

**MINUTES  
PLANNING COMMISSION  
MARCH 27, 2018  
LAKEWOOD CITY HALL  
SPECIAL MEETING  
5:00 P.M.  
EAST CONFERENCE ROOM  
Recording is available**

The meeting was called to order at 5:00 p.m.

1. Approve the Minutes of the February 1, 2018 meeting

<u>Members Present</u>	<u>Others Present</u>
Kyle Baker	Bryce Sylvester, Director, Planning and Development
Glenn Coyne, Vice Chair	Katelyn Milius, City Planner, Secretary
Louis McMahon	Jennifer Swallow, Chief Assistant Law Director
Monica Rossiter	

A motion was made by Mr. Baker, seconded by Mr. McMahon to **EXCUSE** the absence of William Gaydos. All of the members voting yea, the motion passed.

2. Opening Remarks

Ms. Milius read the Opening Remarks.

**REQUEST FOR SPECIAL MEETING**

3. **Docket No. 03-08-18  
13314 Detroit Avenue  
Detroit-Clarence Medical Building**

A vote by the Planning Commission members to hear Docket No. 03-08-18 in a special meeting of Planning Commission.

Mr. McMahon did not feel the hearing was warranted. The Historic Designation would compete with the Virginia Marti building for state funding. Mr. Baker supported the request to hear the item.

A motion was made by Mr. Baker, seconded by Ms. Rossiter to **APPROVE** the request for a special meeting. Mr. Baker, Mr. Coyne and Ms. Rossiter voting yea, and Mr. McMahon voting nay, the motion passed.

**OLD BUSINESS**

**DESIGNATE AS HISTORIC**

4. **Docket No. 03-08-18  
13314 Detroit Avenue  
Detroit-Clarence Medical Building**

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the property located at 13314 Detroit Avenue, Detroit-Clarence Medical Building, (PP# 312-31-052) as an historic property (HP), pursuant to

Chapter 1134. The property is located in a C3 - Commercial, General Business district. The item was deferred from the March meeting. (Page 2)

Richard Sicha, Lakewood Heritage Advisory Board advised the Commission that the deadline for submission to the state for tax credits was at the end of the month, and the property title had transferred to the Lakewood Historical Society. Greg Palumbo, Executive Director, Lakewood Historical Society addressed the relevant points of the ordinance, Chapter 1134 supporting the designation.

Public comment was taken. Administrative staff reported the receipt of documentation that the property was owned by the Lakewood Historical Society, and the owner's support of the designation. Additionally, Chapter 1134 has been interpreted correctly by the property owner. The Commission could use 1134.01(a)(1), (a)(2), (a)(3), (a)(4), and (a)(5) as guidance. City administration supported the request.

Mr. McMahon thought the property did not represent Lakewood historically and did not help the city's enforcement of design standards. Ms. Rossiter researched the issue and came to feel the property's architectural representation was important to the city. Mr. Sicha provided information regarding similar buildings in Lakewood; the Detroit-Clarence Medical Building was a prime example of high quality mid-century architecture. Mr. Baker said the building met the qualifications of Chapter 1134, and the bigger issue was the property owner wanted the designation. The vitality of the community would be reflected economically with receipt of tax credits. Mr. McMahon was concerned about future developers; he reminded all of the Community Vision.

A motion was made by Mr. Baker, seconded by Ms. Rossiter to **DESIGNATE** as historic the property located at 13314 Detroit Avenue. Mr. Baker, Mr. Coyne and Ms. Rossiter voting yea, and Mr. McMahon voting nay, the motion passed.

#### **ADJOURN**

A motion was made by Mr. Baker, seconded by Mr. Coyne to **ADJOURN** the meeting at 5:34 p.m. All of the members voting yea, the motion passed.

Katelyn Milius  
Signature  
*(on behalf of the chair)*

5/3/2018  
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. Gray Palumbo

2. RICHARD SICHA

3. Jeffery A. Weber

4. Hannah Pudge

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

11. \_\_\_\_\_

[Signature]

Richard Sicha UHAB

Jeffery Weber

Hannah Pudge

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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: Tuesday, March 27, 2018  
Special Meeting 5:00 p.m.



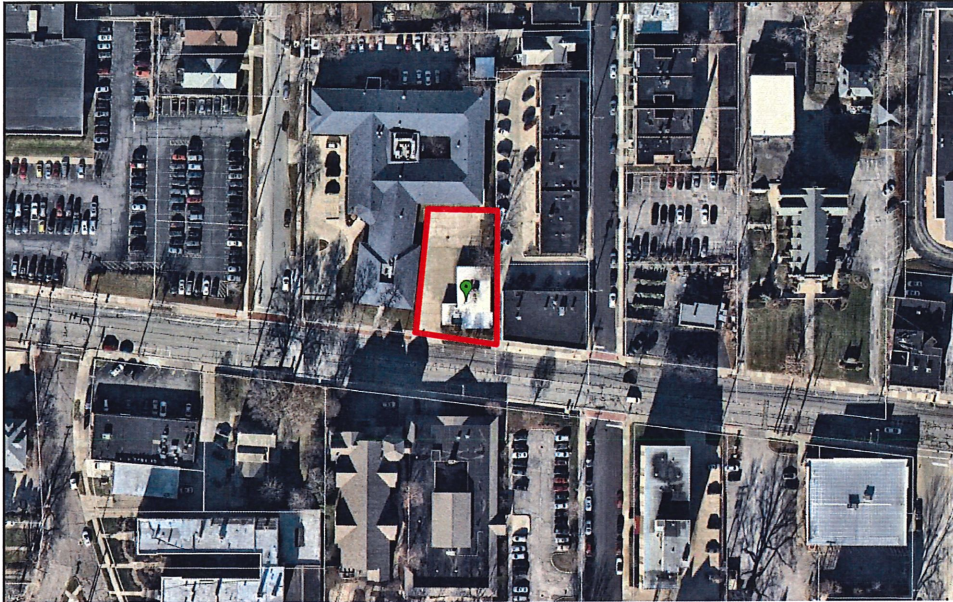
Special Meeting- Planning Commission  
March 27, 2018

**Request**  
1134.03(b): Designation of a Historic Property

The Heritage Advisory Board may propose to the Commission nominations of a building as an HP. Proposals for nomination must be on one or more standard publicly available forms promulgated by the Heritage Advisory Board. A proposal for nomination shall specify which specific site improvements are included in the proposal for nomination, and any improvements not specified shall be deemed not to have been nominated.

*Designation applies only to the exterior of the building. This designation does not include any interior spaces.*

13314 Detroit Avenue  
Detroit-Clarence Medical Building,  
Nomination for Historic Property



13314 Detroit Avenue  
Detroit-Clarence Medical Building.  
Nomination for Historic Property

**Considerations for Nomination:** (Check all that apply to the property)

- (1) Has character, interest or value as part of the heritage of the City, region, State of Ohio or United States;
- (2) The location is the site of a significant historic event;
- (3) Associated with a person or persons who significantly contributed to the historic development of the City;
- (4) Exemplifies the cultural, economic, social, archeological, or historic heritage of the City;
- (5) Reflects the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (6) Reflects distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
- (7) The work of an architect or master builder whose individual work has influenced the development of the City;
- (8) Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural style or technological innovation;
- (9) Possesses a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
- (10) The likelihood of yielding information important to the understanding of prehistory or history.

**Additional Considerations:** (Must meet both for eligibility)

- (1) Must have a high degree of historic integrity, without excessive loss of architectural or historic character.
- (2) Must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.

13314 Detroit Avenue  
Detroit-Clarence Medical Building.  
Nomination for Historic Property





**1134.01 PURPOSE.**

(a) The purpose of this chapter is to promote the health, safety and welfare of the citizens of the City by providing for the identification, protection, enhancement, perpetuation and use of areas, places, buildings, public interior portions of buildings, structures, works of art and other objects having a special historical, community or aesthetic interest or value, so that the following objectives are reached:

- (1) To maintain and enhance the distinctive and/or aesthetic character, diversity and interest of the City.
- (2) To safeguard the architectural integrity of the City's designated historic preservation districts (HPD) and historic properties (HP).
- (3) To safeguard the heritage of the City by preserving places, sites, buildings and structures, which reflect elements of the City's cultural, social, economic, political, architectural or archaeological heritage.
- (4) To seek alternatives to demolition or incompatible alterations in the HPD and to HPs before such acts are performed.
- (5) To afford the widest possible scope of continuing vitality through private renewal and architectural creativity within appropriate controls and standards.

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Detroit-Clarence Medical Building,  
Nomination for Historic Property

**Request**

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Special Meeting- Planning Commission  
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