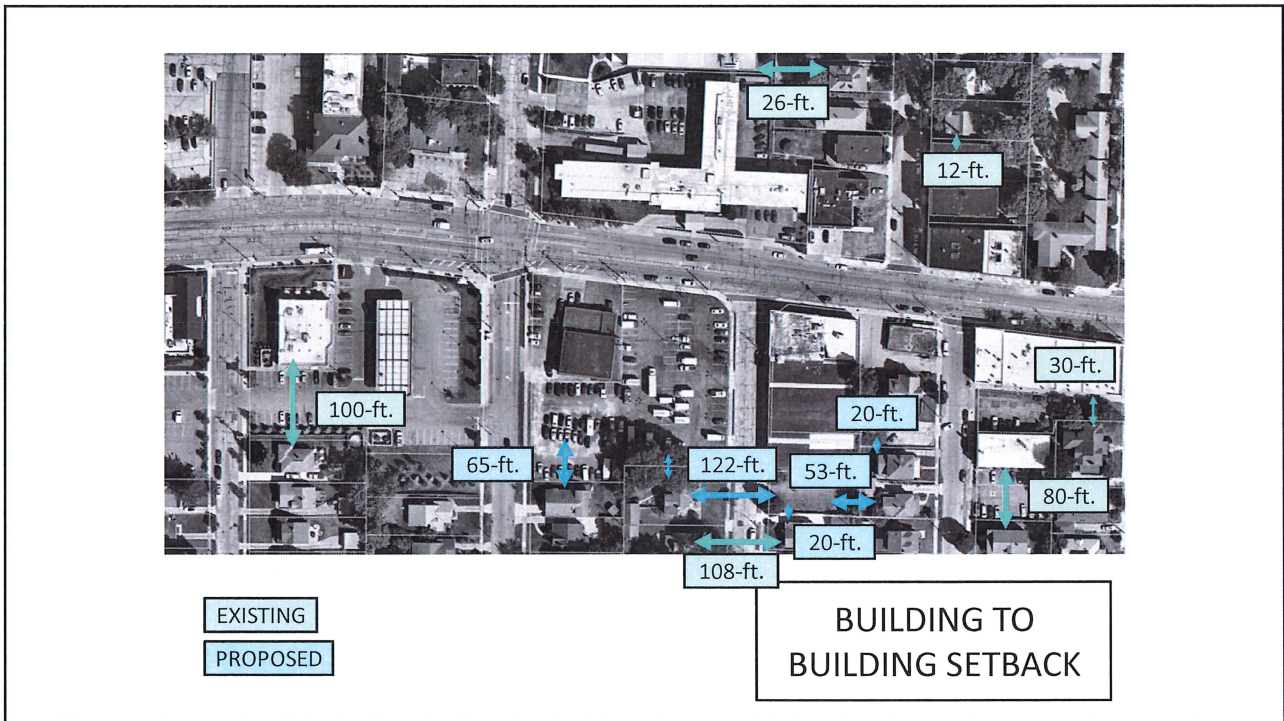
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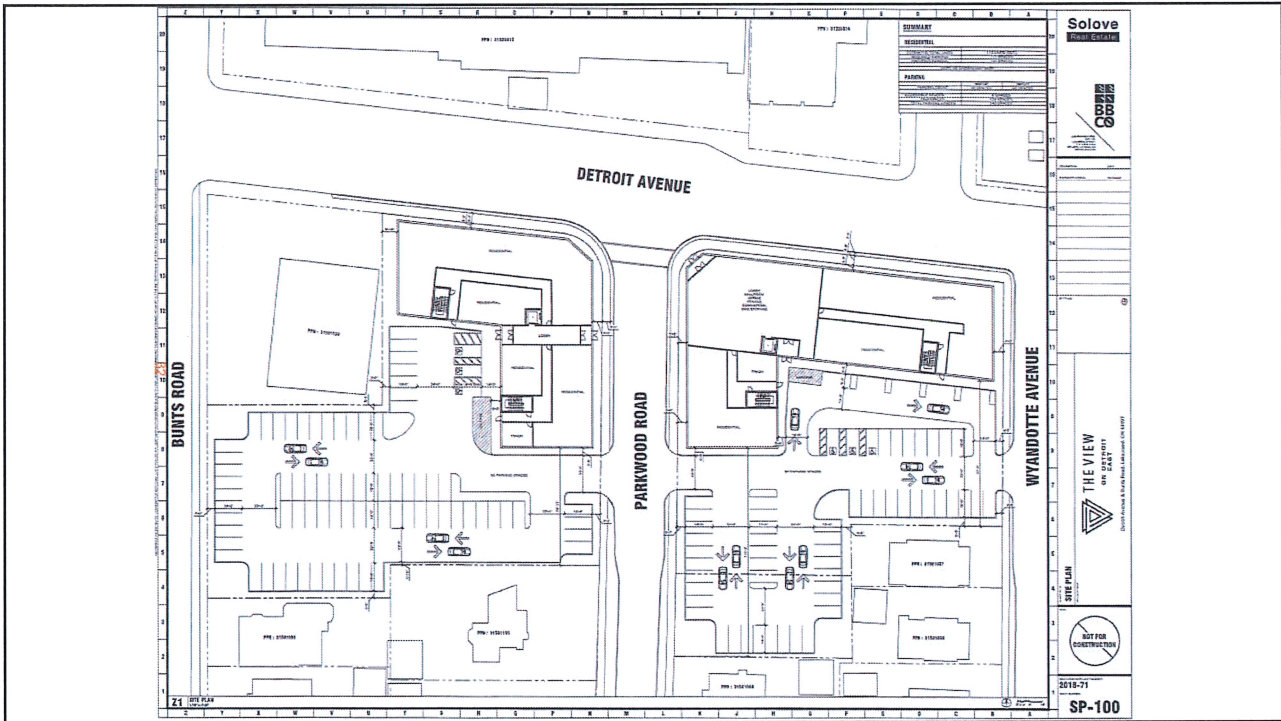
48

Request - Deferral
Preliminary Plan Review
1156.04(c)
 The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.03
 Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

13701 & 13901 Detroit Avenue
 Detroit & Bunts Market Rate Apartments
 Planned Development Rezoning

49



50

- Neighborhood analysis