



City of Lakewood Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
MARCH 6, 2025
6:00 P.M.
RECORDED

1. ROLL CALL

Members Present

Hannah Gall
Nicholas LaPointe, Vice Chair
Kyle Reisz
William Sanderson

Staff Present

David Baas, Assistant Director, Planning and Development
Jen Swallow, Chief Assistant Law Director (joined remotely)
Mark Papke, Engineer

A motion was made by Mr. Reisz, seconded by Mr. LaPointe to **EXCUSE** the absence of Sean McDermott, Chair. All of the members voted yea; the motion passed.

2. APPROVE THE MINUTES OF THE THURSDAY, FEBRUARY 6, 2025 MEETING

A motion was made by Mr. LaPointe ~~Mr. McDermott~~, seconded by Ms. Gall to **APPROVE** the February 6, 2025 meeting minutes. Mr. LaPointe, Ms. Gall, Mr. Sanderson voted yea, and Mr. Reisz abstained; the motion passed.

3. OPENING REMARKS

Mr. Baas read the Opening Remarks into record.

NEW BUSINESS

CONDITIONAL USE

4. Docket No. 03-05-25
17415 Detroit (Northwood) Avenue, Garden Bar

Nate Bailey, Hara Architects, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor dining for a new private outdoor bar, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. The property is in the C2, Commercial Retail district. (Page 4)

Nate Bailey, Hara Architects, applicant was present to explain the request. The proposed Garden Bar was for members of the Warrior Club, offered a full-service alcohol bar, no food would be served. There would be an outdoor restroom, ADA accessibility, landscaping with lighting, and fencing.

Sophia Tjotjos, an owner of the St. Jame Corporate Campus and an owner of the private club, addressed the parking situation and an easement. Mr. Baas provided an overview of the project and provided administrative comments. Public comment was taken.

Public Comments/Questions

- St. James has historic designation.
- The garden location is a sacred space where people pray.
- Annual church events take place here.
- There are two bars at the location already.
- Parking is a major issue already.
- There will be an increase of noise.
- There will be a conflict of church and private club hours.

Commissioners' Comments/Questions

- What will be the operating hours of the Garden Bar?
 - After 5:00 p.m. at the earliest. Not Sundays or Mondays.
- What will be the capacity number?
 - Each member will be allowed to bring a non-member (number will be limited) and do not see more than 35 patrons on the rare occasions.

Commissioners' Questions for the City

- Are there any restrictions in the C2 district for this type of business?
 - Not for a restaurant, bar, tavern. This is a "by right" use of the business/property. The proposal was reviewed by administration very carefully.
- Please explain the annual outdoor dining renewal process to the public in attendance.
- Would the public have the opportunity to address an issue at the renewal process?
 - Yes.

Ms. Tjotjos read the parking easement document into record.

The Commissioners asked the applicant to explain the grading, landscaping transition between the church and outdoor bar. (The applicant stepped from the podium; response was not heard by the microphone.) Per Mr. Hara, the landscaping and grading would be on the St. James Corporate Campus property. The applicant wanted to meet with the parishioners to discuss the particulars.

- Is the indoor bar operating currently?
 - No as it is under construction.
- Have there been any issues to date with parking for the inhabitants of the campus and the church?
 - Only in regard to the current construction at the rectory.
- Has the church approached you for use of parking during unscheduled events?
 - Yes.
- Was there any consideration for a different location on the property for the bar?
 - Yes. The original thought was for a rooftop bar, the cost of the engineering was prohibitive. The lighting and sound would be low to the ground; it will not be a sports bar. The living wall would block the view of the bar from the parishioners.
- Could the height of the living wall be increased from six feet to eight feet?
 - Some of it, yes.
- Consider the landscaping.
- How long have you owned the building?
 - Five or six years.
- How long has the parking agreement been in place?
 - Approximately two and one half to three years.
- How long during the day do the other tenants of the building occupy parking spaces?
 - Anywhere from 7:00 a.m. to 4:00 p.m.
- How many guests can a member bring at one time?
 - Three. The number of members is limited.
- On what days do you expect there to be the maximum number of members/guests onsite at the bar?
 - Guessing it would be before a show and after dinner, and the downstairs lobby could be reserved for an event of twenty people.

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to APPROVE the request for a conditional use permit for outdoor dining with the following conditions:

- Use is limited to club members only (not general public or other building users).
- Shared parking agreement updated to reflect club hours (if/as required for evening hours).
- Any exterior alterations must obtain a certificate of appropriateness from the Architectural Board of Review (ABR) prior to obtaining permits.
- The applicant works with the adjacent property parishioners for the relocation of the statue and the proposed landscaping that is going to occur on the eastern side of the property line and the existing grading to make sure it all ties and is intentional.
- Verify the property owners meet with the parishioners and church on the monthly scheduling and verify that a coordinated process for events to avoid scheduling (specifically parking demand) conflicts and that communication remains open.

All the members voted yea; the motion passed.

The church members were advised that if there were any issues to address them at the annual (typically March) meetings when the renewal of outdoor dining conditional use permits are reviewed.

COMMUNICATION

5. Docket No. 03-06-25

Communication from David Baas, Assistant Director of Planning and Development
Renewal of Conditional Use Permit for Outdoor Seasonal Dining

The following businesses received approval for renewal of a Conditional Use permit for the year 2025 through the annual administrative review by the Department of Planning and Development:

1. 11801 Clifton Blvd., Dinerbar on Clifton.
2. 11822 Detroit Ave., The Ohio Inn.
3. 11904-08 Detroit Ave., Five O'Clock Lounge.
4. 12401 Detroit Ave., Peppers Italian Restaurant.
5. 14013 Detroit Ave., GetGo.
6. 14018 Detroit Ave., Winking Lizard (two front patios; SE and SW).
7. 14018 Detroit Ave., Lizardville.
8. 14115 Detroit Ave., Raising Cane's Chicken Fingers.
9. 14600 Detroit Ave., Forage Public House.
10. 14701 Detroit Ave., Sauced Tap Room & Kitchen.
11. 14900 Detroit Ave., Rozi's Wine House.
12. 15012 Detroit Ave., Dave's Hot Chicken.
13. 15027 Detroit Ave., Starbucks.
14. 15319 Detroit Ave., Ohio Tea House.
15. 15320 Detroit Ave., Tapster Cleveland.
16. 15322 Detroit Ave., Crumb & Spigot.
17. 15326 Detroit Ave., Voodoo Tuna.
18. 15400 Detroit Ave., Humble Wine Bar.
19. 15605-07 1/2 Detroit Ave., Merry Arts Pub + Grille.
20. 15613 Detroit Ave., Nature's Oasis.
21. 15625 Detroit Ave., Bar Italia.
22. 16512 Detroit Ave., Cozumel Mexican Restaurant.
23. 16719 Detroit Ave., Plank Road Tavern.
24. 16900-06 Detroit Ave., Lakewood Beer Garden + Food Truck Park.
25. 16934 Detroit Ave., Midtown Booths.
26. 17103 Detroit Ave., Game On Lakewood.
27. 17112 Detroit Ave., Cleveland Vegan.
28. 17917 Detroit Ave., Sacred Hour Spa.
29. 18206 Detroit Ave., Ave, Mercury Music Lounge.
30. 18260 Detroit Ave., Cilantro Taqueria.
31. 18401 Detroit Ave., Molto Bene Italian Restaurant.

32. 18405 Detroit Ave., India Garden Bar & Restaurant.
33. 18515 Detroit Ave., Georgetown Restaurant.
34. 18605 Detroit Ave., Harry Buffalo.
35. 18616-18622 Detroit Ave., Around the Corner.
36. 1384 Hird Ave., West 117 Development Phantasy, LLC/Fieldhouse.
37. 12700 Lake Ave., Pier W Restaurant.
38. 11922 Madison Ave., East End Bistro.
39. 11926 Madison Ave., The Flying Rib.
40. 12102 Madison Ave., Hola Taco.
41. 12112 Madison Ave., The Winchester.
42. 12906 Madison Ave., Barroco (rear patio and sidewalk dining).
43. 13333 Madison Ave., Hammer and Nails.
44. 13362 Madison Ave., Woodstock.
45. 13368 Madison Ave., The BottleHouse Brewery.
46. 13368 Madison Ave., Rising Star Coffee.
47. 13427-29 Madison Ave., Euro Gyro Restaurant.
48. 13603 Madison Ave., Hako Sushi aka AJI Noodle.
49. 13715 Madison Ave., Angelo's Pizza.
50. 13735 Madison Ave., Dang Good Foods.
51. 13749 Madison Ave., McGinty's Pub.
52. 14319 Madison Ave., Harlow's Pizza.
53. 14523 Madison Ave., Sarita Restaurant.
54. 14810 Madison Ave., The Red Rose Café.
55. 15023 Madison Ave., Pachamama.
56. 15314 and 15400 Madison Ave., Mars Bar.
57. 15315 Madison Ave., Buckeye Beer Engine.
58. 15526 Madison Ave., Goodkind Coffee.
59. 15527-33 Madison Ave., Barrio's Lakewood.
60. 15719 Madison Ave., The Blue Café.
61. 17014 Madison Ave., Mullen's on Madison.
62. 18120 Sloane Ave., Immigrant Son.
63. 1332 West 117th St., Dianna's Restaurant.
64. 1528 West 117th St., Dunkin' Donuts.

(Page 33)

David Baas, Assistant Director explained the Communication. CAD reports for each location were provided and reviewed for repeat offenses on the patios, not the bar/taverns/restaurants themselves. Working with the Division of Housing and Building (H&B), Correction Notices were reviewed. Administration recommended renewal of all except for three locations: 15319 Detroit Ave., Ohio Tea House; 1384 Hird Ave., W. 117th St. Fieldhouse; 12102 Madison Ave., Hola Taco because of loud music issues despite the Police Department's warnings. Administration recommended that the three repeat offenders return in April for a renewal hearing before the Planning Commission.

The Commission asked about the Fieldhouse appearing within the past few years. Administration was unclear as to the year and reason and would provide the information at the next meeting. Administration confirmed that the calls for the Ohio Tea House occurred during hours of its operation.

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to **APPROVE** the request for Renewal of Conditional Use Permits for Outdoor Seasonal Dining with the following exclusions for specific review of noise and other outdoor dining regulation violations – especially any who are repeat offenders and have been called back before PC previously; requesting City seek information and notify the applicants that discussion will involve all the years they have been in business.

- 15319 Detroit Ave., Ohio Tea House
- 1384 Hird Ave., W. 117th St. Fieldhouse
- 12102 Madison Ave., Hola Taco.

All the members voted yea' the motion passed.

COMMUNICATION

6. Docket No. 03-07-25

Communication from David Baas, Assistant Director of Planning and Development
Lot Split/Lot Consolidation Actions, ODOT

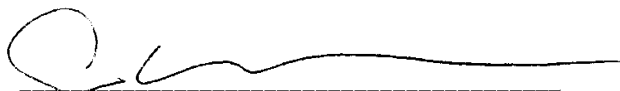
The City of Lakewood provides seven plats for review covering lot split/consolidation actions along the I-90 corridor between Hilliard and Alger roads required as part of the transfer of existing State of Ohio/ODOT parcels to the City of Lakewood for continued public use. (Page 36)

David Baas, Assistant Director explained the Communication. ODOT wanted to transfer seven parcels to the City of Lakewood. They bordered along I-90 on N. Marginal Drive and S. Marginal Drive between Hilliard Road and Woodward Avenue. The parcels had been reviewed by Engineering.

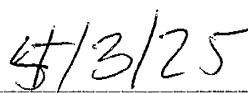
A motion was made by Mr. LaPointe, seconded by Ms. Gall to **APPROVE** the request as presented. All the members voted yea; the motion passed.

ADJOURN

Mr. LaPointe ADJOURNED the meeting at 7:16 p.m.



Signature



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. NATE BAUM

2. Sophie Tjotjos

3. Ron McPinn

4. James Flood

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

Nate Baum

Sophie Tjotjos

Ron McPinn

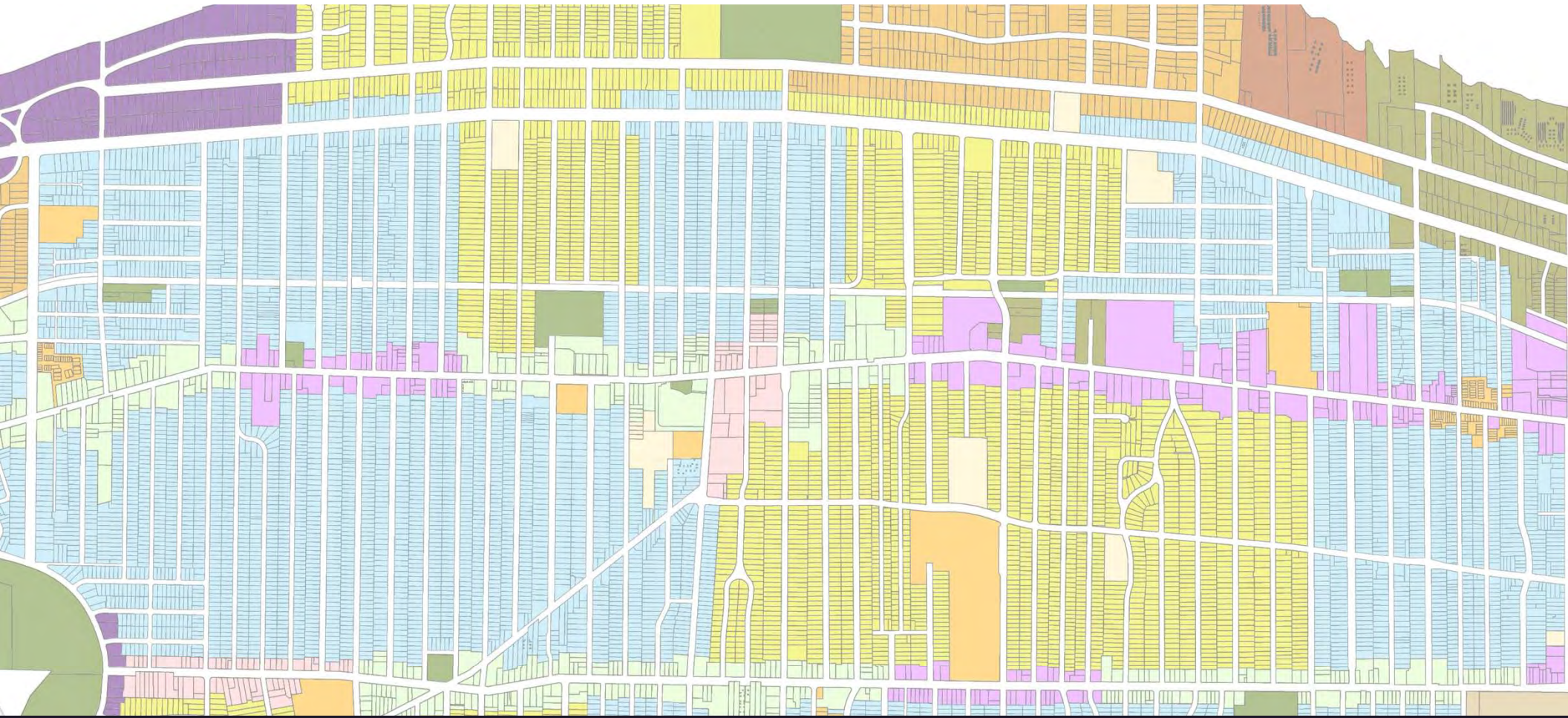
James Flood

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 6, 2025



Planning Commission

March 2025



Planning Commission
March 2025 Agenda

1. Roll call
2. Adoption of minutes – February 2025 meeting
3. Opening Remarks
4. 03-05-25: 17415 Detroit (Conditional Use – Outdoor Dining/St. James School)
5. 03-06-25: Communication – Annual Renewals (Conditional Use – Outdoor Dining)
6. 03-07-25: Communication – Lot Split/Consolidation Plats – ODOT Excess Land Transfer
7. Adjourn



17415 Detroit Ave

**Docket 03-05-25 – 17415 (Northwood) Detroit
Conditional Use - Outdoor Dining (St. James School – Garden Bar)**



Request (03-05-25)

The review of **Conditional Use – Outdoor Dining (St. James School)** pursuant to:

- Chapter 1161 (Conditional Use Regulations)
- St. James School is a contributing structure within locally-designated historic property district (designated – June 2010). Per 1134.06, any alteration requires a certificate of appropriateness from Architectural Board of Review (ABR).

17415 Detroit Ave



17415 (Northwood) Detroit



THE WARRIOR CLUB

(A private club in the St James building)

Members and Mission - The Warrior Club at St James Corporate Campus is a private club serving only its members and their guests. The Warrior Club's primary mission is to provide a sophisticated, secluded venue with personal services and spirits so that its members may have business and social gatherings in a welcoming, professional, and old-world atmosphere. The Warrior Club will serve alcohol but will not serve any prepared foods.

Location and Entrance - The Warrior Club occupies the front of the St James building facing Detroit Road on the first and second floor. The main entrance to the Warrior Club will be from the West side of the building and parking lot and will feature décor and memorabilia from the St James school. The doors facing Detroit Road will not be used for ingress or egress.

Operating Hours - The Warrior Club will operate primarily in the evenings 5 days per week. A typical schedule would be Tuesday-Saturday 5pm -1am. It does not have a liquor license for Sunday currently.

Multiple Service Areas - Inside The Warrior Club, members will enjoy different service areas including:

- the Warrior bar on the second floor, a full-service bar and lounge with multiple small seating areas for up to 40 members (see photo attached);
- the Warrior lobby on the first floor, a work and meeting space with multiple small seating areas for up to 20 members and an event bar that can serve a small gathering;
- the Warrior Library on the first floor, a private room with a conference table for up to 6 members (see photo attached).

Garden- Outside The Warrior Club, members will enjoy a beautiful, serene, garden with a full- service bar and multiple seating areas for up to 40 members. The garden bar will be seasonal and not open during cold or rainy weather. Its operating hours will be the same as the indoor areas.

Garden Access - Members will enter the garden from the St James building East door. The large solid gate on the South side of the garden facing Detroit will not be used for ingress and egress. The garden will also have ADA access from the Northeast corner of the garden.

Security- The garden will be enclosed on the East and South side with a 6ft fence which will be screened with beautiful trees and plantings. The fence will be locked when the garden is closed. The bar structure will also be fully enclosed and locked when the bar is not in use.

Sight Lines - The plantings around the entire perimeter of the fence will screen the garden and bar from view of Detroit Road and the church. The plantings on the South and East side of the garden will be tall and evergreen to provide year-round softening and beauty. In addition, The Warrior Club plans to restore and place the statue of St James on the church's property on the east side of the garden for their use and enjoyment.

Quiet Enjoyment - The garden lighting and sound will be subdued and mostly low to the ground to create a peaceful, beautiful aesthetic. This atmosphere also helps minimize light and sound so as not to disrupt the church or its regular service or operations.



SLATE

INTERIORS STUDIO

Warrior Club View



ST. JAMES HALL





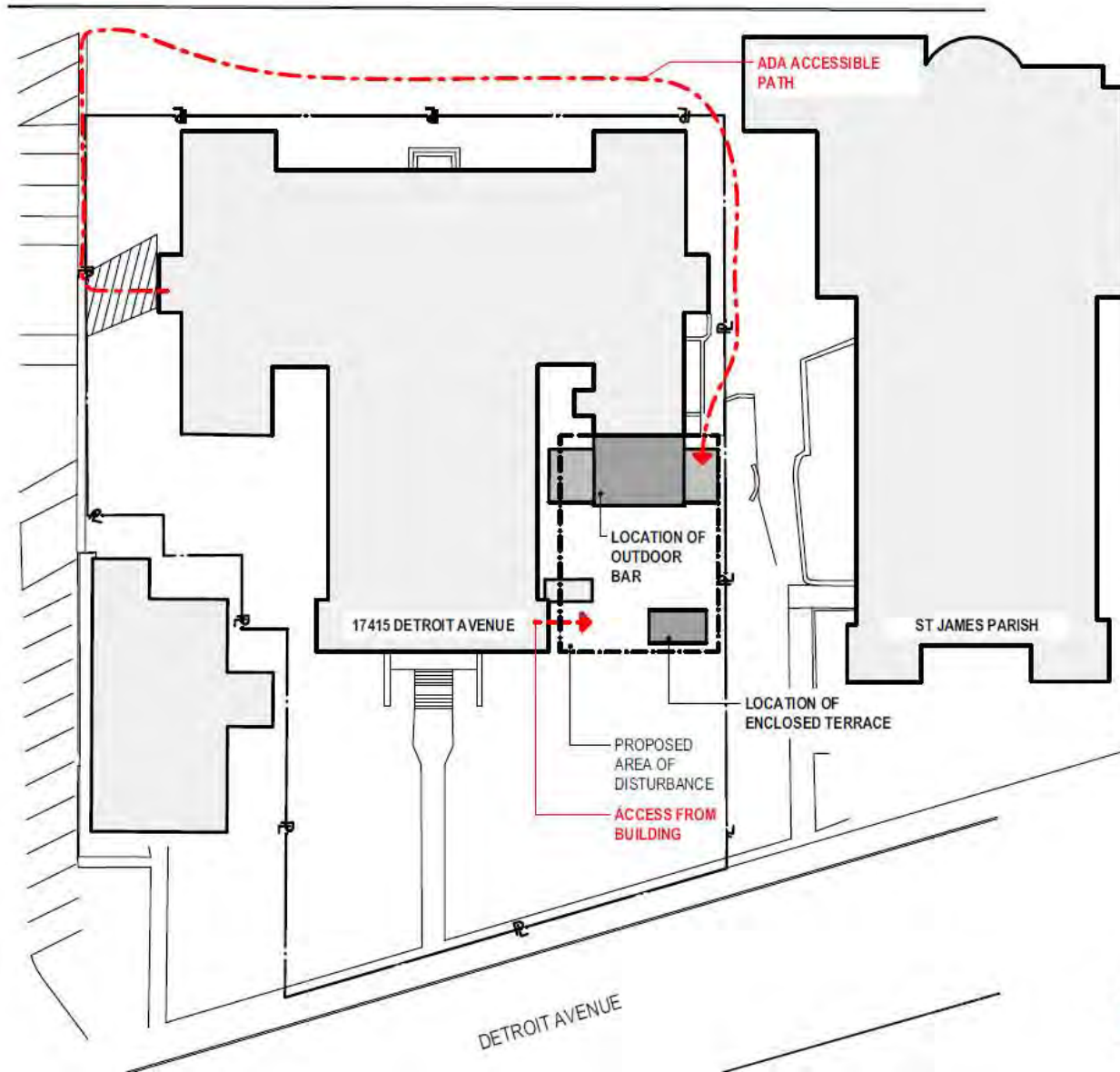














NORWAY SPRUCE



HORNBEAM HEDGE



HICKS YEW HEDGE



HYDRANGEA 'ENDLESS SUMMER'



SENSATION COMMON LILAC



PAGODA DOGWOOD



RUBY SPICE CLETHRA



SWEET WOODRUFF



TOURNESOL GREEN SCREEN



DROPMORE SCARLET! HONEYSUCKLE



WINTERBERRY HOLLY



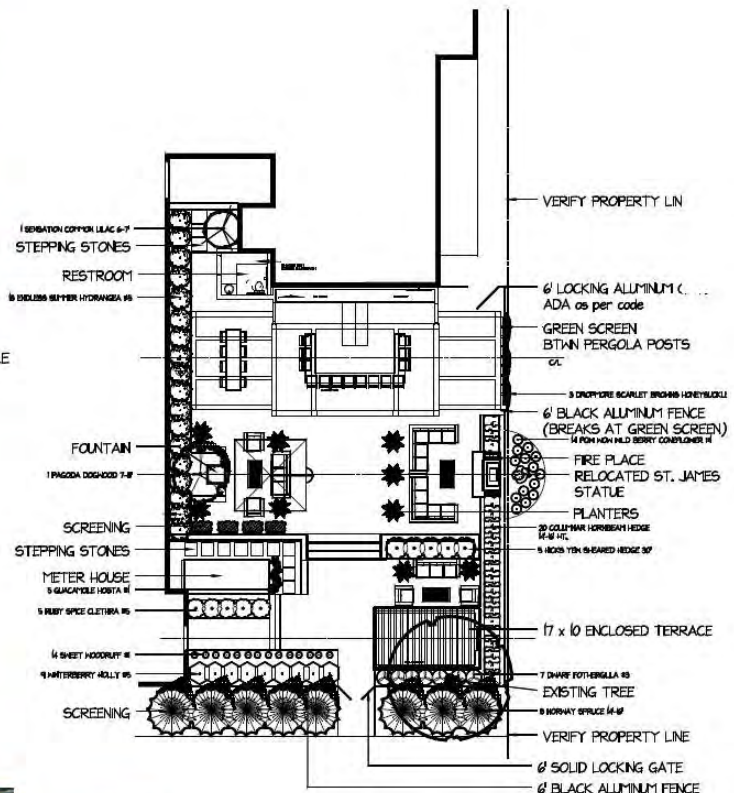
DWARF FOTHERGILLA



GUACAMOLE HOSTA



POW WOW WILD BERRY CONEFLOWER



OUTDOOR SOUND SYSTEM (LOCATIONS IN PLANTING BEDS TBD)



EXAMPLE OF ORNAMENTAL ALUMINUM FENCE

- EXTERIOR MATERIALS
- EXPOSED CONCRETE
LOCATION: ALL WALKING SURFACES FOR OUTDOOR BAR
FINISH: COLORED CONCRETE WITH SAWTOOTH PATTERN
 - STAIR TREADS & RISERS
FINISH: RECLAIMED GRANITE SLABS
 - RETAINING WALLS
FINISH: DRY-LAD LIMESTONE OR SANDSTONE
 - FIRE PLACE
FINISH: MASONRY FIREPLACE WITH BRICK VENEER
 - FENCE
FINISH: ORNAMENTAL ALUMINUM FENCE, 6"4"

PROJECT NAME:
DATE:
SCALE:

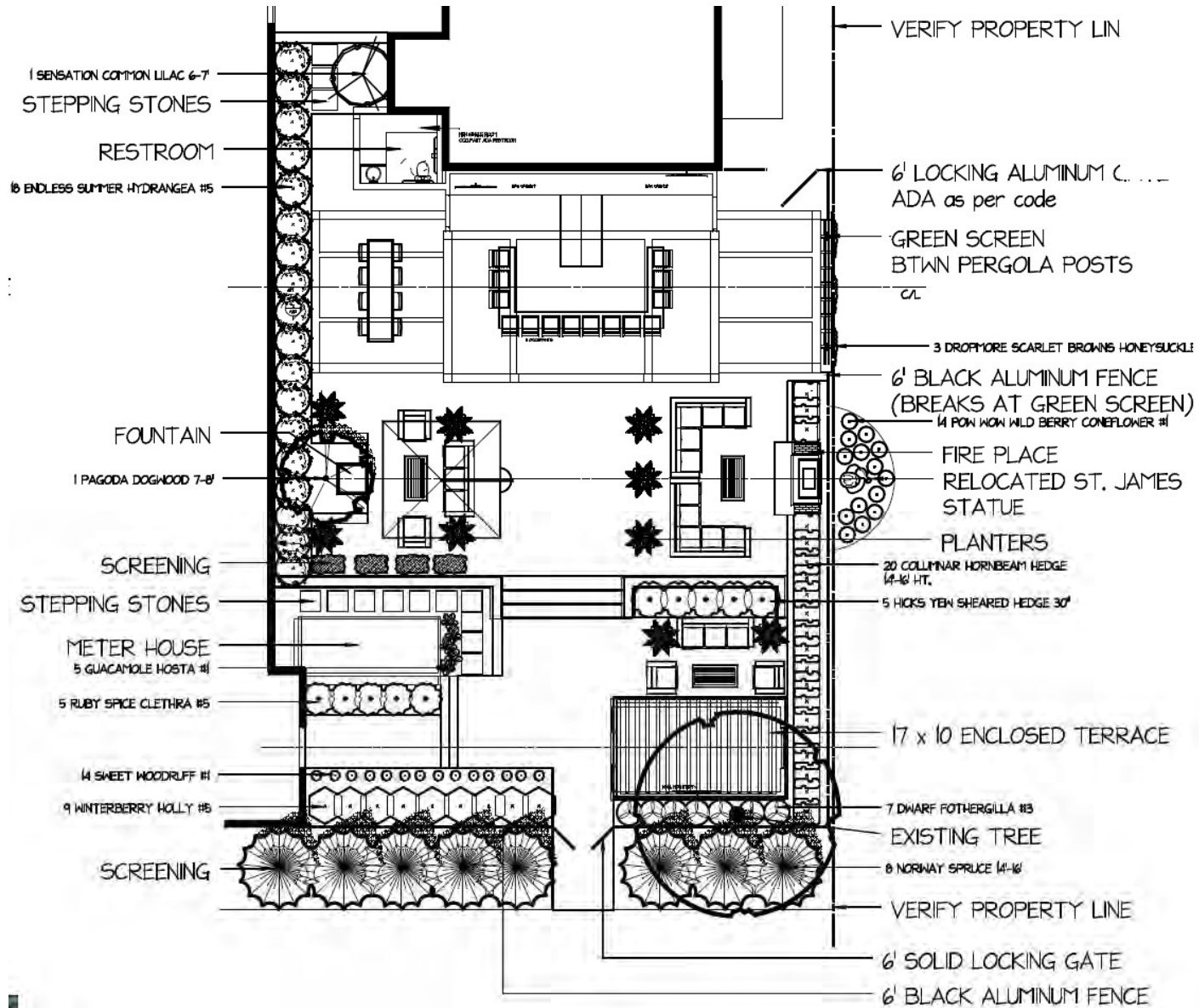
GARDEN BAR
17415 DETROIT AVENUE, LAKEWOOD, OHIO 44107

DATE	BY	DATE

LANDSCAPE PLAN

L100

DATE: 08/08/2014





DETAILED IMAGE OF FLAT PANEL, DISREGARD COLOR OF DOOR IN PHOTO.



DOOR WILL BE TAN, CHARCOAL, OR BROWN

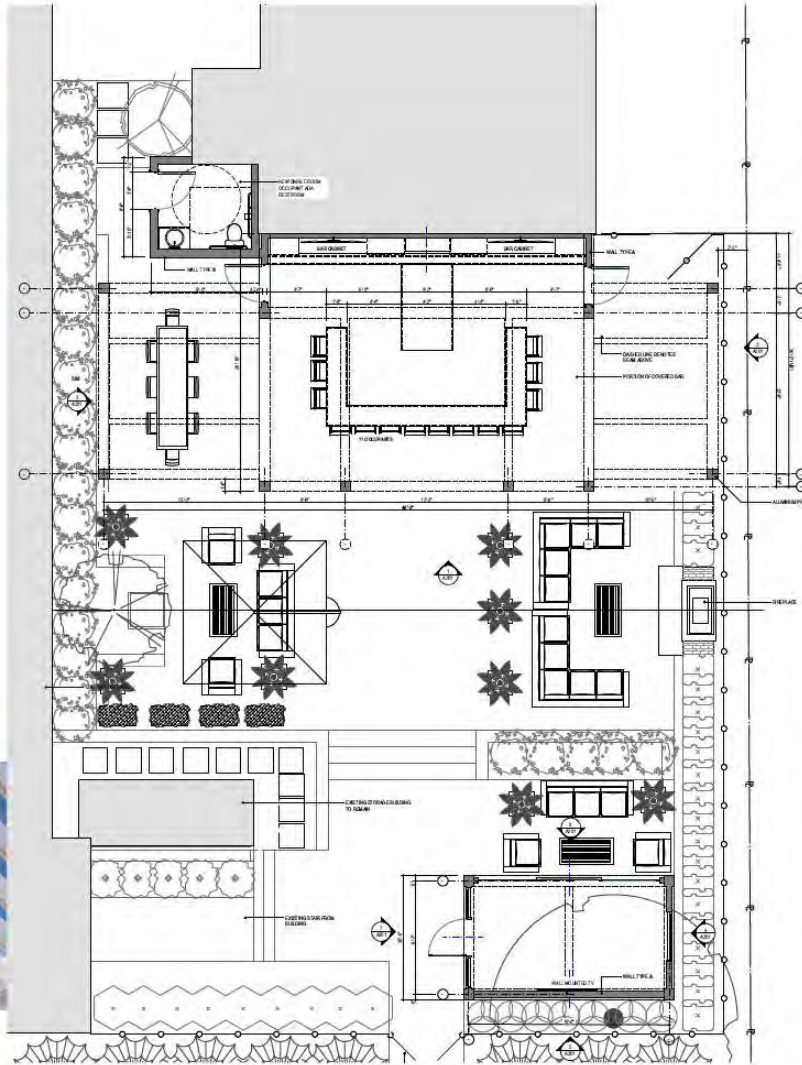


EXAMPLE OF FLAT PANEL SECTIONAL SERVICE DOOR USED TO SECURE THE COVERED BAR

WALL TYPE A | NICHBOARD, SMOOTH, PAINTED



AZENCO ALUMINUM PERGOLA, BRONZE



1 FIRST FLOOR PLAN
SCALE 1/4" = 1'

PROJECT NAME
PROJECT NO.

GARDEN BAR
1715 DETROIT AVENUE, LAKEWOOD, OHIO 44107

DATE	BY	DESCRIPTION

FLOOR PLANS

A101

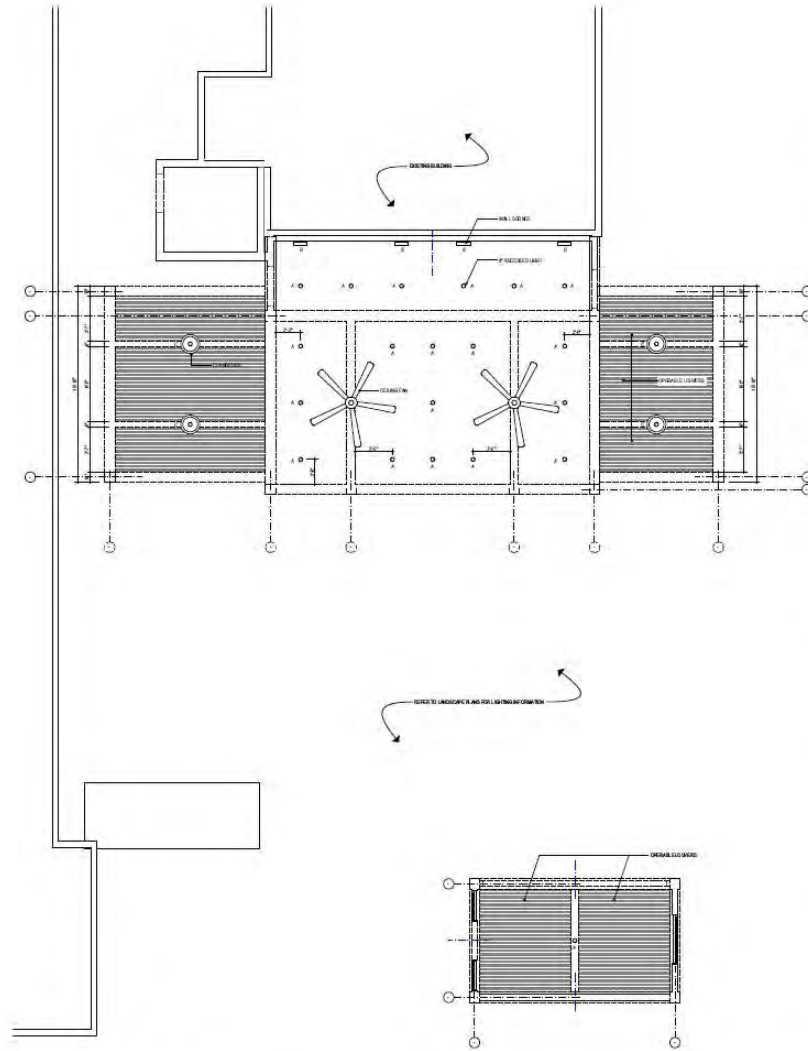
DATE: 08/08/2024



EXAMPLE OF CHANDELIER



EXAMPLE OF CEILING FAN IN COVERED BAR



1 FIRST FLOOR CEILING PLAN
SCALE 1/4" = 1'-0"

PROJECT TEAM
ARCHITECT
DATE

GARDEN BAR
1745 DETROIT AVENUE, LAKEWOOD, OHIO 44107

PROJECT #	DATE
1001	10/10/08

REFLECTED CEILING PLAN

A102

DATE: 08/08/2014



PERSPECTIVE RENDERINGS ILLUSTRATE DESIGN INTENT BUT DO NOT REPRESENT FULL SCOPE OF LANDSCAPE AND PLANTINGS. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



PROJECT TITLE
 PROJECT NUMBER

GARDEN BAR
 17415 DETROIT AVENUE, LAKEMOOD, OHIO 44107

PROJECT # 281

DATE	BY	DATE
11/10/2020	A	11/10/2020

RENDERINGS

A103

DATE: 11/10/2020

11/10/2020













Lighting for Garden Bar Courtyard



[Kichler Lighting – Adjustable Small Accent Light](#)



[Path Light](#)



Example of Retaining Walls

Furniture for St James Courtyard



[Butler Maxwell Leather 32" Bar Stool & Reviews | Perigold](#)



[Harmonia Living Avion 43" Wide Outdoor Curved Patio Sectional with Sunbrella Cushions & Reviews | Perigold](#)



[Safavieh Couture Montford Outdoor 3 - Seat Teak Patio Sofa & Reviews | Perigold](#)



[Safavieh Outdoor Rectangular Teak Coffee Table by Safavieh & Reviews | Perigold](#)



[Classic Home Outdoor Round Coffee Table | Perigold](#)

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.**
- (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.
- (i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.



(t) Outdoor Dining Facility.

Any person operating a restaurant, bar, tavern, or nightclub use...may be permitted to operate an outdoor dining facility as a conditionally permitted accessory use subject to the following:

(1) (application...)

(2) The outdoor dining facility shall be **located directly adjacent to the lawfully operating restaurant use**. The outdoor dining facility may be located immediately adjacent to the front of the restaurant use, on the side or rear of the restaurant use or as approved by the Planning Commission.

(3) The floor space of the outdoor dining facility and any walkway connecting such facility with the restaurant use and the parking lot or any public or private sidewalk shall be constructed of an approved hard surface material meeting all local, state, and federal requirements, including, where applicable, the current United States Access Board Public Right-of-Way Accessibility Guidelines (PROWAG).

(4) The applicant **must keep the outdoor dining facility sanitary, neat and clean at all times**, free from accumulation of food, litter, snow, ice, and other potentially dangerous or unsanitary matter.

(5) The outdoor dining facility **must be in compliance with the Americans with Disabilities Act**, 42 U.S.C. § 12101 et seq. (as used in this section, the "ADA"), and at a minimum allow for five feet of continuous pedestrian access width along the public sidewalk free from all obstruction and must not create any pedestrian hazards. With the concurrence of the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer, the Planning Commission may allow a reduced minimum width of continuous pedestrian access to be permitted as allowed by the current PROWAG where the applicant can demonstrate that passing spaces will be available within the public right-of-way and within the frontage of the storefront, at the maximum interval of fifty feet, and have a minimum passing space recommended by the PROWAG that is free of all obstructions.



(t) Outdoor Dining Facility.

(6) An applicant whose restaurant use is at an intersection of public streets **shall not locate the outdoor dining facility in a manner that will impede vehicular sight distance at that intersection.** Setbacks from the intersection for the outdoor dining area will be determined by the Planning Commission on an individual basis specific to individual site conditions after review and recommendation by the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer.

(7) The **maximum number of seats for the outdoor dining facility will be determined by the Planning Commission** upon review of the amount of space available, compliance with minimum parking and other requirements of Zoning Code, the PROWAG, Building Code, and other applicable local, state, and federal requirements.

(8) **Applicants who serve alcoholic beverages** as part of their restaurant use must meet all requirements of the Ohio Department of Commerce, Division of Liquor Control, and the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to the extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines, Building Code, Ohio Fire Code, Ohio Department of Commerce, Division of Liquor Control requirements.

C. The **entrance to the outdoor dining facility must be easily recognizable and adjacent to or as close to a publicly used door of the restaurant use as is commercially practicable** in the Planning Commission's determination and comply with the Ohio Fire Code.

D. Unless authorized by the establishment of a designated outdoor refreshment area in accordance with Ohio Revised Code, **no person shall be permitted to carry alcoholic beverages from the outdoor dining facility to any place outside the outdoor dining facility except the adjacent restaurant use**, and the facility shall be designed in a way so as to maintain compliance with this provision.



(t) Outdoor Dining Facility.

(9) Applicants who do not serve alcoholic beverages as part of their restaurant use must meet the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines and the Ohio Fire Code.

(10) The outdoor dining facility must have **adequate illumination during evening hours** in accordance with the Outdoor Dining Design Guidelines. All lighting will be designed to minimize the intrusive effect of glare and illumination upon abutting areas, especially residential properties pursuant to Section 1306.311.

(11) **Buffering with landscaping or fencing of the outdoor dining facility, if the facility is adjacent to residential or sensitive uses, may be required.** Buffering requirements will be determined by the Planning Commission and shall be in accordance with the Outdoor Dining Design Guidelines.

(12) An **outdoor dining facility with a capacity of more than eight seats shall be included in the gross floor area square footage to determine parking space requirements** per Chapter 1143.

(13) **Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31.** From December 1 through March 31, and in order to take advantage of unseasonable weather or special events, the Director shall have the authority to allow a single-day use of the public right-of-way in accordance with any approved conditional use permit. All furniture and fixtures used in an outdoor dining facility in the public right-of-way must be readily removable without damage to the surface of the right-of-way. **An outdoor dining facility located entirely on private property is permitted year-round with prior approval of the Planning Commission.**



(t) Outdoor Dining Facility.

(14) An outdoor dining facility shall **operate only between the hours of 8:00 a.m. and 10:00 p.m. Sunday through Thursday, 8:00 a.m. Friday to 1:00 a.m. Saturday and 8:00 a.m. Saturday to 1:00 a.m. Sunday.** The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. The Planning Commission may temporarily extend the hours and dates of operation of any outdoor dining facility where the outdoor dining facility is located within the footprint of a special event that is either sponsored by the City or permitted under the Codified Ordinances.

(15) **Outside entertainment**, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital or any other individual, group or mechanical device, shall only be permitted in an outdoor dining facility **pursuant to Chapter 515** of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood. All speakers must be facing inward toward the outdoor dining facility. All outdoor entertainment **must cease at 10:00 p.m.**

(16) Unless otherwise approved by the Architectural Board of Review, **signage of any kind is not permitted on tables, umbrellas, chairs, or barriers** that are part of the outdoor dining facility.

(17) The outdoor dining facility **shall comply with the requirements of the state smoking and tobacco use laws.**

(18) The Director may require adjustments, after approval of the Planning Commission, to the layout, dimensions, or distance from the property line of any outdoor dining facility in order to ensure pedestrian safety and maintain shared use of the public right-of-way.



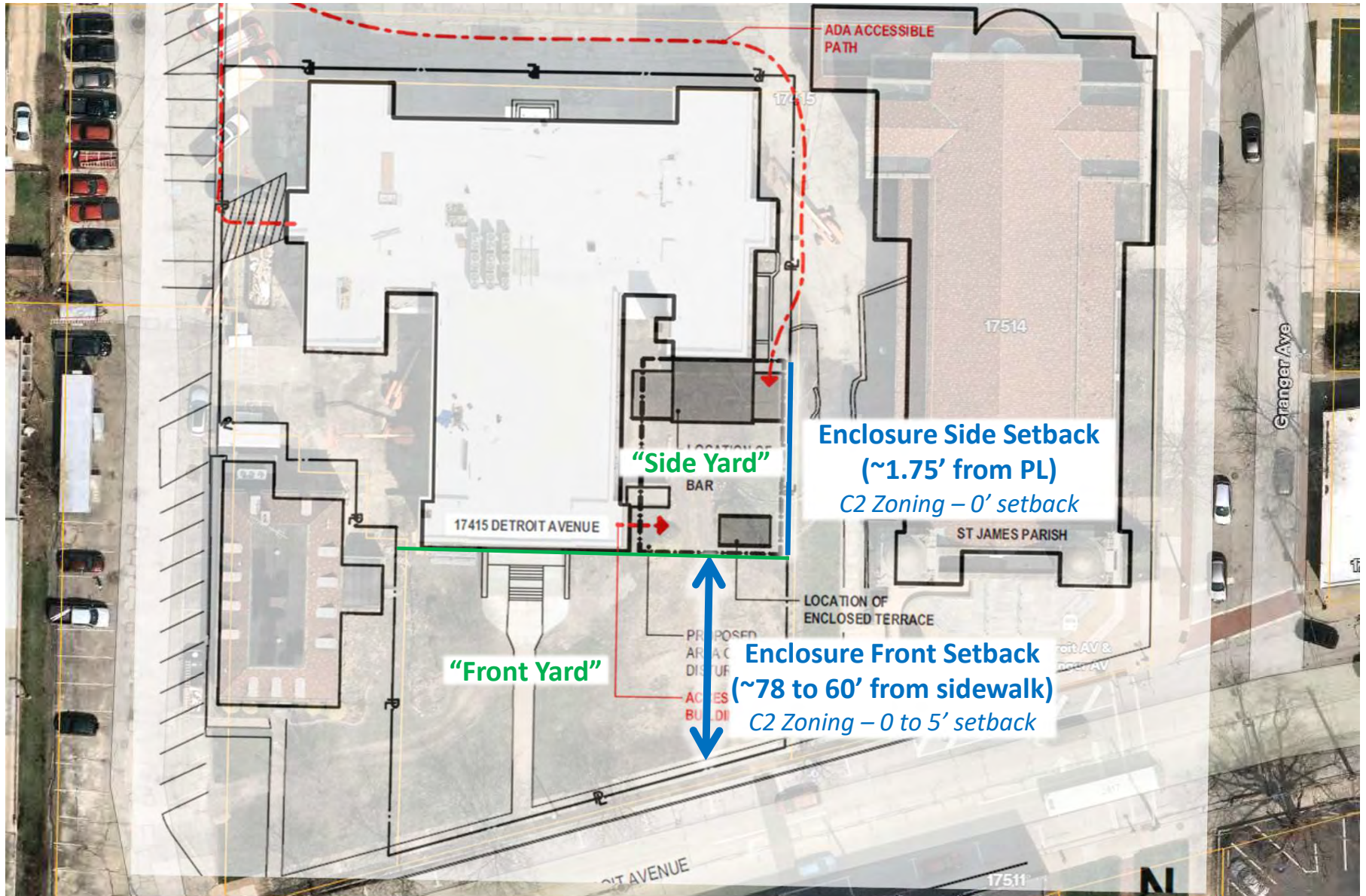
(t) Outdoor Dining Facility.

(19) Notwithstanding anything in this chapter or section to the contrary, any outdoor dining facility conditional use permit application shall be heard by the Planning Commission and, if approved, shall expire twelve months from the date of issuance. **Subsequent renewal of the conditional use permit may be made administratively by the Director if no significant modifications to the conditions of the permit have been proposed and no violations of the Code have been determined.** Determination of renewal status is at the discretion of the Director. The conditional use permit for an outdoor dining facility is non-transferable.

(20) Notwithstanding anything in this chapter or section to the contrary, any conditional use permit granted for the outdoor dining facility **may be revoked by the Planning Commission after referral to the Planning Commission by the Director and a public hearing.** Notice of such hearing shall be sent to the applicant and to others pursuant to Section 1173.07(b)(2) of this Code as if a zoning change were requested. The Director shall have the authority to cancel a use of public property agreement upon thirty days' written notice. Once a notice of cancellation of the use of public property agreement has been issued, the owner of the restaurant has five business days to remove any portion of the outdoor dining facility that is in the public right-of-way and restore the public right-of-way to the condition in which it existed prior to the creation of the outdoor dining facility.

(Ord. 33-2022. Passed 11-21-22.)





ADA ACCESSIBLE PATH

17415

17514

Cranger Ave

Enclosure Side Setback
(~1.75' from PL)
C2 Zoning - 0' setback

"Side Yard"

BAR

17415 DETROIT AVENUE

ST JAMES PARISH

LOCATION OF ENCLOSED TERRACE

"Front Yard"

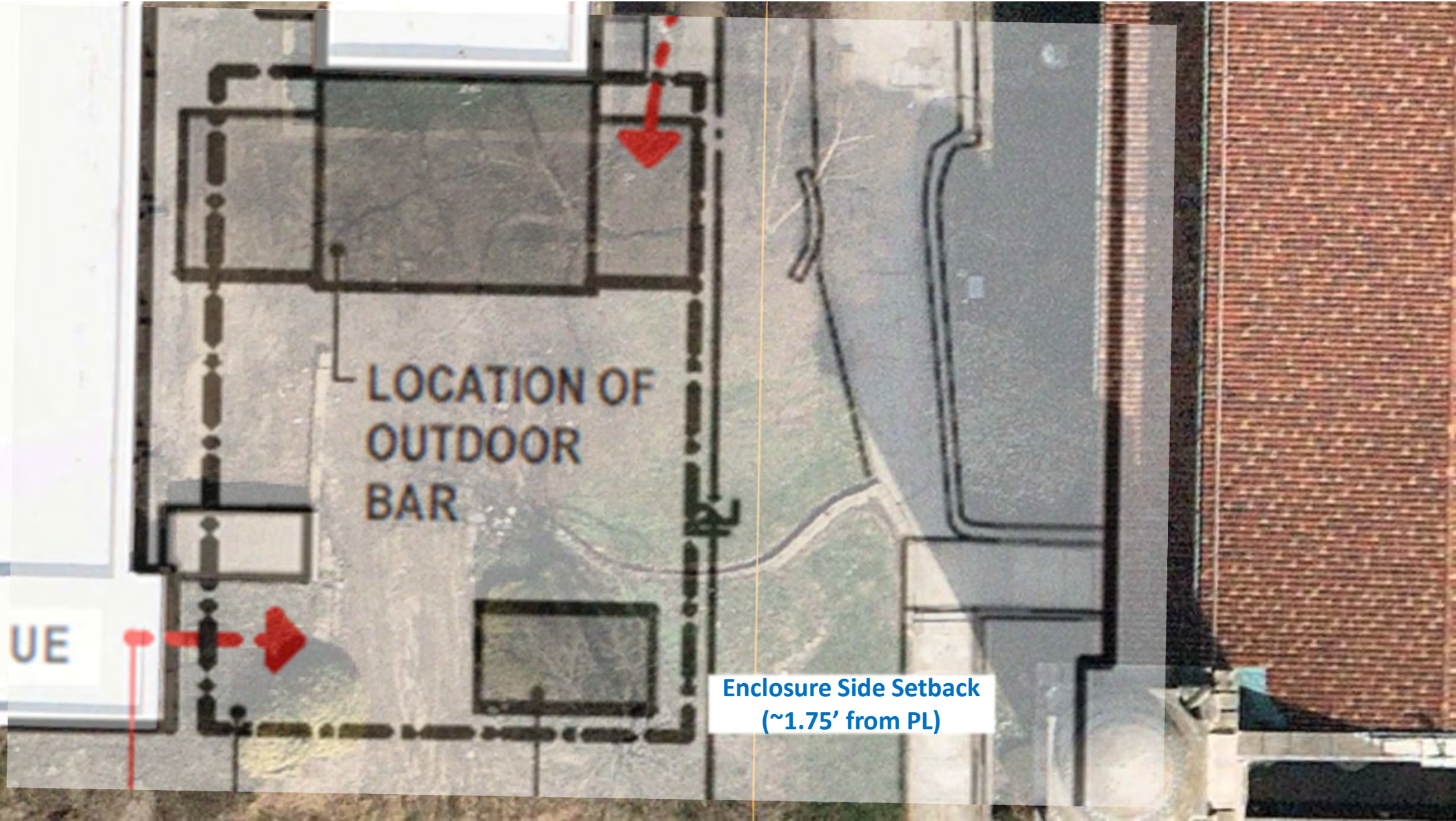
Enclosure Front Setback
(~78 to 60' from sidewalk)
C2 Zoning - 0 to 5' setback



DETROIT AVENUE

17511

N



LOCATION OF
OUTDOOR
BAR

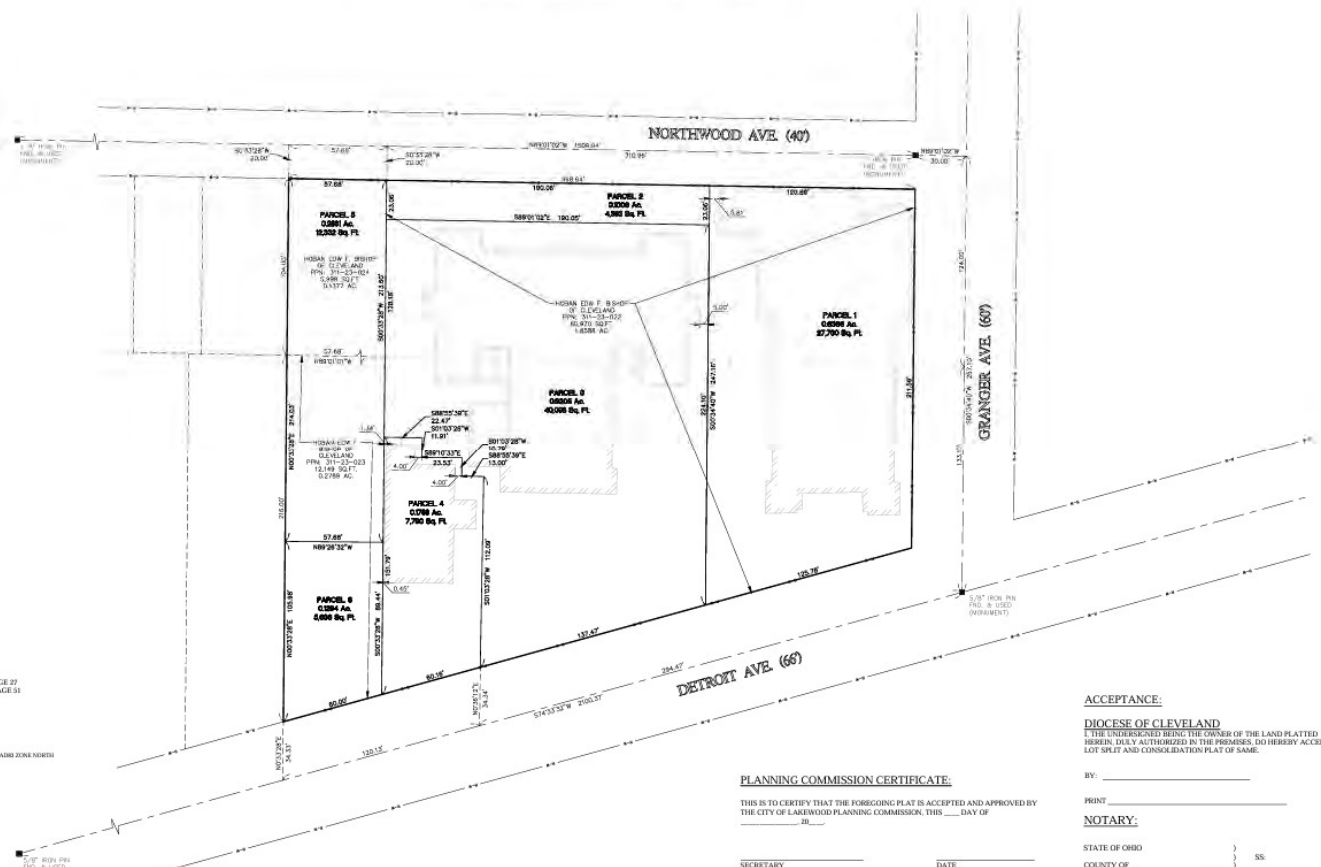
Enclosure Side Setback
(~1.75' from PL)

UE

Approved by PC (May 2021)

LOT SPLIT AND CONSOLIDATION PLAT SAINT JAMES CATHOLIC CHURCH

OF
PPN: 311-23-022, 023 & 024
SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO



SURVEY REFERENCES:
1. RECORDED DEEDS AS NOTED
2. RECORDED PLAT VOLUME 230, PAGE 27
3. RECORDED PLAT VOLUME 230, PAGE 31

BASIS OF BEARINGS:
1983 STATE PLANE COORDINATE SYSTEM NORTH ZONE NORTH
GPS OBSERVATIONS DATED 01-04-2021

LEGEND:	
± 5/8" BY 3/4" IRON PIN WITH CAP "ENCL", TO BE SET	VOL. VOLUME
± 5/8" SET MAG NAIL	PG. PAGE
± FOUND MONUMENTATION AS SHOWN	(C) CALCULATED
± CENTERLINE	(D) DEDU
± RIGHT OF WAY	(E) USED
± PARCEL NUMBER	(R) RECORD
± N/A FORMALLY OWNER BY P.L.S.	(M) MEASURED
	SQ. FT. SQUARE FEET
	P.L.S. PRESENT ROAD OCCUPIED

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND CERTIFY AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY ENGINEER'S RECORDS, OR ANY COMBINATION THEREOF. BEARINGS AND DISTANCES ARE BASED ON STATE PLANE, OHIO NORTH AND ARE SHOWN TO CONDUCE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAT REPRESENTS A SURVEY PERFORMED IN ACCORDANCE WITH THE SURVEYING ERROR IN THE DISTANCE BETWEEN TWO POINTS DOES NOT EXCEED THE SPREAD OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR - RECORDED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4723.01 OF THE OHIO ADMINISTRATIVE CODE AND ADVANCED PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PREPARING THIS SURVEY. ALL OF WHICH CENTER TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

DANIEL P. ENGLE
A MEMBER BOARD SURVEYOR IN THE STATE OF OHIO (4940)
2475 RIVER SURVEY, NORTH BOWLINGTON, OHIO 43123-2154
DANIEL@DANIELPENGLE.COM

PLANNING COMMISSION CERTIFICATE:
THIS IS TO CERTIFY THAT THE FOREGOING PLAT IS ACCEPTED AND APPROVED BY THE CITY OF LAKEWOOD PLANNING COMMISSION, THIS ____ DAY OF ____ 20__.

SECRETARY _____ DATE _____
PRINT _____

CITY ENGINEER'S CERTIFICATE:
THIS IS TO CERTIFY THAT THE FOREGOING PLAT IS ACCEPTED AND APPROVED BY THE ENGINEER OF THE CITY OF LAKEWOOD, OHIO THIS ____ DAY OF ____ 20__.

CITY ENGINEER _____ DATE _____
PRINT _____

ACCEPTANCE:
DIocese of CLEVELAND
I, THE UNDERSIGNED BEING THE OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION PLAT OF SAME.

BY: _____
PRINT _____
NOTARY:
STATE OF OHIO _____ }
COUNTY OF _____ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE-NAMED _____ WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS/HER FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

ET&A
ENGLE, TRUTTER & ASSOCIATES
CITY ENGINEER
1710 DETROIT AVE
CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO
44122-1802

ET&A
ENGLE, TRUTTER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

LOT SPLIT AND CONSOLIDATION
SAINT JAMES CATHOLIC CHURCH

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 0 15 30
1" = 30 FEET

CUSTOMER # 000000
PROJECT NUMBER 000000
PROJECT ADDRESS 1710 DETROIT AVE
CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO
DATE: JANUARY 01, 2021
1-DEED NUMBER



Parking Requirement

1161.03 (t)(12) An outdoor dining facility with a capacity of more than eight seats shall be included in the gross floor area square footage to determine parking space requirements per Chapter 1143...

Retail	Min. 1 for each 1,000 sq. ft. GFA; max. 2.5 for each 1,000 sq. ft. GFA
---------------	--

Requirement	Min	Max
Garden Bar	~3,100 ft ²	3

NOTE: Outdoor space for exclusive use of existing onsite business workers (members) – not general public.

Approved by PC (May 2021)

EXHIBIT D
SHARED PARKING AGREEMENT

The general terms and conditions are as follows:

1. Purchaser and/or Tenant/s shall be permitted to use the available spaces in the designated parking areas on the subject property (PP# 311-23-024 and 311-23-023) to provide for business parking.
2. Typical business hours of operation for the Purchaser and/or Tenant of the subject property (PP# 311-23-024 and 311-23-023) are generally defined as Weekdays from 7:00 am until 6:00 pm and Saturdays from 8:00 am until 4:00 pm.



EXECUTED AND AGREED by the parties hereto, this the *16* day of *February* 2021.

St. James P. Workman
 St. James Parish; Father James Workman

17415 Northwood Ave
Lakewood, OH 44107

Sean P. Nugent
 Sean P Nugent, Member
 Oster Services Commercial LLC and
 STJS Holdings LLC
 1387 Mathews Ave, Lakewood, OH 44107

Parking Provided

On Site = 14 Spaces (lot restriped in 2022)

Adjacent (Shared) Lot = 39 Spaces

- Agreement specifies "business parking;" hours:**
 - *Mon through Fri (7am - 6pm)*
 - *Sat (8am - 4pm)*



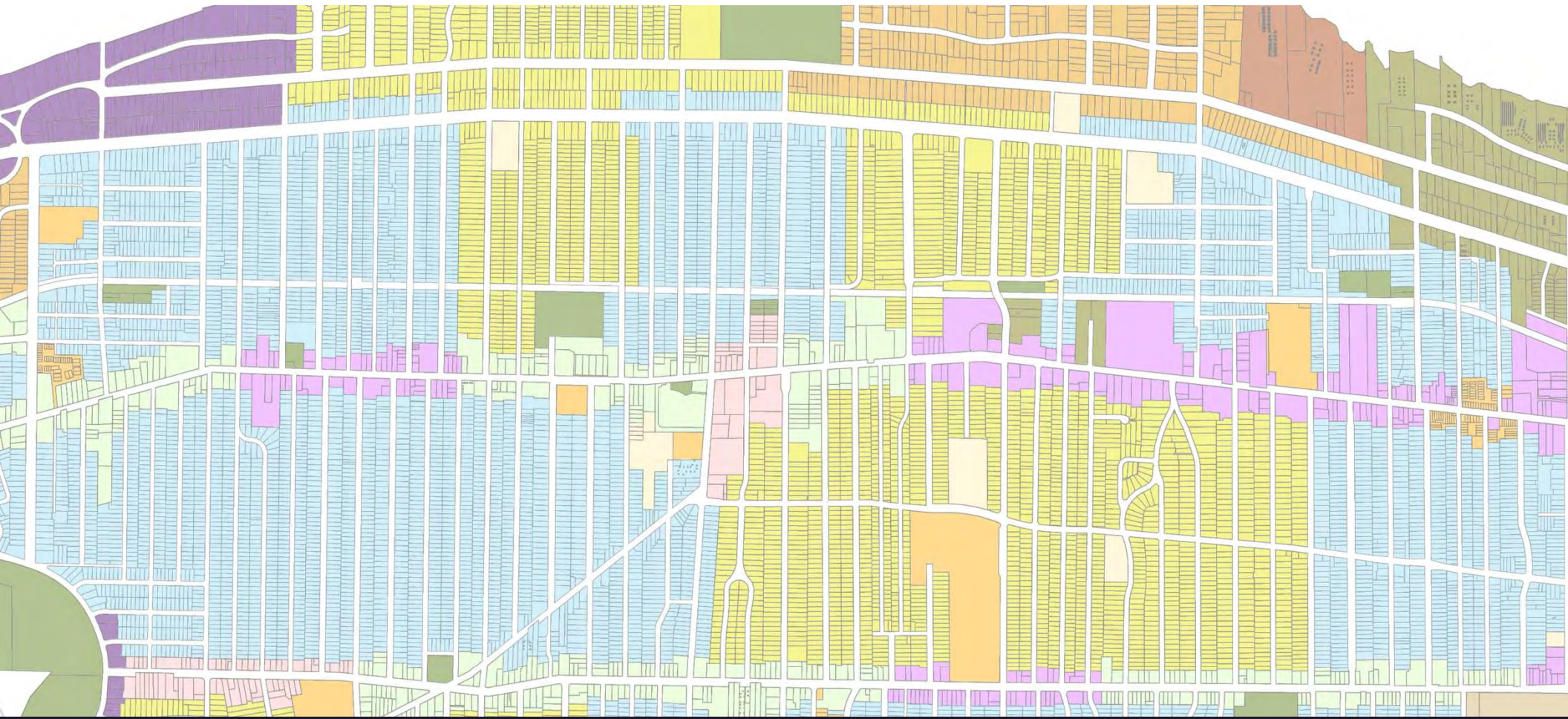
****Evening hours for existing shared parking differs significantly from standard outdoor dining hours (up to 10pm/Sun-Thu and 1am/Fri-Sat)**

An aerial photograph of a residential neighborhood. In the center, there is a large, light-colored church with a prominent steeple. To the left, a multi-story brick building is visible. The street below the church is labeled '17415 Detroit Ave'. The surrounding area consists of various houses and trees.

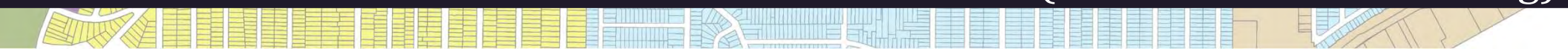
Recommendation (03-05-25) – Conditional Use (Outdoor Dining)

Approval must be conditional upon:

- **Use is limited to club members only (not general public or other building users).**
- **Shared parking agreement updated to reflect club hours (if/as required for evening hours).**
- **Any exterior alterations must obtain a certificate of appropriateness from the Architectural Board of Review (ABR) prior to obtaining permits.**



Docket 03-06-25 - Communication
Renewal of Conditional Use Permit (Outdoor Seasonal Dining)



Request (03-07-25)

The review and renewal of **Conditional Use (Outdoor Seasonal Dining)** pursuant to:

- Section 1161.03 (t) – Outdoor Dining Facility

64 existing facilities are up for renewal (per agenda).

For all locations, reviewed (2024):

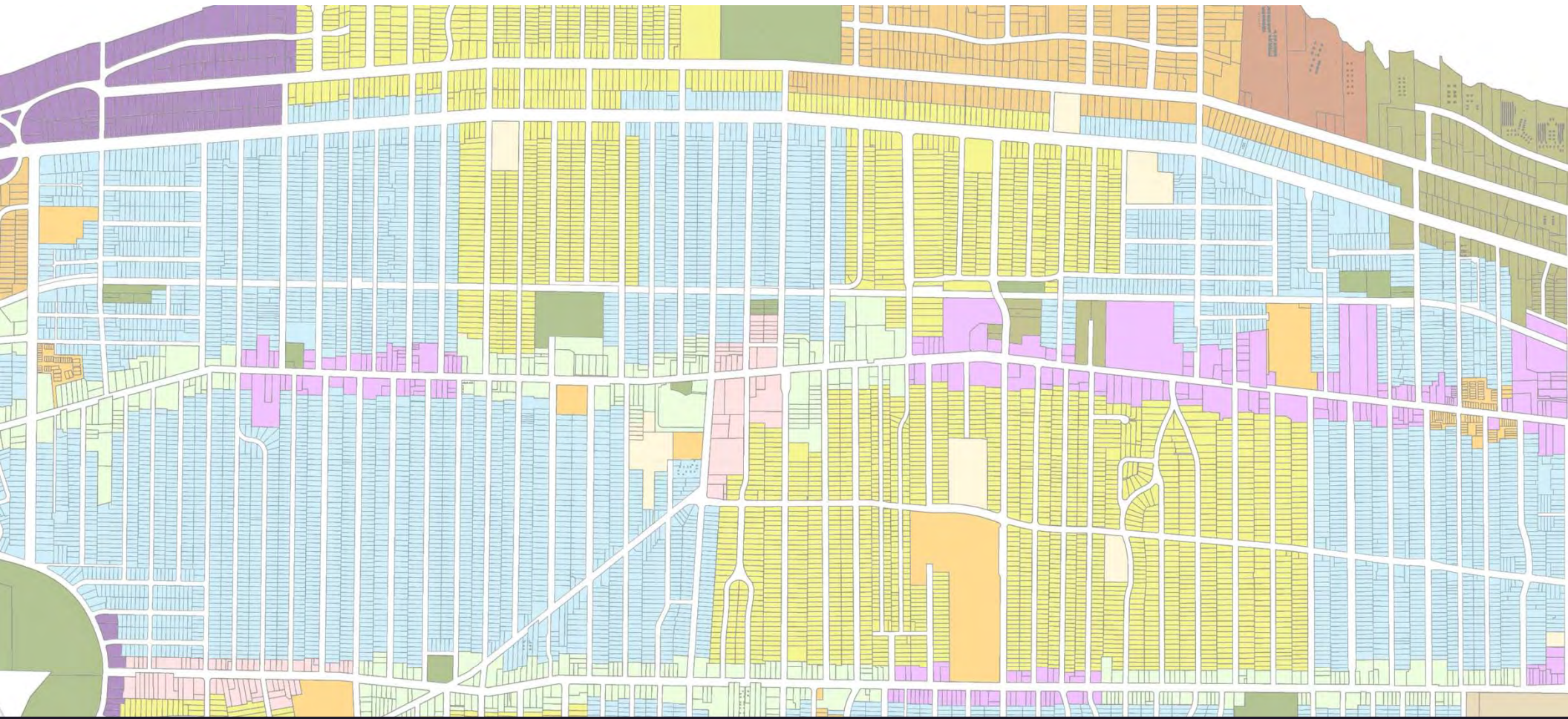
- CAD reports (LPD) – complaints/citations directly related to outdoor use.
- Correction notices (Building/Housing) – lack of facility compliance (Public RoW).



Recommendation (03-07-25) – Conditional Use (Outdoor Dining)

Approval with the following exceptions, recommending a renewal hearing (April):

- **#14 – 15319 Detroit (Ohio Tea House; 2023) – Three noise complaints:**
 - Monday, 9/2 (11pm) – People standing outside playing loud music.
 - Friday, 9/27 (12:30am) – Loud music and drums...moderate upon arrival.
 - Tuesday, 10/22 (11:57pm) – Loud music outside...advised and sent on their way.
 - Thursday, 10/31 (10:16pm) – Someone playing loud drums - citation issued for noise disturbance.
- **#36 – 1384 Hird (W117/Fieldhouse; 2021) – Four noise complaints:**
 - Saturday, 7/20 (11:18pm) – Music was excessively loud upon arrival...DJ from out of state...on outdoor patio.
 - Saturday, 7/27 (10:25pm) – Extremely loud music...officers spoke with management.
 - Sunday, 9/1 (6:04pm) – Loud music...spoke with management and turned it down.
 - Sunday, 9/1 (8:22pm) – Loud music...roof top event...advised and going to turn it down.
- **#40 – 12102 Madison (Hola Taco; 2019) – Three noise complaints:**
 - Sunday, 6/2 (9pm) – loud music...music was moderate...management advised and going to turn it down.
 - Saturday, 6/22 (11pm) – loud music...moderate upon arrival...staff turning it off for night.
 - Saturday, 7/27 (7:26pm) – loud music...advised and will turn the music down.



Docket 03-07-25 - Communication
Review of Lot Split/Consolidations (ODOT Excess Transfer)



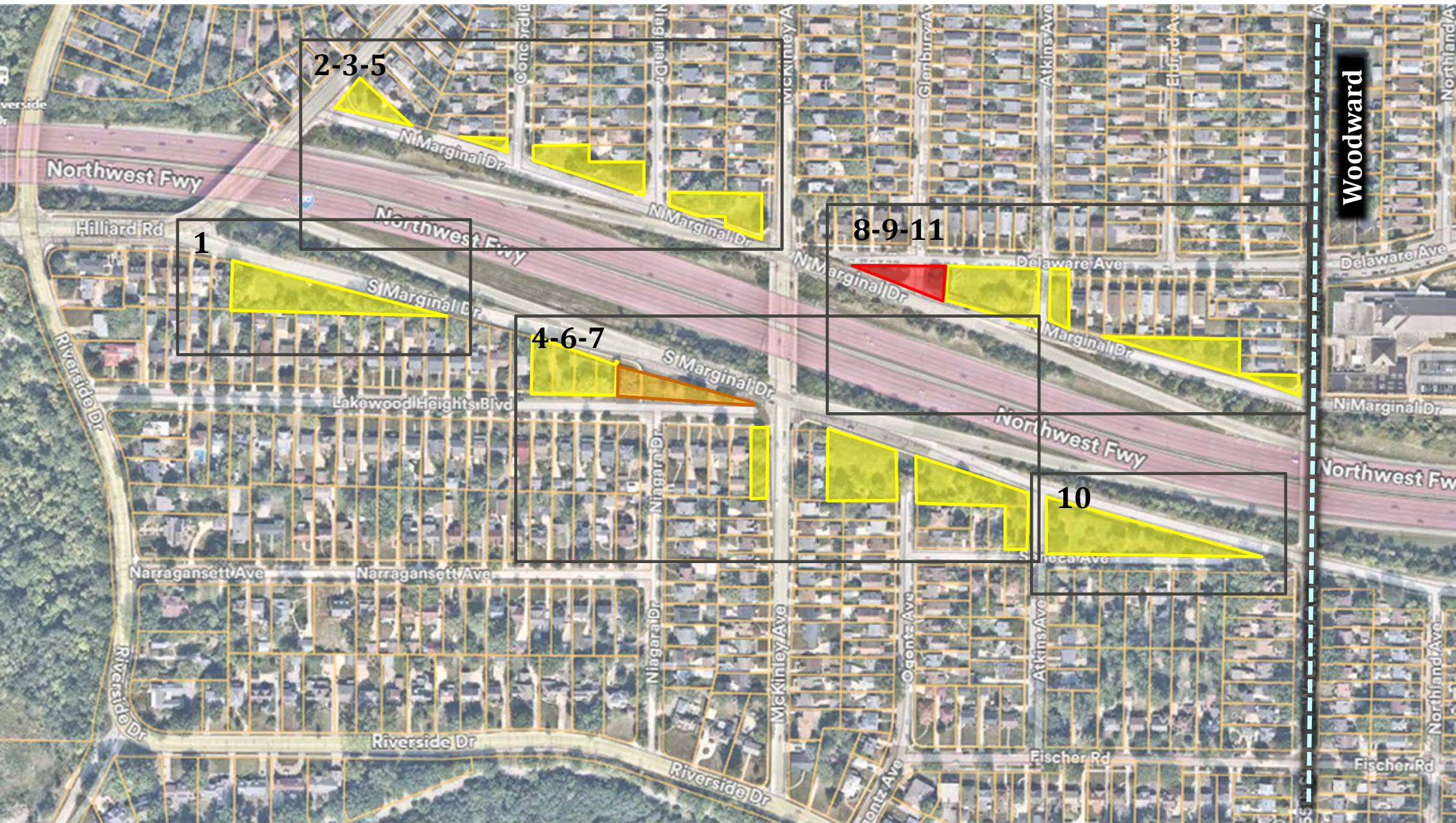
Request (03-07-25)

The review of **Lot Split/Consolidation Plats** pursuant to:

- Chapter 1155 – Subdivision Regulations

7 plats covering ODOT property to be transferred to City of Lakewood.





2-3-5

1

4-6-7

8-9-11

10

Woodward

Location 10

BOUNDARY SURVEY, LOT SPLIT, AND CONSOLIDATION, RELOCATION OF LIMITED ACCESS DELINEATION LINE SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 18, AND MORE PARTICULARLY PARTS OF LOTS 74 & 130-140 OF THE THE MARS WAGAR REALTY CO.'S, INDIAN HEIGHTS ALLOTMENT, P.B. VOL. 65, PG. 10, CONVEYED TO THE STATE OF OHIO BY INSTRUMENTS RECORDED IN VOL. 11851, PG. 543-544, VOL. 11858, PG. 41-42, VOL. 11868, PG. 9-10, VOL. 11832, PG. 421-422, VOL. 11819, PG. 283-284, VOL. 11842, PG. 769-770, VOL. 11839, PG. 778-780, VOL. 11868, PG. 747-748, VOL. 11861, PG. 157-158, VOL. 11871, PG. 717-718, VOL. 11860, PG. 197-198
RECORDED IN CUYAHOGA COUNTY DEED RECORDS

THE STATE OF OHIO, COUNTY OF CUYAHOGA, BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 18, AND MORE PARTICULARLY PARTS OF LOTS 74 & 130-140 OF THE THE MARS WAGAR REALTY CO.'S, INDIAN HEIGHTS ALLOTMENT, P.B. VOL. 65, PG. 10, CONVEYED TO THE STATE OF OHIO BY INSTRUMENTS RECORDED IN VOL. 11851, PG. 543-544, VOL. 11858, PG. 41-42, VOL. 11868, PG. 9-10, VOL. 11832, PG. 421-422, VOL. 11819, PG. 283-284, VOL. 11842, PG. 769-770, VOL. 11839, PG. 778-780, VOL. 11868, PG. 747-748, VOL. 11861, PG. 157-158, VOL. 11871, PG. 717-718, VOL. 11860, PG. 197-198

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FERTILE DOCUMENTS

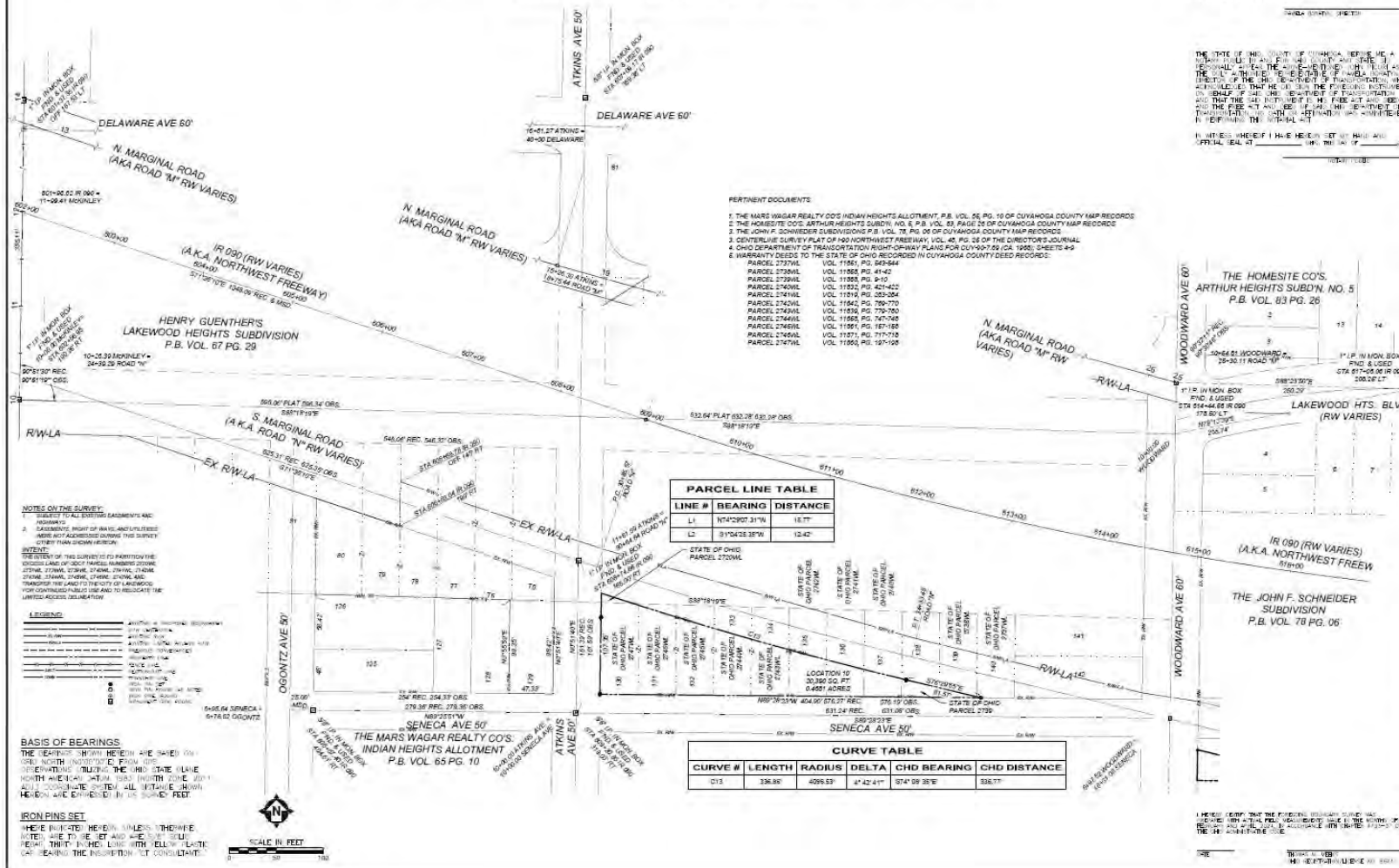
1. THE MARS WAGAR REALTY CO.'S INDIAN HEIGHTS ALLOTMENT, P.B. VOL. 65, PG. 10 OF CUYAHOGA COUNTY MAP RECORDS
2. THE HOMESITE CO.'S ARTHUR HEIGHTS SUBDIV. NO. 5, P.B. VOL. 83, PAGE 26 OF CUYAHOGA COUNTY MAP RECORDS
3. THE JOHN F. SCHNEIDER SUBDIVISIONS P.B. VOL. 78, PG. 06 OF CUYAHOGA COUNTY MAP RECORDS
4. CENTERLINE SURVEY PLAT OF 400 NORTHWEST FREEWAY, VOL. 48, PG. 38 OF THE DIRECTOR'S JOURNAL
5. OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR COV-00-07-85 (CA. 1985), SHEETS 4-9
6. HERRINITY DEEDS TO THE STATE OF OHIO RECORDED IN CUYAHOGA COUNTY DEED RECORDS.

PARCEL LINE TABLE

LINE #	BEARING	DISTANCE
L1	N74°29'07" 31"W	18.77'
L2	S70°04'32" 38"W	12.42'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
C13	336.88'	4095.53'	4° 42' 41"	S74° 09' 36"W	336.77'



NOTES ON THE SURVEY:
 1. REFERRED TO ALL EXISTING EASEMENTS AND EASEMENTS.
 2. EASEMENTS, RIGHT OF WAY AND UTILITIES WERE NOT ADDRESSING IN THIS SURVEY EXCEPT THOSE SHOWN HEREON.
LEGEND:
 - 1" = 100' (SCALE)
 - 1" = 100' (SCALE)
 - 1" = 100' (SCALE)
BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON 1983 NORTH (MAGNETIC) FROM THE NORTH AMERICAN 1983 NORTH ZONE 2011 AND CORRECTED TO TRUE ALL WITHIN THE HORIZONTAL ANGLE EXTENDED IN THIS SURVEY FEET.
IRON PINS SET:
 WHERE INDICATED HEREON UNLESS OTHERWISE NOTED, ALL IRON PINS ARE SET AND ARE OF THE TYPE, SIZE, AND MATERIAL AS SHOWN ON THE PLAN. ALL IRON PINS SHALL BE SET WITHIN THE CORNER BEARING THE INSPECTION SET CONSULTANT.

PLAT OF SURVEY FOR THE CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO

LOT SPLIT AND CONSOLIDATION

241325

DATE: 11/15/2024

BY: [Signature]

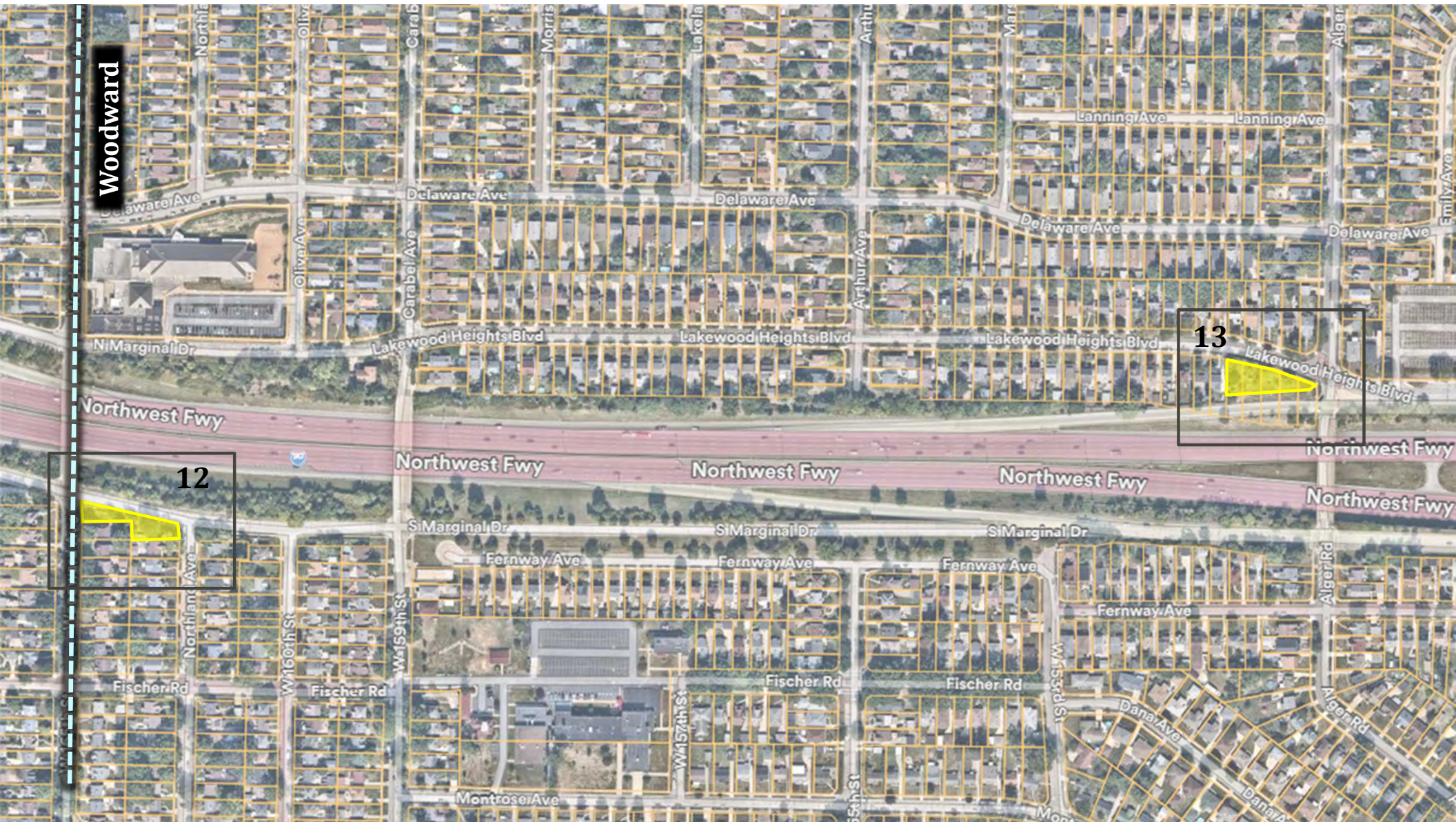
FOR: [Signature]

SCALE: 1" = 100'

Woodward

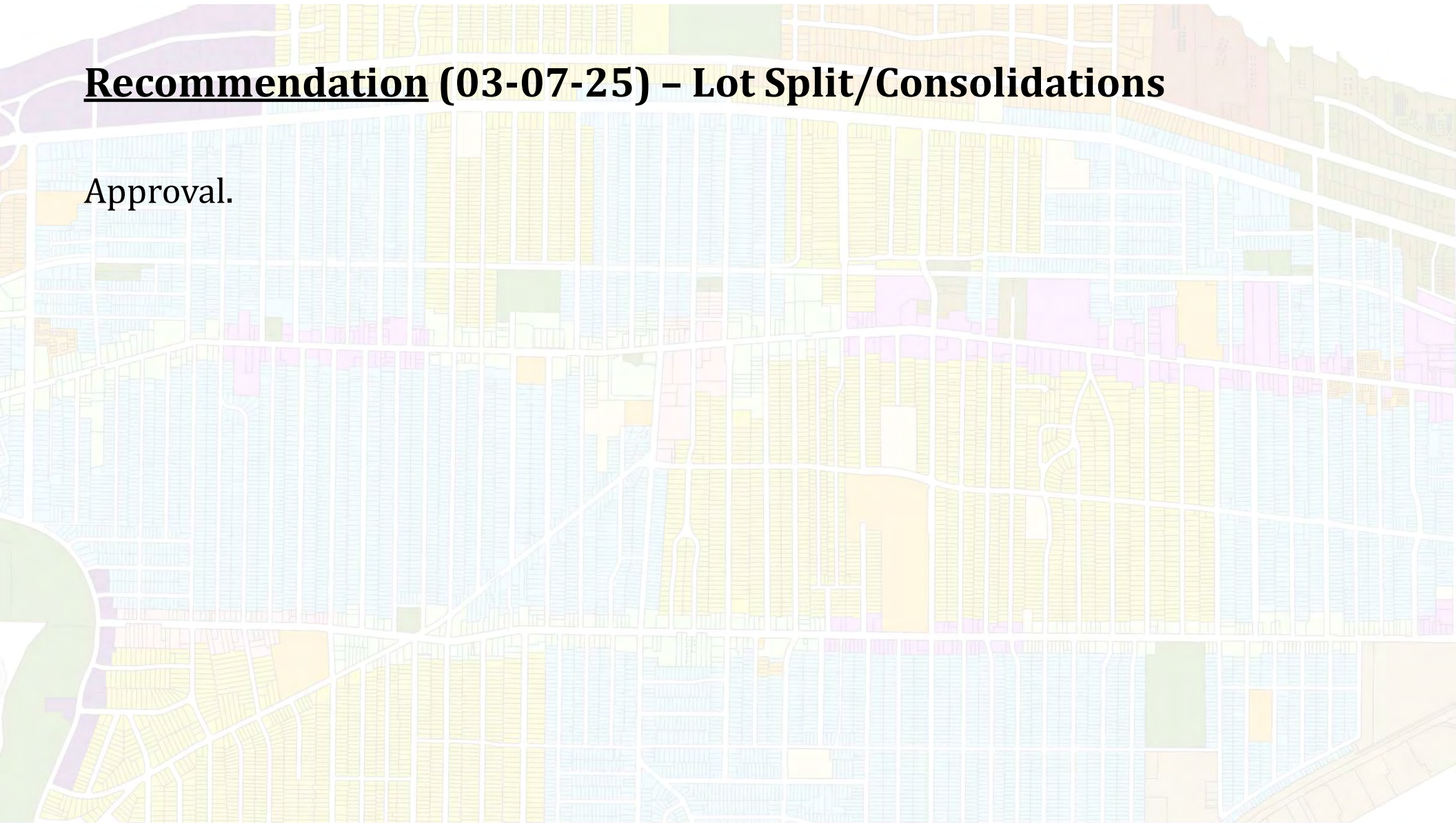
12

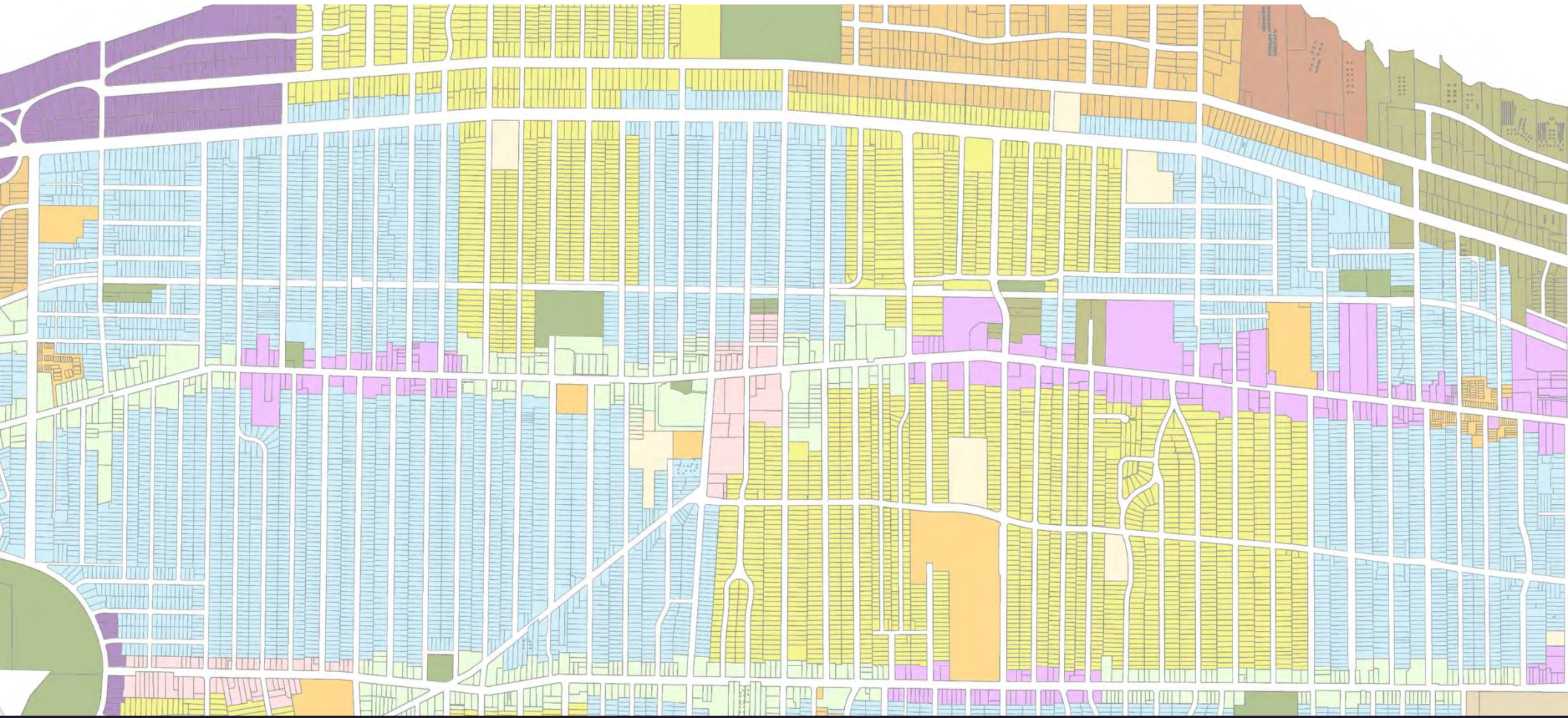
13



Recommendation (03-07-25) – Lot Split/Consolidations

Approval.





Planning Commission

March 2025

