

**MINUTES
PLANNING COMMISSION
APRIL 1, 2021
CITY OF LAKEWOOD
7:00 P.M.
REMOTE MEETING - RECORDED**

Under the orders of the Governor and Director of Health of Ohio, the Planning Commission will meet remotely until further notice.

The remote meeting information will be posted by 5 PM the day of the meeting at www.onelakewood.com/accordions/planning-commission/

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

1. Roll Call

Members Present

Monica Jordan, Vice Chair
Kyle Krewson, Chair
Sean McDermott
Jeffrey Wise

Others Present

Katelyn Milius, Senior Planner, Secretary
Jennifer Swallow, Executive Assistant Law Director
Shawn Leininger, Director of Planning and Development

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

2. Approve the Minutes of the March 4, 2021

A motion made by Ms. Jordan, seconded by Mr. McDermott to **APPROVE** the minutes. Ms. Jordan, Mr. McDermott, Mr. Wise voting yea, and Mr. Krewson abstaining, the motion passed.

3. Opening Remarks

Administrative staff ("staff") read the Opening Remarks into record. The Commission Members ("members") were volunteers and advised the public to send notice through the chat function if one wanted to address a particular docket item.

**NEW BUSINESS
COMMUNICATION**

4. Docket No. 04-10-21

Renewal of Conditional Use Permit for Outdoor Seasonal Dining

The following businesses received approval for renewal of a Conditional Use permit for the year of 2021 through the annual administrative review by the Department of Planning and Development.

1. 11801 Clifton Boulevard, Dinerbar on Clifton.
2. 11904-0 Detroit Avenue, Five O'Clock Lounge.
3. 12401 Detroit Avenue, Peppers Italian Restaurant.

4. 14013 Detroit Avenue, GetGo.
5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW).
6. 14018 Detroit Avenue, Lizardville.
7. 14115 Detroit Avenue, Raising Cane's Chicken Fingers.
8. 14600 Detroit Avenue, Forage Public House.
9. 14718 Detroit Avenue, Melt Bar & Grilled.
10. 14900 Detroit Avenue, Rozi's Wine House.
11. 15012 Detroit Avenue, 16-Bit + Arcade.
12. 15027 Detroit Avenue, Starbucks Coffee.
13. 15326 Detroit Avenue, Voodoo Tuna.
14. 15400 Detroit Avenue, Humble Wine Bar.
15. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille.
16. 16512 Detroit Avenue, Cozumel Mexican Restaurant.
17. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park.
18. 16934 Detroit Avenue, Midtown Booths.
19. 17103 Detroit Avenue, Game On Lakewood.
20. 17625 Detroit Avenue, Salt+.
21. 18401 Detroit Avenue, Molto Bene Italian Restaurant.
22. 18405 Detroit Avenue, India Garden Bar & Restaurant.
23. 18616-18622 Detroit Avenue, Around the Corner.
24. 12700 Lake Avenue, Pier W Restaurant.
25. 11926 Madison Avenue, The Flying Rib.
26. 12112 Madison Avenue, The Winchester.
27. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining).
28. 13362 Madison Avenue, Woodstock aka Trio's.
29. 13368 Madison Avenue, The Bottlehouse Brewery.
30. 13427 Madison Avenue, Euro Gyro.
31. 13603 Madison Avenue, Hako Sushi.
32. 13715 Madison Avenue, Angelo's Pizza.
33. 14224 Madison Avenue, El Tango Taqueria.
34. 14810 Madison Avenue, The Red Rose Café.
35. 15314 Madison Avenue, Mars Bar.
36. 15527-33 Madison Avenue, Barrio's Lakewood aka Tres Amigos.
37. 17014 Madison Avenue, Mullen's of Madison.
38. 1332 West 117th Street, Dianna's Restaurant.
39. 1528 West 117th Street, Dunkin' Donuts.

COVID- 19 Temporary Outdoor Dining

1. 11822 Detroit Avenue, The Ohio Inn.
2. 13601-05 Detroit Avenue, O'Toole's Pub.
3. 14718 Detroit Avenue, Melt Bar and Grilled.
4. 15613 Detroit Avenue, Nature's Oasis.
5. 16900 Detroit Avenue, Lakewood Food Truck (igloos).
6. 16918-24 Detroit Avenue, El Carnicero.
7. 17112 Detroit Avenue, Cleveland Vegan
8. 17625 Detroit Avenue, Salt+.
9. 17900 Detroit Avenue, Side Quest.
10. 18206 Detroit Avenue, Avenue Tap House.

11. 18515 Detroit Avenue, Georgetown (igloos).
12. 18605 Detroit Avenue, Harry Buffalo.
13. 18616 Detroit Avenue, Around the Corner (igloos).
14. 12301 Madison Avenue, LBM.
15. 12301 Madison Avenue, LBM (parklet).
16. 12401 Madison Avenue, Griffin cider House and Gin Bar.
17. 13200 Madison Avenue, Mahall's Twenty Lanes.
18. 13333 Madison Avenue, Waterbury Bistro.
19. 13735 Madison Avenue, Dang Good Foods.
20. 14523 Madison Avenue, Sarita a restaurant.
21. 15314 Madison Avenue, Mars Bar & Café.
22. 15315 Madison Avenue, Buckeye Beer Engine (greenhouses).
23. 15527 Madison Avenue, Barrio.

(Page 5)

Staff provided a review of the establishments and recommended that the owner of Merry Arts Pub + Grille be asked to appear before the Planning Commission at next month's meeting due to reported noise from the rear patio. An e-mail from the public was received regarding the hours of operation and the general cleaning, maintenance of the outdoor eateries (made part of record). Public comment was closed as no one addressed the item. Staff assured the members that the owner of Merry Arts Pub + Grille was aware of the issue and would be at the next meeting for discussion, the conditional use would not be removed, and outdoor dining would be allowed to continue currently.

A motion was made by Mr. McDermott, seconded by Ms. Jordan to **RECEIVE AND FILE** the communication with the following condition:

- The owner of Merry Arts Pub + Grille will be at the May 6, 2021 Planning Commission meeting.

All the members voting yea, the motion passed.

OLD BUSINESS

CONDITIONAL USE

5. Docket No. 11-51-20 15625 Detroit Avenue Bar Italia

Patrick Granzier of NCR Ventures, Bar Italia (formerly Lindy's Lake House) is applying for a conditional use permit to allow the operation of a parklet on Westwood Avenue; a conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporary. The property is in a C2 – Commercial, Retail district. (Page 9)

Rick Doody, owner of Bar Italia was present to explain the request. Staff provided an analysis of the proposal for a parklet on the north side of the business, Detroit Avenue (updated since publication of the agenda). Public comment was closed as no addressed the item. There were no chats. The members asked if room was on the sidewalks (staff said the space was "tight"). Staff expressed safety concerns with parklets. An e-mail of opposition was received (made part of record). The members had safety concerns, ADA, aesthetics, impact to neighboring businesses, and use of public property (parking spaces) for private enterprises. It was suggested that the applicant look for an alternative site, as safety was imperative. The members asked if concrete/waterfilled barriers would protect patrons; the use is primarily for construction

projects. Discussion continued about concrete/water-filled barriers, moving the parklet one space east, and the use, anchoring, and maintenance of umbrellas. As the parklet would be shared by a second business, Nature's Oasis, discussion ensued about wait staff, cleaning of the area, etc. some members were hesitant to grant approval due to outstanding issues; one being there was no representation from Nature's Oasis. Safety was a primary issue and details were required for the proposal.

A motion was made by Ms. Jordan, seconded by Mr. Wise to **DEFER** the item. Mr. Wise said he preferred the use of concrete barriers, and the seating being in the rear of the building. The members were open to a special meeting in April. Mr. Krewson, Mr. Wise, Ms. Jordan, Mr. McDermott voting yea, the motion passed.

6. Docket No. 03-08-21*
11801 Detroit Avenue
Caliber Collision

Melissa Hernandez, Cross Architects, PLLC requests approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop. Pursuant to Chapter 1161.03 (j) – Motor Vehicle Repair/Body Shop. The property is in a C3 - Commercial, General Business district. (Page 22)

***Applicant has requested a deferral.**

A motion was made by Mr. Krewson, seconded by Ms. Jordan to DEFER the item. All the members voting yea, the motion passed.

PARKING PLAN

7. Docket No. 03-09-21
1516 W. 117th Street
Rockport Enterprise

Allen Chen, Rockport Enterprise LLC requests approval of a parking plan. Pursuant to Chapter 1143.09 – Parking Plan Review. The property is in a C3 - Commercial, General Business district. (Page 23)

During the pre-review meeting, the administration asked for the item to be tabled.

A motion was made by Mr. Krewson, seconded by Ms. Jordan to **TABLE** the item. All the members voting yea, the motion passed.

NEW BUSINESS

LOT SPLIT

8. Docket No. 04-11-21
17514 Detroit Avenue
St. James Catholic Church

Dru Siley, Liberty Development, Co. requests approval of lot split; PPN 311-23-022, PPN 311-23-023, and PPN 311-23-024. The purpose is to separate the school and rectory from the church for the purchase and reuse of those structures for offices. Pursuant to section 1155.07 – Procedures for Lot Splits. The property is in a C2 – Commercial, Retail district. (Page 28)

The applicant had requested a deferral.

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

CONDITIONAL USE

**9. Docket No. 04-12-21
12501 Madison Avenue
Lovebird Tattoos**

Kelly King, Lovebird Tattoos, LLC requests approval of a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C2 – Commercial, Retail district. (Page 36)

Kelly King, Lovebird Tattoos, LLC was present to explain the request for a second floor office business. Staff presented an analysis and had no concerns with the proposal. Public comment was closed as not one addressed the item. There were no chats. The members said the proposal looked good and had no further comments.

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

**10. Docket No. 04-13-21
18260 Detroit Avenue
Cilantro Taqueria**

Edward Zalar, Cilantro Taqueria, requests approval of a conditional use permit for the temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31 A (9-21-2020). Property is in a C2 – Commercial, Retail district. (Page 38)

Edward Zalar, Cilantro Taqueria was present to explain the request for a patio in the northeast corner of the rear parking lot. The members asked for more details about fencing and seating. Staff provided an analysis of the proposal for temporary dining. Barriers and reflective material would be required for safety. ABR would need to approve administratively the barrier, table and seating specifications, including ADA compliant seating. Prior to the meeting, staff received e-mails from concerned neighbors (made part of record). The members discussed the concerns: lack of parking, noise levels at night, dumpster location (overflow and odors), crime/security. Public comment was taken. Staff addressed the closing times for temporary outdoor dining due to COVID-19 versus permanent outdoor dining. The members sought clarification on issues. The applicant replied that no alcohol was offered for sale currently, there would be no wait staff for the outdoor dining area (every 15 minutes the area was bussed/sanitized as needed). The members encouraged the owner to communicate with the neighbors. The members stated that trash was a concern as there was a lot of refuse on the site currently; said the entrance was not ADA compliant; said that if the patio were to be made a permanent one, there would need to be a more appropriate structure/design; asked for the applicant to return in a few months. The applicant was addressing the trash issue and would look into ADA compliance. The members asked about any ordinances regarding required

grease receptacle screening. Discussion continued about possible administrative review at the end of the season.

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

- A screening plan is submitted for administrative approval
- Place concentration on ADA compliance for entrance to the temporary patio.
- Comply with safety review comments.
- Need ABR administrative approval.
- Maximum 30 seats with proper spacing for social distancing.

All the members voting yea, the motion passed.

11. Docket No. 04-14-21
14319 Madison Avenue
Harlow's Pizza

Emily Flamos, Harlow's Pizza requests approval of a conditional use for permit for the temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31 A (9-21-2020). Property is in a C2 – Commercial, Retail district. (Page 42)

Emily Flamos, Harlow's Pizza was present to explain the request; she wanted to make it a permanent outdoor dining area. The members said the hearing was for temporary approval only and cautioned about expense as there was no guarantee the applicant would get approval for a permanent one. The members suggested resubmission for a permanent dining conditional use permit if that is what they wanted. Staff recommended moving forward with the current one because it allowed for more outdoor seating (30 total for front and back patios). Staff provided an analysis of the proposal and stated it was before the pending ABR meeting. Staff recommended a survey to determine the public right-of-way. Public comment was closed as no one addressed the item. The members asked staff if a request for permanent and temporary one could be submitted concurrently; staff had internal discussions about the subject prior to submission. Discussion continued about seats, tables, waiting areas, etc.

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

- There is a survey to confirm the front property line.
- There is a total of 30 seats; split between the front and back patio spaces.

All the members voting yea, the motion passed.

NEW BUSINESS
COMMUNICATION

12. Docket No. 04-15-21
Zoning Code Amendment
Chapter 1153 Fences


The City of Lakewood requests review and recommendation to City Council of proposed amendments to Chapter 1153 of the Codified Ordinances pertaining to the regulation of fences. (Page 47)

Shawn Leining, Planning and Development Director and Christopher Parmelee, Assistant Building for the City of Lakewood were present to explain the amendment. Public comment was closed as no one addressed the item. The members stated that providing diagrams along with verbiage would be helpful. Concerns/questions/comments from the members regarded corner lot fence heights, side and rear yard fence heights, chain link fences were not addressed, and visuals would help. There was much discussion about the various streets, fence types, fence heights, lot shapes, building lines, setbacks, etc. The members commended the staff for taking on the task. It was suggested to hold a special meeting in order to move the proposal forward and finalize for the summer season.

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

ADJOURN

A motion was made by Mr. Krewson, seconded by Ms. Jordan to **ADJOURN** the meeting at 10:06 p.m. All the members voting yea, the motion passed.


Signature Johanna Schwarz
Administrative Assistant II
Signed on behalf of Chair

05-07-2021
Date

Johanna Schwarz

From: Stacy Careccia <s.rawlings@sbcglobal.net>
Sent: Wednesday, March 31, 2021 8:38 AM
To: Planning Dept
Subject: 15625 Detroit Avenue/Bar Italia

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

I am not in favor of a Parklet on Westwood Avenue. Our parking situation in Lakewood is horrible. I've lost clients due to people not being able to park. They have garage doors that open to allow them outdoor like dining. All businesses have been affected by covid. If you allow one restaurant to do this...everyone's gonna want to do this. Where do people park? I also don't think it's safe to have eating in the street. I would not want to be dining with my family right on the street when cars driving by...that is an accident waiting to happen.

Bar Italia has a drive way back area behind the building that if they need to use I feel like they should be using their own space and not public space.

Stacy Careccia

Forbici Salon
15618 Detroit Avenue
Lakewood, Ohio 44107

216.227.0077

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.forbicisalon.net&c=E,1,-O3sV-RUOrNfQxQdtYSamwPbl_b-TtmgSACHFDigvloVcWu-aUR0mi7UUSJlyOVEYDKUt2kG7ZNCLfVyQDEcmS-KjnLrXA9m9RMCgRzww8Y__VOODISpZrY,&typo=1

Johanna Schwarz

From: Kelly Egan <kgegan55@gmail.com>
Sent: Wednesday, March 31, 2021 5:56 PM
To: Planning Dept
Subject: Lot split

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

First of all I am not opposed to the sale of St James school and rectory. It good to see the property used. What I am concerned about is vote on something that is a already a done deal. Work has been going on at the properties for over 2 months. The same delay in letting adjacent property owners know happened 30 year's ago when the the property behind me on Bonnieview added 8' to it's height. I received the letter after the work was already done. Just wondering if this is common practice. Kelly Egan 1377 Granger.

Sent from my iPhone

Johanna Schwarz

From: Amanda Hubbard <ahubbard@scoutinvestigativeservice.com>
Sent: Thursday, April 1, 2021 12:07 PM
To: Planning Dept
Subject: Re: Docket no. 04-13-21 / Cilantro Taqueria

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

Thank you Katelyn. I appreciate your response. The letters to date don't appear to have been received. Maybe this is an issue related to the postal service, but should be brought up. Maybe we need an extension to make sure everyone has an opportunity to address their concerns if they have them. Thanks again.

On Thu, Apr 1, 2021 at 11:57 AM Planning Dept <Planning@lakewoodoh.net> wrote:

Amanda,

Thank you for your email. Letters were sent per the code to all of the abutting properties, and the properties that abut the abutting properties. Your concerns will be shared with Planning Commission. Please let me know if you have any questions.

Katelyn

Katelyn Milius, PE

City Planner

Department of Planning & Development

[City of Lakewood](#)

[12650 Detroit Avenue](#)

Lakewood, OH 44107

216-529-6634

From: Amanda Hubbard <ahubbard@scoutinvestigativeservice.com>
Sent: Thursday, April 1, 2021 9:15 AM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: Docket no. 04-13-21 / Cilantro Taqueria

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

My partner (Kristine Alexander) and I (Amanda Hubbard) own and live at 1382 Park Row, located directly across the street from the back parking lot of Cilantro Taqueria. I would like to address our concerns and opposition related to the proposed addition of outdoor dining.

They are as follows:

1- Noise level. The noise level already at night impedes restful sleep and the addition of outdoor dining would exacerbate these levels. We both have typical 9-5 jobs and as such we go to bed early. On a number of occasions to date, the noise level has kept my household from being able to sleep. The employees hang out in the back of the restaurant and smoke and talk loudly. There is revolving traffic until closing time, and people seem to linger on the street and talk after having had a few drinks. I am also concerned at the potential for music with outdoor dining, as the noise level currently can be intrusive.

2- Parking. There has been a huge uptick in traffic on the street which adds to the noise and limits availability for guest parking.

3- Alcohol. Alcohol consumption in general tends to create increased noise level and potential for altercations and crime.

4- Current lack of upkeep and overflowing trash. The garbage is piled up over the receptacle fence on a recurring basis and is constantly blowing all over the street. The addition of outdoor dining would increase this situation.

5- Closing time of the restaurant. It is my understanding that the closing time is currently 10pm. That means people could be consuming alcohol until 11pm and then the employees leaving even later.

6- Location of outdoor dining. No matter where the location of the outdoor dining section (side, back, front) these issues arise and add to the lack of parking. Which will add to the overflow of street traffic.

7- To the best of my knowledge I am the only person on this street that received a letter regarding this issue. Therefore those neighbors that do know about it are only aware because I mentioned it to them.

8- The park which is located next to our house is used by many families and individuals within close proximity. There are children that play there daily, and a daycare facility that uses it as well. All of these issues I mentioned above are concerning when children can be exposed, but it also adds another area of concern with the potential for crimes against children.

9- I am all for local businesses in the community, but not at the expense of being able to comfortably live in it. I have no doubt this restaurant is affecting our property value.

Based on the above concerns I strongly recommend that you deny this request for any outdoor dining.

Thank you for the consideration.

--

Amanda Hubbard

Criminal Defense Investigator

Ohio Licensed Private Investigator

Scout Investigative Service, LLC

216.877.6993

Ahubbard@scoutinvestigativeservice.com

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Amanda Hubbard

Criminal Defense Investigator

Ohio Licensed Private Investigator

Scout Investigative Service, LLC

216.877.6993

Ahubbard@scoutinvestigativeservice.com

Johanna Schwarz

From: Joe Tillo <jtillo@sbcglobal.net>
Sent: Thursday, April 1, 2021 11:02 AM
To: Planning Dept
Subject: Docket #04-13-21 Please send confirmation of receipt

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

First of all, I would like to say that if it had not been for a neighbor who received a letter notifying her of this meeting, we would have never known that a patio for Cilantro Taqueria was being proposed to the Planning Dept. Could someone please explain to me why we did not receive a letter? This proposal most definitely impacts the quality of life in our home, on our property and in our neighborhood. Our home is roughly 100 feet from their back parking lot; we see and hear everything.

We have been residents of Park Row for 34 ½ years and Cilantro Taqueria's patio expansion request is quite bothersome to us for several reasons.

Up until this establishment's opening a couple months ago we have been able to coexist, for the most part, with a restaurant at that location. Although living behind a restaurant is never ideal, during the tenure of John's Diner it was somewhat tolerable. Their closing time was by 7pm, they did not serve alcohol and their prime-time attraction for customers was mostly the breakfast crowd. Cilantro's current closing time is 9:30 pm during the week and 9 pm on Sundays. The activity doesn't end at that time; the closing process can extend the noise to 11pm or later.

Since Cilantro's opening we have been subjected to the disruption of their back door slamming each time they exit that door for whatever reason, whether it's to take their garbage to the dumpster, an employee walking to and from their cars and conversations between individuals in the parking lot.

The stack of cardboard behind the building and the dumpster, which is overflowing with garbage, is also a growing concern not only from an esthetic perspective but an even more troubling health concern. We can see it as clear as day and quite honestly it doesn't appear as though the owner really cares if those of us living in close proximity to his business are impacted by this negligence. Last night, when the wind picked up, the garbage that they have accumulated behind their building was blowing all over the street and onto neighboring properties. You could see it and hear it the entire night. It's concerning that there doesn't seem to be any attempt to dispose of the garbage that continues to accumulate.

Adding a patio to the parking lot will only increase the garbage and amplify the noise and disruption that we are currently experiencing daily, especially if alcohol is going to be a part of the mix

Since it's a cafeteria style restaurant, I would assume that the outdoor eating area will not be attended by servers, but will basically be a picnic area for customers to take and consume their food outside, thus not being monitored for proper disposal of garbage and clean-up between customers per Covid health regulations.

Yes, most Lakewood restaurant locations do have an area for outdoor dining but those establishments are situated in a way that isn't intrusive upon the residents who are live in close proximity. Most of these restaurant patios are facing the street, are adjoining other businesses or have their areas within a courtyard setting.

Please take a moment to ask yourself this. If you were a long-time Lakewood resident and responsible homeowner, is this establishment the type of neighbor and environment that you would find tolerable?

Sincerely,

Joe and Christine Tillo, 1370 Park Row

Johanna Schwarz

From: Anne Minnelli <vogelein@aol.com>
Sent: Thursday, April 1, 2021 10:53 AM
To: Planning Dept
Subject: Permit Change Review for Cilantro Taqueria

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

Katelyn,

As a 42 year resident and homeowner at 1374 Park Row, I am very disturbed by the fact that you did not send written notification to the residents that live in closest proximity to the Cilantro Taqueria of proposed permit changes to their property. This has always been customary practice.

The proposed changes are a real concern for nearby homeowners that would be most impacted by creating an outdoor patio behind this establishment.

An outside patio that is directly behind the restaurant compromises residents privacy and creates added noise from dining customers that often drink alcohol. Noise levels are elevated when people drink, especially in warm evening hours. It also poses an increased risk for crime and public safety because it's proximity to the public park across the street.

The proposed changes also pose a higher safety risk from increased traffic and parking issues on a narrow curved street that is already compromised by people visiting other nearby establishments that have limited parking.

Other restaurant issues that have arisen since this establishment has opened pertain to garbage disposal, or lack thereof. Garbage is now piled up above their dumpster. A tall shelving unit is stacked with cardboard, that many times is not contained. This is a disgusting eyesore for neighbors that have direct view of the back end of this business, not to mention the health risks it poses from limited refuse pick up.

There have also been increased traffic and parking issues for the street without the addition of added customer access to outdoor dining.

Another present issue surrounds flood lights that are mounted above an awning over the back door. They are on from night to dawn, creating a blinding glare that intrudes the eastern and southern exposures of my home. Does Lakewood have any ordinances regarding this issue?

I am opposed to any permit changes to this business that would greatly devalue my property. I would like the restaurant owners to be more responsible in maintaining the back of the property, which is in direct view of many nearby residents. I would like to know what commitment the business has to contribute to the community beyond their own financial benefit from serving food and beverage.

The tax paying homeowners have a right to enjoy their homes and surrounding neighborhood without undo imposition and public safety risks from nearby business.

Thank you for your consideration.

Sincerely,

Frank Minnelli

Anne Minelli

Johanna Schwarz

From: kristy alexander <kalex405@gmail.com>
Sent: Thursday, April 1, 2021 9:16 AM
To: Planning Dept
Subject: Docket No. 04-13-21. Cilantro Taqueria

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

Good Morning,

I reside at 1382 Park Row and I am writing to express my strongest opposition to granting an outdoor dining permit for Cilantro Taqueria. Overall, the restaurant's current operations have already negatively impacted my and my neighbors daily, peaceful living environment. With the addition of an outdoor dining space the health and well being of our residential neighborhood will be impacted further. Also, there is potential for increased crime as well.

The trash is not removed in a timely fashion and it actually spills over and around the fencing. The trash storage location is about 50' directly across from the park and the smell is extremely bad at times. I live right next door to the park and have the same awful view. It is more noticeable as the weather has warmed up and we have been sitting on our porch and the smell has been too bad to comfortably enjoy the space at times.

This neighborhood has many young children that play in the neighborhood, including at the park. I have seen children around 7 years old pulling their siblings (about 2-3 years old) in a wagon un-supervised to play in the park. With an outdoor space that serves alcohol there could be increased chance for incidents and crime. As I am writing this I'm wondering if there is any current code that states a minimum separation from a park to a restaurant that serves alcohol?

Another code compliance question is they added a parking light that rivals airport low visibility landing lights. Our bedroom is directly across from the light and if we want to have the window open it is like sleeping under a beacon. If this isn't a code violation it should be. Please investigate this matter.

Since the restaurant opened there is already increased parking and traffic on our street. This will only get worse with the addition of outdoor dining and our opportunity to use our street parking will be impacted.

The other area that I would like to mention for consideration, is an outdoor dining space brings increased noise. Typically spaces that serve alcohol play music and people talk much louder as they drink more.

Please deny the request for outdoor dining and investigate the other issues mentioned above.

Thank you for your consideration.

Sincerely,
Kristy Alexander

Johanna Schwarz

From: Amanda Hubbard <ahubbard@scoutinvestigativeservice.com>
Sent: Thursday, April 1, 2021 9:15 AM
To: Planning Dept
Subject: Docket no. 04-13-21 / Cilantro Taqueria

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They are as follows:

- 1- Noise level. The noise level already at night impedes restful sleep and the addition of outdoor dining would exacerbate these levels. We both have typical 9-5 jobs and as such we go to bed early. On a number of occasions to date, the noise level has kept my household from being able to sleep. The employees hang out in the back of the restaurant and smoke and talk loudly. There is revolving traffic until closing time, and people seem to linger on the street and talk after having had a few drinks. I am also concerned at the potential for music with outdoor dining, as the noise level currently can be intrusive.
- 2- Parking. There has been a huge uptick in traffic on the street which adds to the noise and limits availability for guest parking.
- 3- Alcohol. Alcohol consumption in general tends to create increased noise level and potential for altercations and crime.
- 4- Current lack of upkeep and overflowing trash. The garbage is piled up over the receptacle fence on a recurring basis and is constantly blowing all over the street. The addition of outdoor dining would increase this situation.
- 5- Closing time of the restaurant. It is my understanding that the closing time is currently 10pm. That means people could be consuming alcohol until 11pm and then the employees leaving even later.
- 6- Location of outdoor dining. No matter where the location of the outdoor dining section (side, back, front) these issues arise and add to the lack of parking. Which will add to the overflow of street traffic.
- 7- To the best of my knowledge I am the only person on this street that received a letter regarding this issue. Therefore those neighbors that do know about it are only aware because I mentioned it to them.
- 8- The park which is located next to our house is used by many families and individuals within close proximity. There are children that play there daily, and a daycare facility that uses it as well. All of these issues I mentioned above are concerning when children can be exposed, but it also adds another area of concern with the potential for crimes against children.
- 9- I am all for local businesses in the community, but not at the expense of being able to comfortably live in it. I have no doubt this restaurant is affecting our property value.

Based on the above concerns I strongly recommend that you deny this request for any outdoor dining.

Thank you for the consideration.

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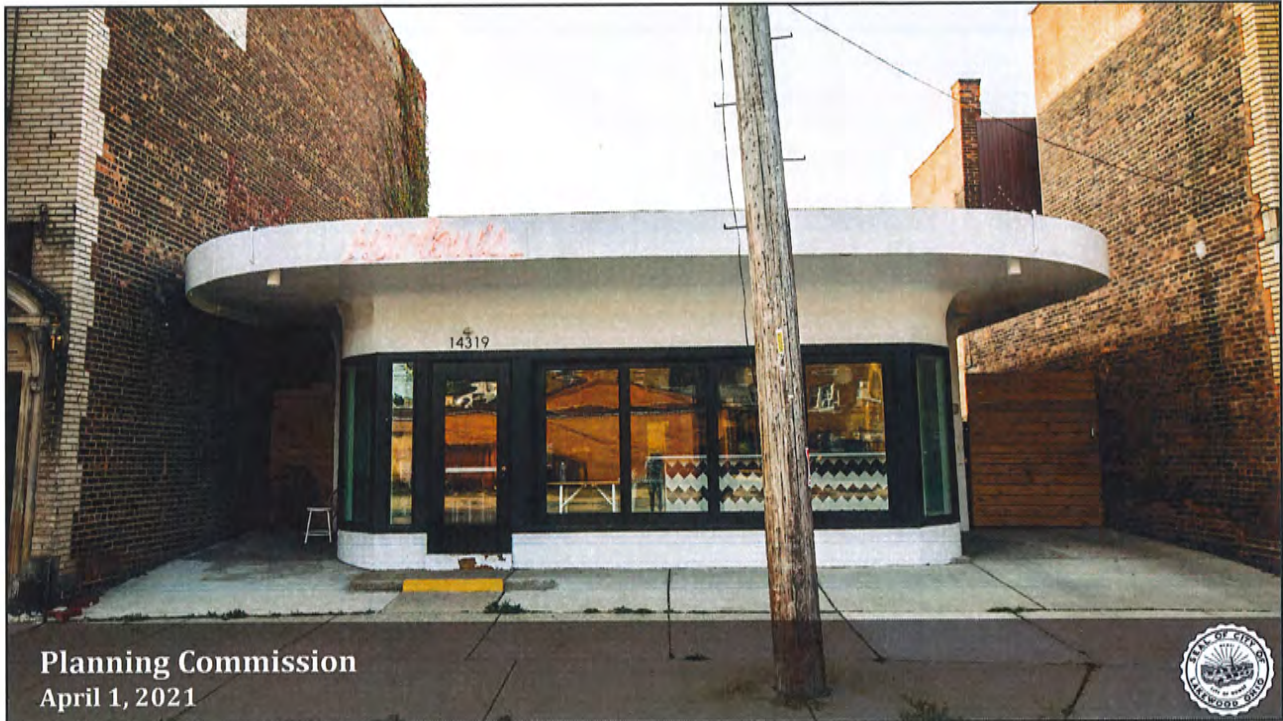
Amanda Hubbard

Criminal Defense Investigator

Ohio Licensed Private Investigator

Scout Investigative Service, LLC
216.877.6993

Ahubbard@scoutinvestigativeservice.com




1

Agenda

- Yearly Renewal of Outdoor Dining
- Temporary Outdoor Dining Parklet – Bar Italia
- Conditional Use – Caliber Collision – **Deferred**
- Parking Plan Review – **Table**
- Lot Split – St. James Catholic Church – **Deferred**
- Conditional Use – Lovebird Tattoos
- Temporary Outdoor Dining – Cilantro Taqueria
- Temporary Outdoor Dining – Harlow’s Pizza
- Communication – Ch. 1153 Fence Code Amendment

Planning Commission
April 1, 2021



2



Docket No. 04-10-21

RENEWAL OF CONDITIONAL USE PERMIT – OUTDOOR DINING

3

Permanent Outdoor Dining

- | | |
|--|---|
| 1. 11801 Clifton Boulevard, Dinerbar on Clifton. | 20. 17625 Detroit Avenue, Salt+. |
| 2. 11904-0 Detroit Avenue, Five O'Clock Lounge. | 21. 18401 Detroit Avenue, Molto Bene Italian Restaurant. |
| 3. 12401 Detroit Avenue, Peppers Italian Restaurant. | 22. 18405 Detroit Avenue, India Garden Bar & Restaurant. |
| 4. 14013 Detroit Avenue, GetGo. | 23. 18616-18622 Detroit Avenue, Around the Corner. |
| 5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW). | 24. 12700 Lake Avenue, Pier W Restaurant. |
| 6. 14018 Detroit Avenue, Lizardville. | 25. 11926 Madison Avenue, The Flying Rib. |
| 7. 14115 Detroit Avenue, Raising Cane's Chicken Fingers. | 26. 12112 Madison Avenue, The Winchester. |
| 8. 14600 Detroit Avenue, Forage Public House. | 27. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining). |
| 9. 14718 Detroit Avenue, Melt Bar & Grilled. | 28. 13362 Madison Avenue, Woodstock aka Trio's. |
| 10. 14900 Detroit Avenue, Rozi's Wine House. | 29. 13368 Madison Avenue, The Bottlehouse Brewery. |
| 11. 15012 Detroit Avenue, 16-Bit + Arcade. | 30. 13427 Madison Avenue, Euro Gyro. |
| 12. 15027 Detroit Avenue, Starbucks Coffee. | 31. 13603 Madison Avenue, Hako. |
| 13. 15326 Detroit Avenue, Voodoo Tuna. | 32. 13715 Madison Avenue, Angelo's Pizza. |
| 14. 15400 Detroit Avenue, Humble Wine Bar. | 33. 14224 Madison Avenue, El Tango Taqueria. |
| 15. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille.*** | 34. 14810 Madison Avenue, The Red Rose Café. |
| 16. 16512 Detroit Avenue, Cozumel Mexican Restaurant. | 35. 15314 Madison Avenue, Mars Bar. |
| 17. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park. | 36. 15527-33 Madison Avenue, Barrio's Lakewood aka Tres Amigos. |
| 18. 16934 Detroit Avenue, Midtown Booths. | 37. 17014 Madison Avenue, Mullen's of Madison. |
| 19. 17103 Detroit Avenue, Game On Lakewood. | 38. 1332 West 117 th Street, Dianna's Restaurant. |
| | 39. 1528 West 117 th Street, Dunkin' Donuts. |

*** Administration has requested review at next month's meeting.

4

Temporary Outdoor Dining

- 1. 11822 Detroit Avenue, The Ohio Inn.
- 2. 13601-05 Detroit Avenue, O'Toole's Pub.
- 3. 14718 Detroit Avenue, Melt Bar and Grilled.
- 4. 15613 Detroit Avenue, Nature's Oasis.
- 5. 16900 Detroit Avenue, Lakewood Food Truck (igloos).
- 6. 16918-24 Detroit Avenue, El Carnicero.
- 7. 17112 Detroit Avenue, Cleveland Vegan
- 8. 17625 Detroit Avenue, Salt+.
- 9. 17900 Detroit Avenue, Side Quest.
- 10. 18206 Detroit Avenue, Avenue Tap House.
- 11. 18515 Detroit Avenue, Georgetown (igloos).
- 12. 18605 Detroit Avenue, Harry Buffalo.
- 13. 18616 Detroit Avenue, Around the Corner (igloos).
- 14. 12301 Madison Avenue, LBM.
- 15. 12301 Madison Avenue, LBM (parklet).
- 16. 12401 Madison Avenue, Griffin cider House and Gin Bar.
- 17. 13200 Madison Avenue, Mahall's Twenty Lanes.
- 18. 13333 Madison Avenue, Waterbury Bistro.
- 19. 13735 Madison Avenue, Dang Good Foods.
- 20. 14523 Madison Avenue, Sarita a restaurant.
- 21. 15314 Madison Avenue, Mars Bar & Café.
- 22. 15315 Madison Avenue, Buckeye Beer Engine (greenhouses).
- 23. 15527 Madison Avenue, Barrio.

5



Docket No. 11-51-21
 15625 Detroit Avenue

**BAR ITALIA PARKLET – TEMPORARY
 OUTDOOR DINING**

6

Request

Review and approval of a conditional use permit to allow the operation of a parklet on Detroit Avenue; a conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporary. The property is in a C2 – Commercial, Retail district.

7

Temporary Outdoor Dining

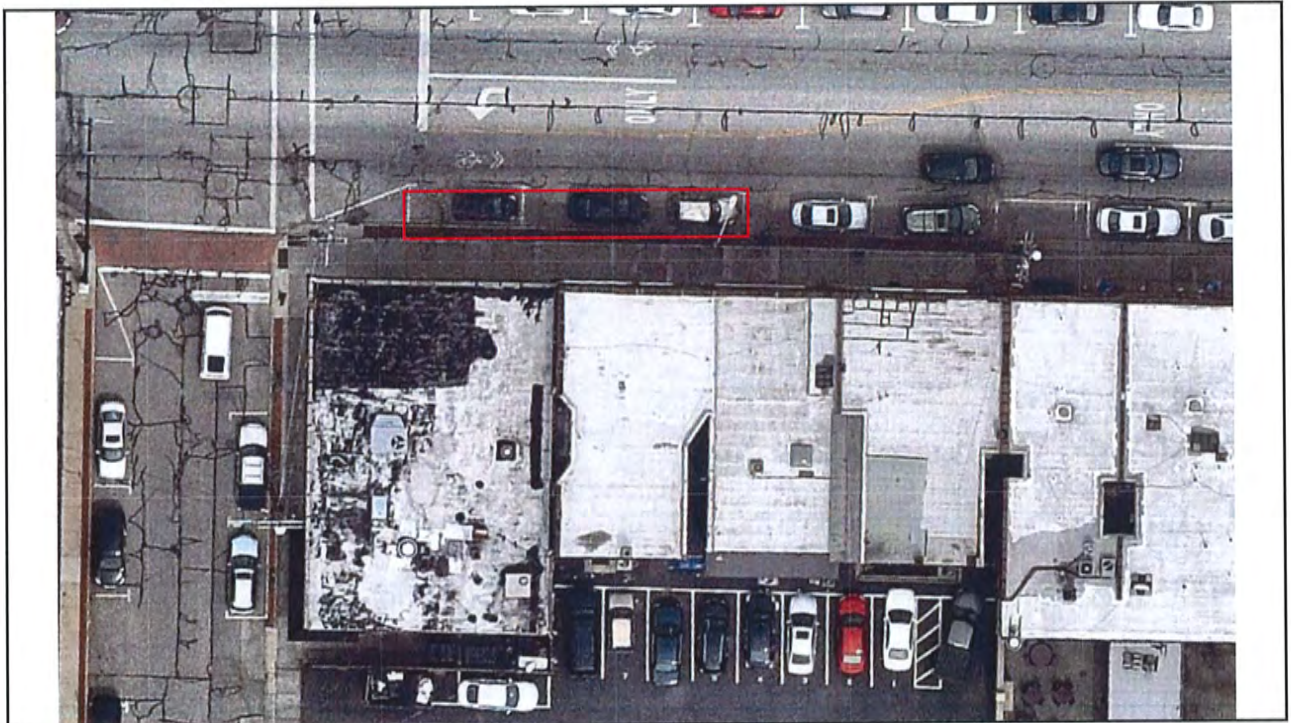
Permitted pursuant to Resolution 2020-31.

- Allows PC to temporarily waive or modify the requirements in **LCO 1161.03** and **1129.13** through December 2022.
- Requests for up to 30 seats.
- Barrier required where alcohol is served or when placed in parking area.
- Not open after 10 PM, although PC can set an earlier time.
- No entertainment or outside speakers.
- ABR administrative approval unless otherwise specified by PC.

8



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SAFETY FORCES REVIEW

Police:

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

Fire:

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

Engineering:

Need to maintain drainage path along the curb.

Building Department:

Need to have ADA accessibility.

Architectural Review:

- Ensure Parklet Guidelines are met.
- Do not have backs of diners to the traffic, place seating perpendicular to traffic flow.
- Also need to provide images of proposed chairs, tables, planters, and barricade, as well as drawings of proposed platform indicating materials.

16

Request

Review and approval of a conditional use permit to allow the operation of a parklet on Detroit Avenue; a conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporary. The property is in a C2 – Commercial, Retail district.

Recommended Conditions:

1. Must comply with all Temporary Parklet Standards.
2. Compliance with safety forces and administrative review.
3. Written approval and use agreement with Nature's Oasis.
4. Must be removed from the ROW December 1– March 31.

17



Docket No. 03-08-21
11801 Detroit Avenue

CALIBER COLLISION

18



19



20

Request

The City of Lakewood requests approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop. Pursuant to Chapter 1161.03 (j) – Motor Vehicle Repair/Body Shop. The property is in a C3 - Commercial, General Business district.

Docket No. 03-08-21
11801 Detroit Avenue

21



22

Accessory Parking

(a) Accessory Parking. In a residential district, accessory parking for a lot in a commercial district may be permitted as a conditional use provided that:

(1) The lot on which the proposed use is to be located abuts the commercial lot to which it is accessory;

(2) The parking lot shall be used only for the parking of non-commercial passenger motor vehicles; and

When determining whether to grant a conditional use permit for accessory parking, the Commission may limit the hours of operation of the proposed conditional use.

(Ord. 52-10. Passed 9-20-2010.)

Docket No. 03-08-21
11801 Detroit Avenue

23

1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

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

(a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this **Code** and the **Vision**.

(b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.

(c) That the conditional use will not change the essential character of the general vicinity in which it is located.

(d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.

(e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.

(f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.

(g) That adequate measures have been taken to minimize traffic congestion on public streets.

(h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.

(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.

24

(j) Motor Vehicle Repair/Body Shop. In a C2 Retail District or C3 General Business District, a motor vehicle repair/body shop may be permitted as a conditionally permitted use provided that:

(1) The width of the lot on which the proposed use is to be located shall be not less than 150 feet at the building line, where the proposed conditional use is to be located on a corner lot the herein lot-width requirement shall apply to all sides fronting a public or private right-of-way;

(2) The area of the lot on which the proposed use is to be located shall be not less than 22,500 square feet;

(3) All activities, including cleaning, washing, and drying operations shall take place inside the principal structure;

(4) No merchandise may be displayed outside the principal structure;

(5) No unlicensed or inoperative motor vehicle shall be permitted on the property outside of the principal structure for more than forty-eight (48) hours;

(6) Where the proposed use includes body and fender repair or painting, there will be no emissions of odors, dust, smoke, gas, or fumes from the premises on which the proposed use is to be located;

(7) All outdoor wiring, including electrical and telephone wiring, shall be installed underground;

(8) A landscape area at least five (5) feet wide shall be provided on the subject lot where the lot abuts a public right-of-way, except where interrupted by driveways; and

(9) Landscaping and screening, approved by the Architectural Board of Review pursuant to Chapter 1141, is provided; where such use abuts a residential district or use, said landscaped area shall be not less than ten (10) feet wide.

25

- Lot width at Detroit Avenue does not meet 150-ft. requirement.
- Exceeds maximum parking – 38 per max retail.
- Min. 5ft landscape area provided on public ROW – 10 ft landscaping and screening along residential
- Bury utilities
- Residential zoned lots – accessory parking conditional use

Docket No. 03-08-21
11801 Detroit Avenue

26

| Land Record | | | |
|------------------|-------|-------------|-------|
| Record Number | 1 | Land Type | 1 |
| Legal Front | 195.8 | Legal Depth | |
| Effective Front | 195.8 | Avg Depth | |
| Lot Size (SqFt.) | 34330 | Acreeage | 0.788 |
| Topography | LEVEL | Lot Shape | |
| Site Factors | | | |
| 1. CORNER INFL | | | |
| Land Record | | | |
| Record Number | 2 | Land Type | 2 |
| Legal Front | 195.8 | Legal Depth | |
| Effective Front | 195.8 | Avg Depth | |
| Lot Size (SqFt.) | 13000 | Acreeage | 0.298 |
| Topography | LEVEL | Lot Shape | |


27

Request - DEFER

The City of Lakewood requests approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop. Pursuant to Chapter 1161.03 (j) – Motor Vehicle Repair/Body Shop. The property is in a C3 - Commercial, General Business district.

Docket No. 03-08-21
11801 Detroit Avenue

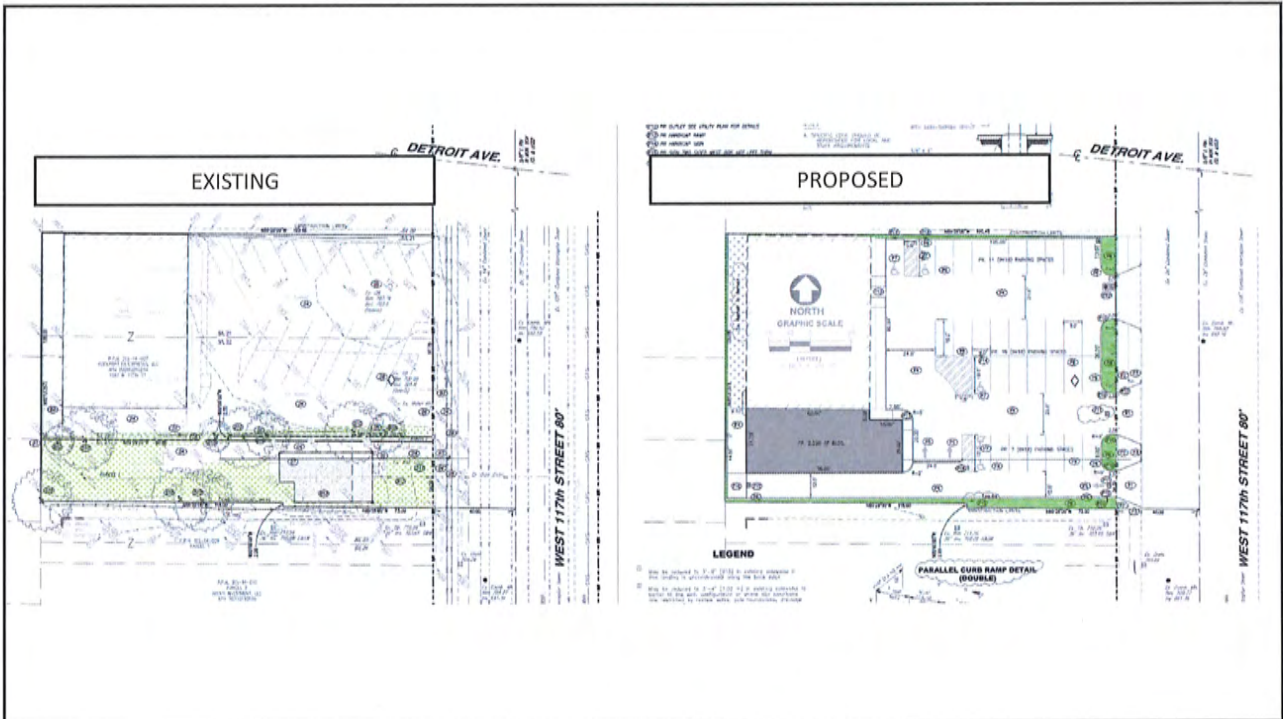
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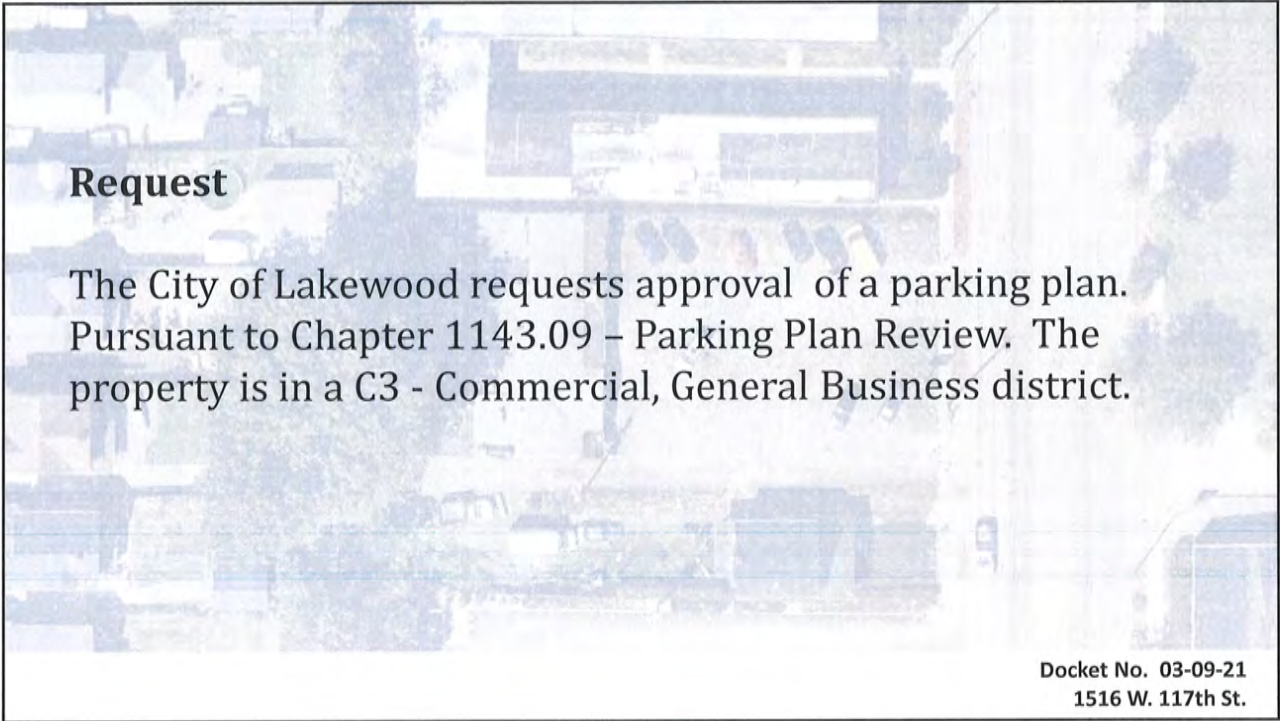
Docket No. 03-09-21
1516 W. 117th St.

ROCKPORT ENTERPRISE PARKING PLAN

29



30



Request

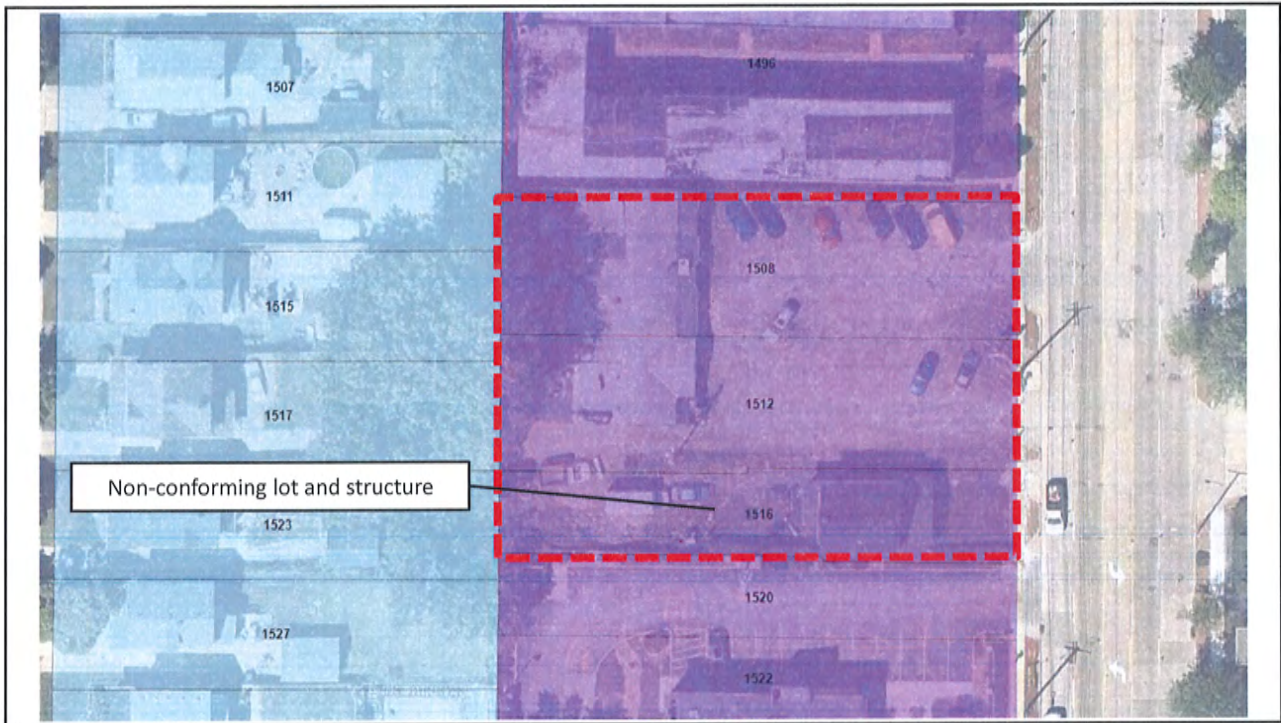
The City of Lakewood requests approval of a parking plan. Pursuant to Chapter 1143.09 – Parking Plan Review. The property is in a C3 - Commercial, General Business district.

Docket No. 03-09-21
1516 W. 117th St.

31



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Findings

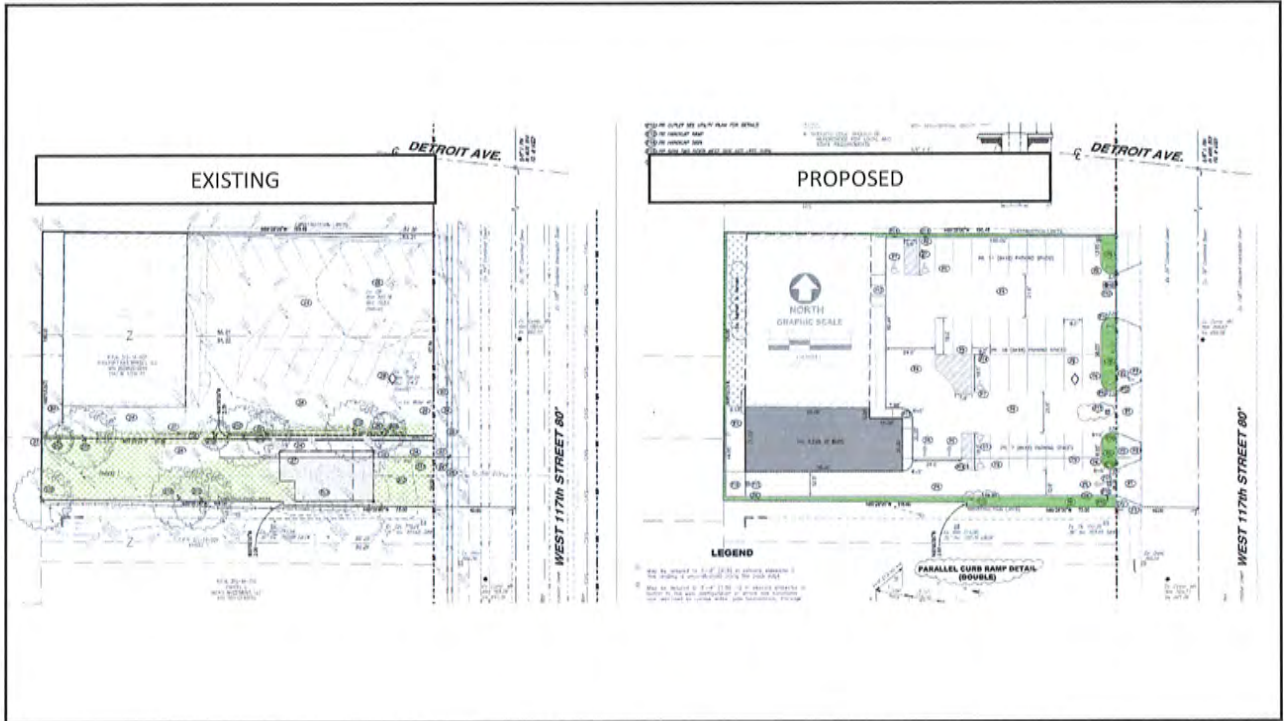
- 25 spaces existing, 34 proposed
- 2300 SF addition proposed, 6 spaces additional permitted, 9 proposed
- No street parking on 117th

City Recommendations

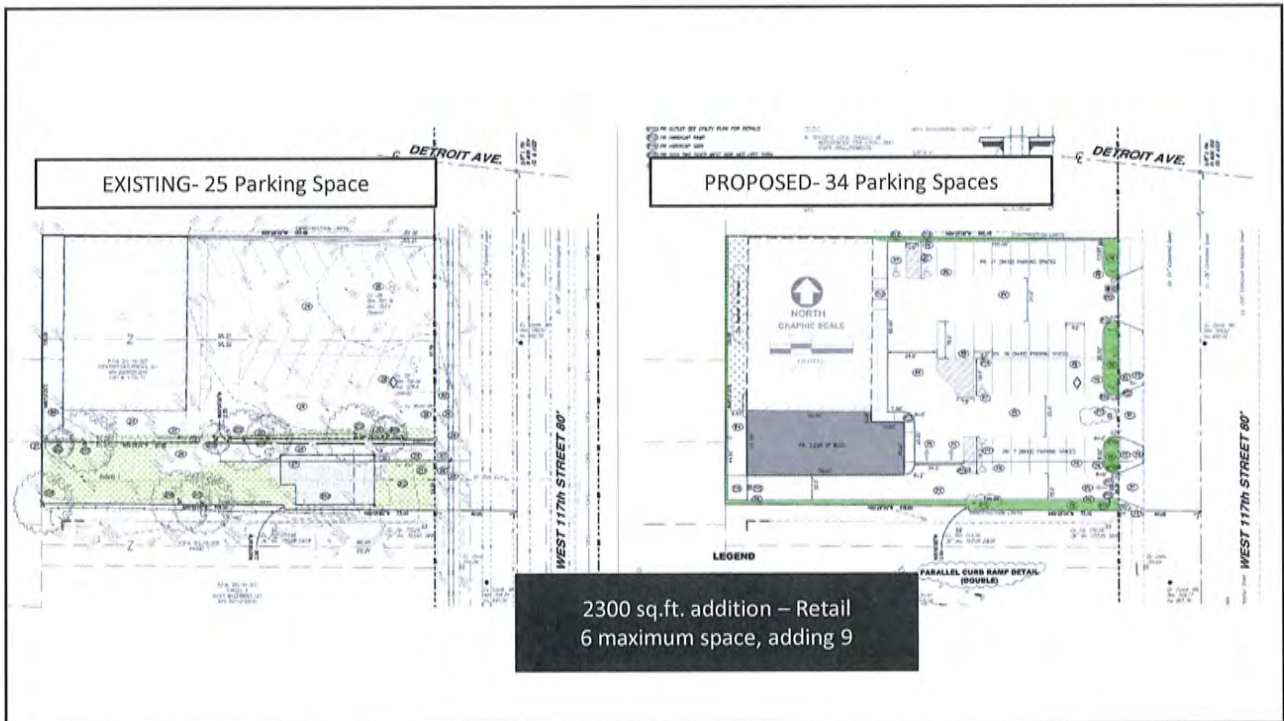
- Work with ABR to minimize curb cuts, improve circulation, add pedestrian access from 117th, and provisions for bike parking
- Permit applicant to exceed 9 additional spaces, if the applicant can optimize parking working with ABR and gain additional spaces within the limits of the proposed parking lot

Docket No. 03-09-21
1516 W. 117th St.

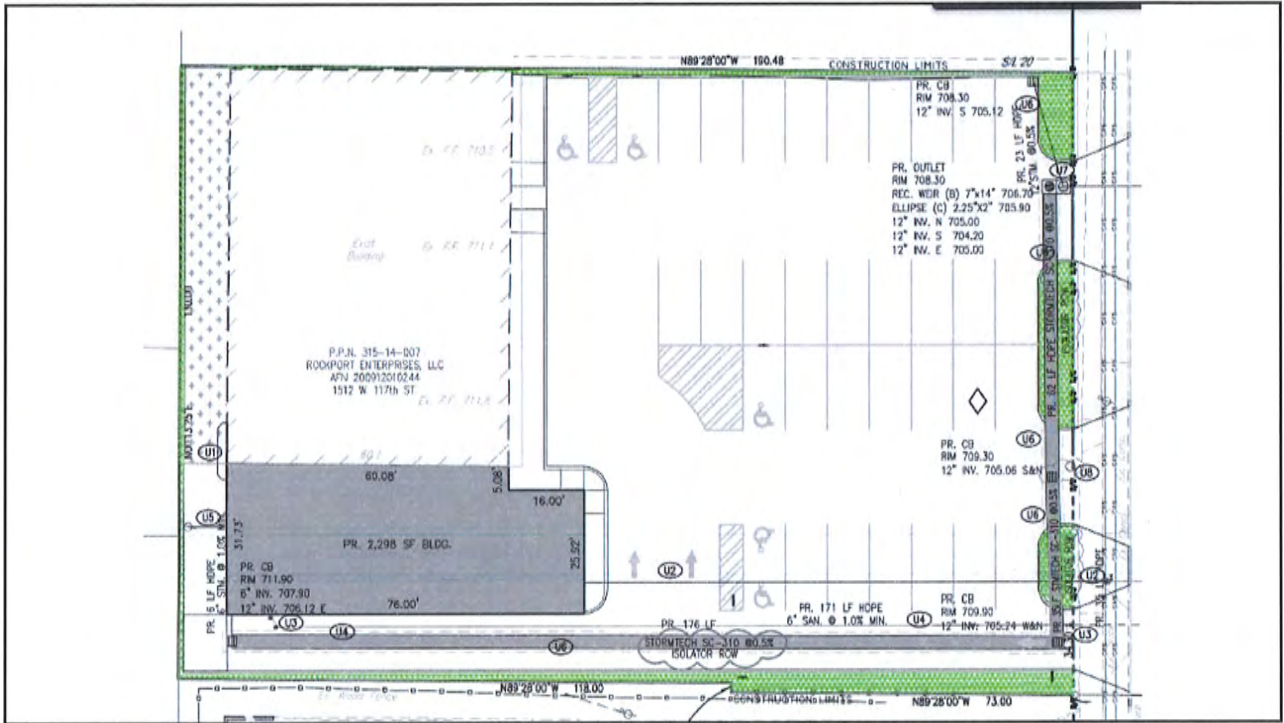
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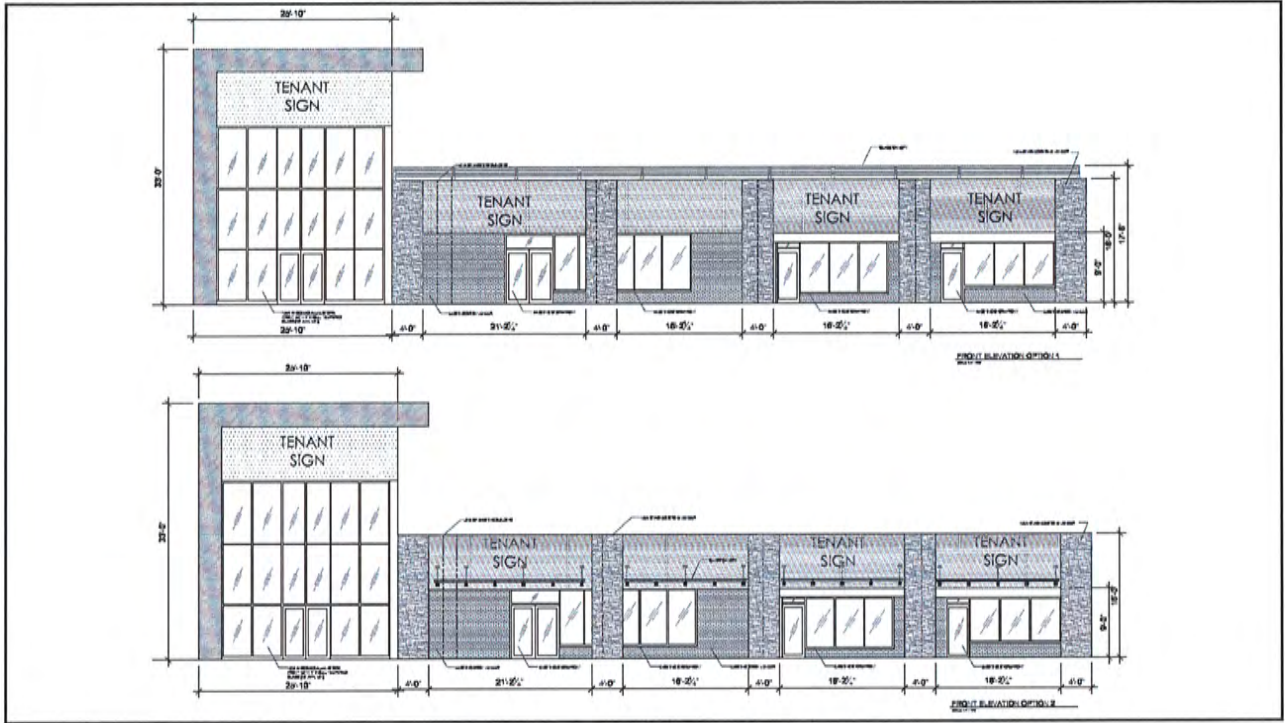
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Recommendations

- Reduce curb cuts.
- Circulation of cars within parking lot.
- Pedestrian access from 117th.
- Consideration for bike parking.
- Landscaping islands in parking lot.

Docket No. 03-09-21
1516 W. 117th St.

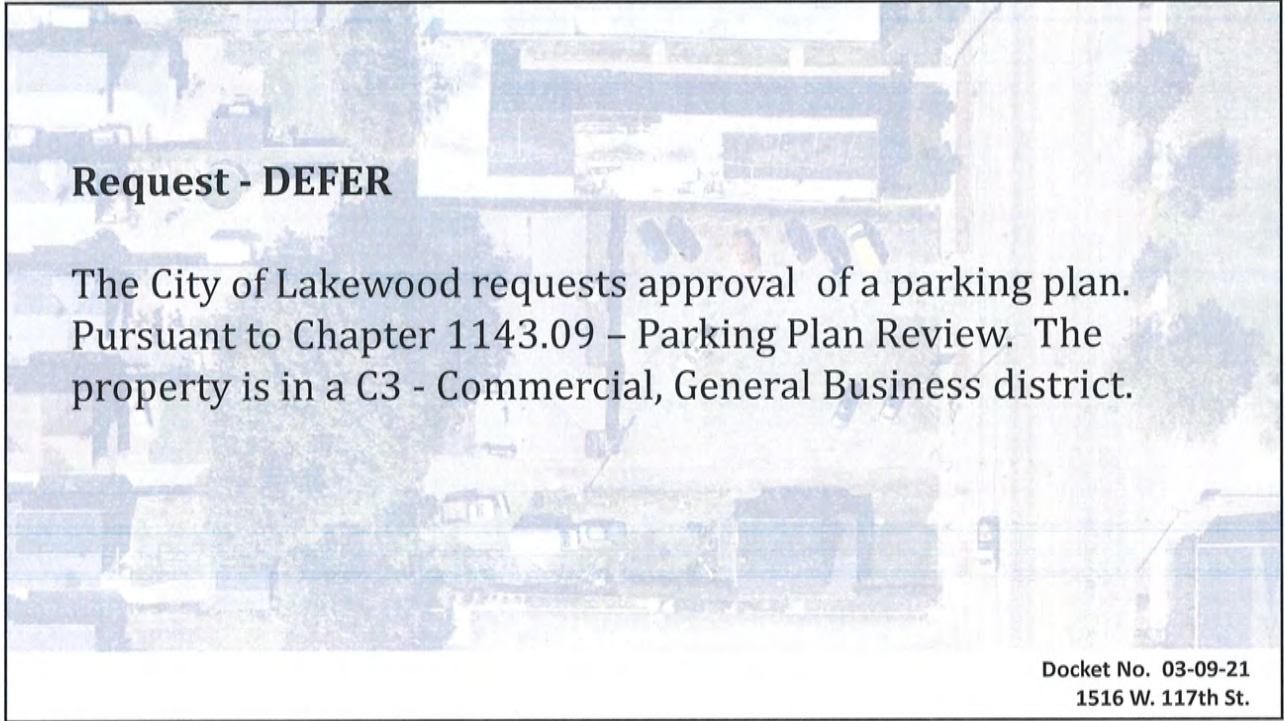
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Request - DEFER

The City of Lakewood requests approval of a parking plan. Pursuant to Chapter 1143.09 – Parking Plan Review. The property is in a C3 - Commercial, General Business district.

Docket No. 03-09-21
1516 W. 117th St.

41



Docket No. 04-11-21
17514 Detroit Avenue

**ST. JAMES CATHOLIC CHURCH –
LOT SPLIT**

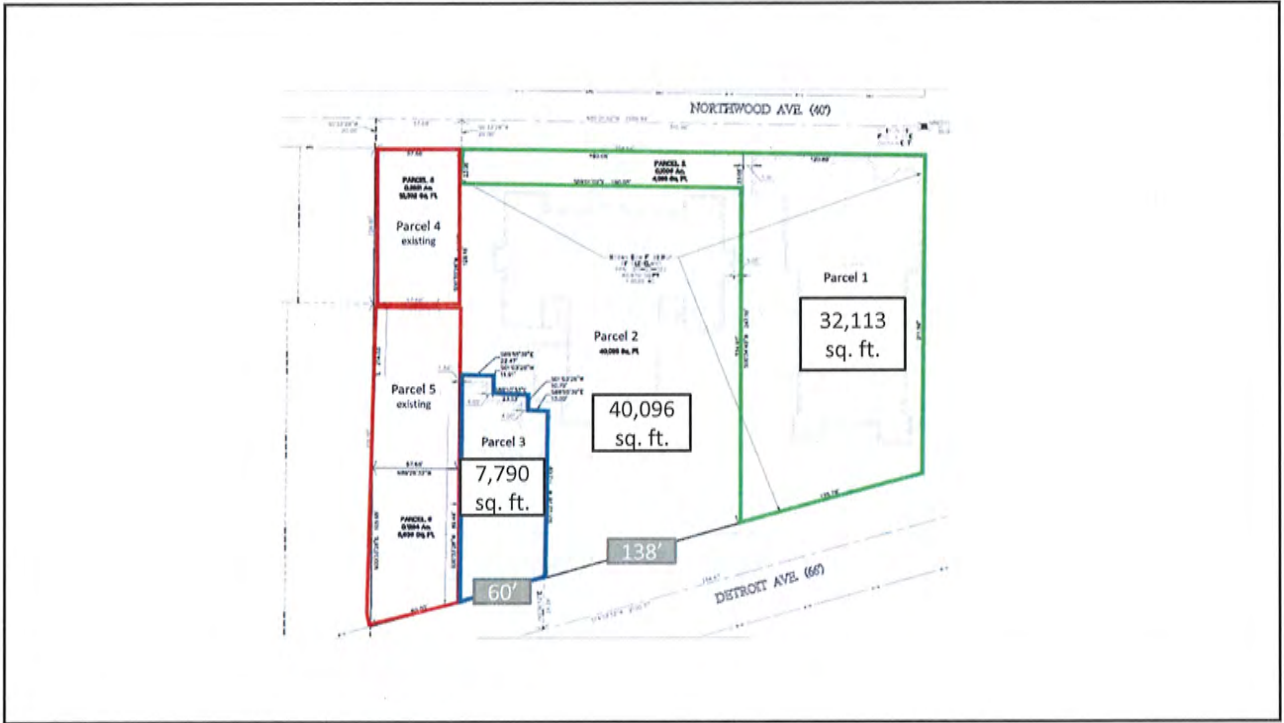
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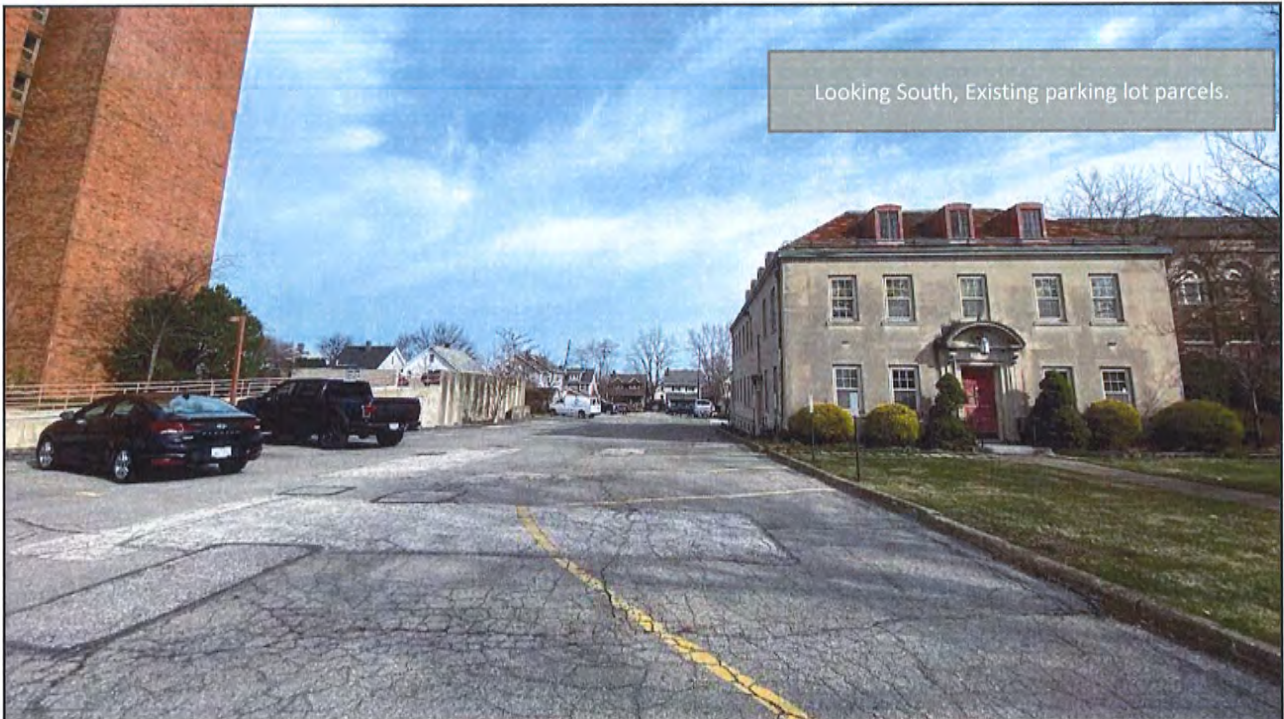
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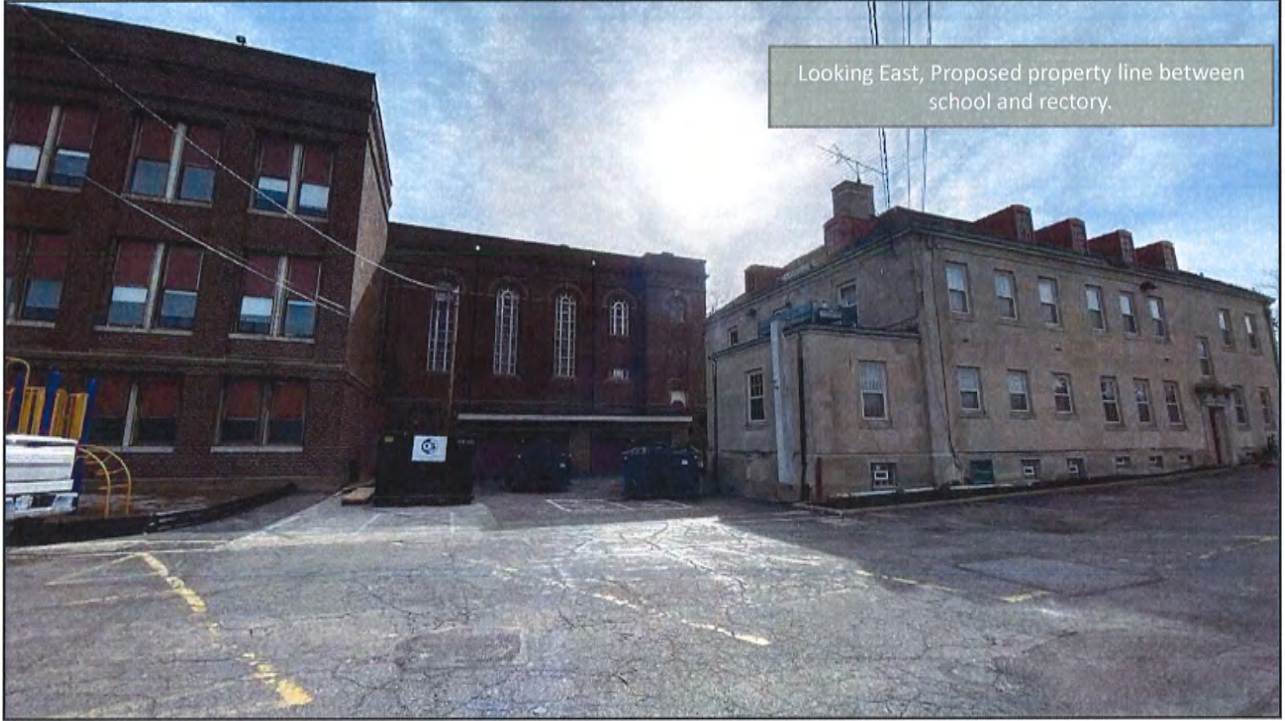
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Looking South, Proposed property line between church and school.

49



Docket No. 04-12-21
12501 Madison Avenue

CONDITIONAL USE – LOVEBIRD TATTOOS

50



51

Request

Review and approval of a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C2 - Commercial, Retail district.

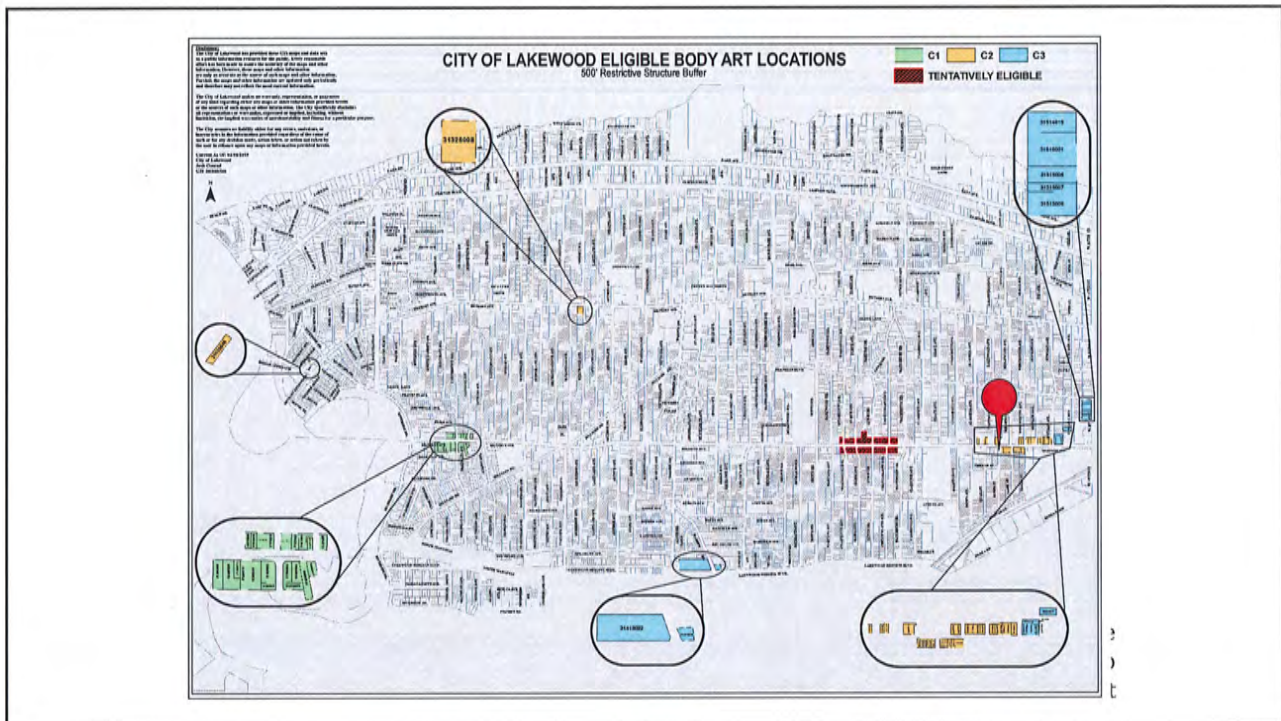
52

1161.03(z)

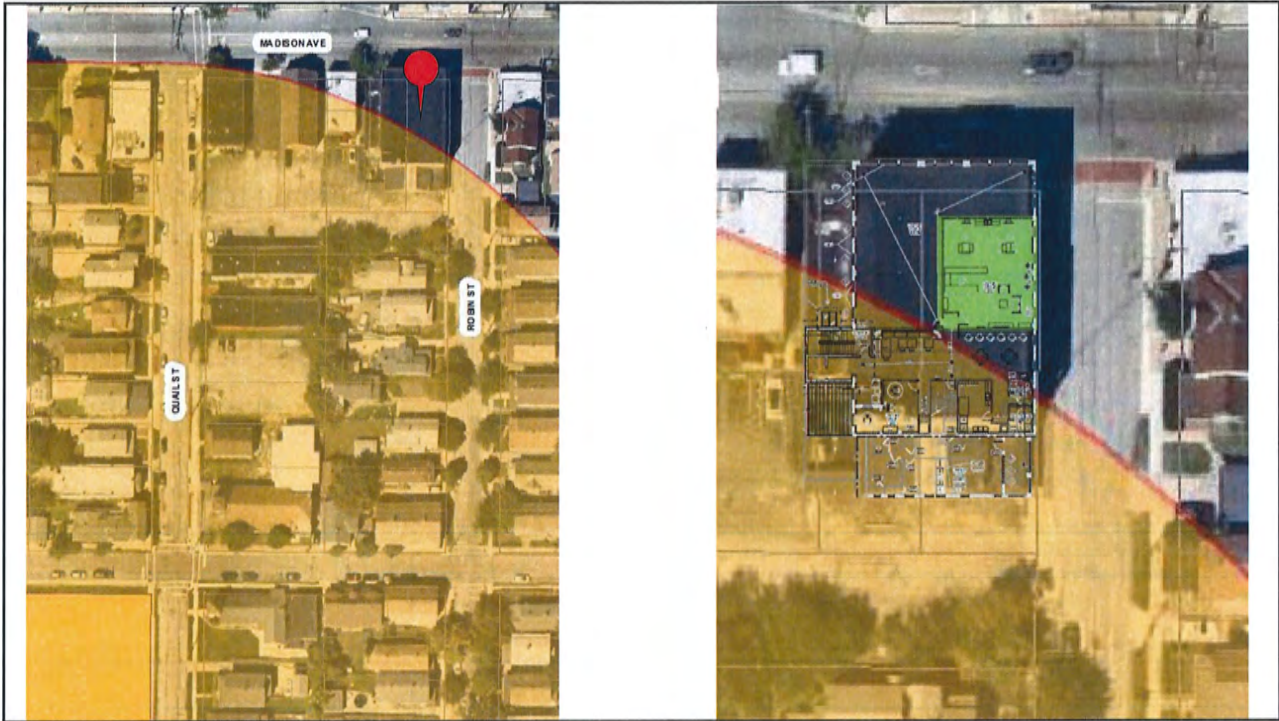
- Single-use instruments
- Owner or manager no less than 3 years of experience
- Liability insurance of at least \$1M
- No electronic signage
- Hours 8AM-9PM
- Waste handled through qualified contractor

Applicant Provided resume with references showing she met employment requirements. Provided copy of insurance.

53



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55

Request

Review and approval of a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C2 - Commercial, Retail district.

56



Docket No. 04-13-21
18260 Detroit Avenue

TEMPORARY OUTDOOR DINING CONDITIONAL USE – CILANTRO TAQUERIA

57



58

Slide 58

KM1 Katelyn Milius, 4/1/2021

Request

Approval of a conditional use permit for the temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31 A (9-21-2020). Property is in a C2 – Commercial, Retail district.

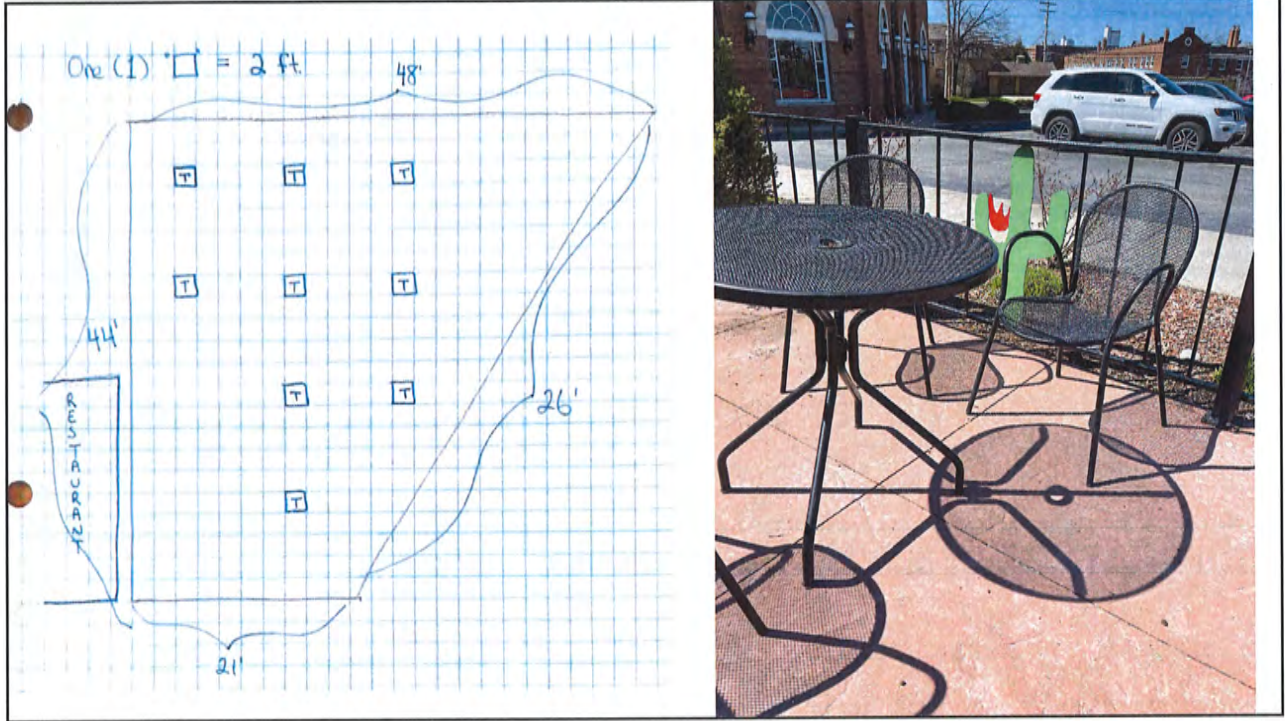
59

Temporary Outdoor Dining

Permitted pursuant to Resolution 2020-31.

- Allows PC to temporarily waive or modify the requirements in **LCO 1161.03** and **1129.13** through December 2022.
- Requests for up to 30 seats.
- Barrier required where alcohol is served or when placed in parking area.
- Not open after 10 PM, although PC can set an earlier time.
- No entertainment or outside speakers.
- ABR administrative approval unless otherwise specified by PC.

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SAFETY FORCES REVIEW

- Police: Close to apartments, concerned about noise complaints and hours.
- Fire: Ensure exit from patio. No obstructions to fire exit.
- Engineering: Reflective material on barriers.
- Building: Gate to exit from patio.
- ABR: Need barrier, table, and seating specifications. Provide ADA compliant seating.

NOTE: Will have to return for permanent approval.

66

Request

Approval of a conditional use permit for the temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31 A (9-21-2020). Property is in a C2 – Commercial, Retail district.

Recommended conditions:

Comply with safety review comments. Needs ABR administrative approval.

Maximum 30 seats with proper spacing for social distancing.

67



Docket No. 04-14-21
14319 Madison Avenue

**TEMPORARY OUTDOOR DINING
CONDITIONAL USE – HARLOW'S**

68



69

Request

Review and approval of a conditional use for permit for the temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31 A (9-21-2020). Property is in a C2 – Commercial, Retail district.

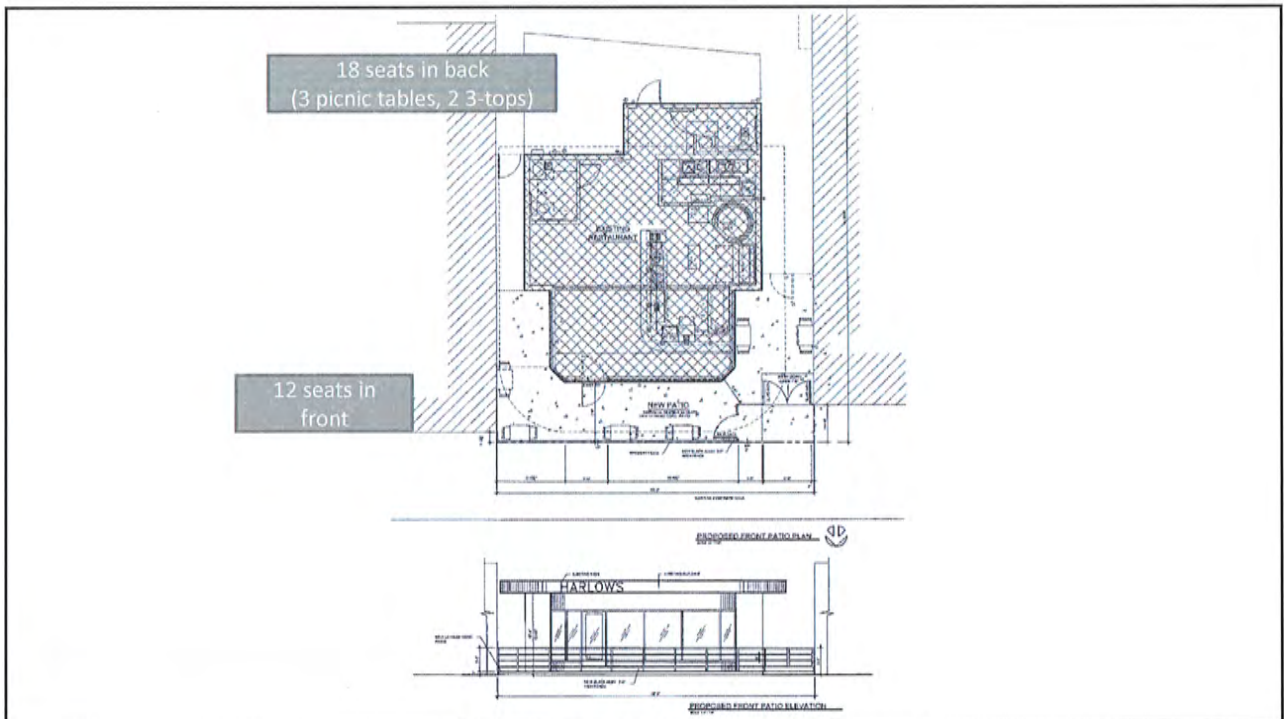
70

Temporary Outdoor Dining

Permitted pursuant to Resolution 2020-31.

- Allows PC to temporarily waive or modify the requirements in **LCO 1161.03** and **1129.13** through December 2022.
- Requests for up to 30 seats.
- Barrier required where alcohol is served or when placed in parking area.
- Not open after 10 PM, although PC can set an earlier time.
- No entertainment or outside speakers.
- ABR administrative approval unless otherwise specified by PC.

71



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SAFETY FORCES REVIEW

- **Planning:** Survey needed to determine ROW.
- **Police:** None
- **Fire:** None
- **Engineering:** None
- **Building:** Will do full review as part of submittal.
- **ABR:** At this month's full meeting.

NOTE: Will have to return for front and back patio for permanent approval.

76

Request

Review and approval of a conditional use for permit for the temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31 A (9-21-2020). Property is in a C2 – Commercial, Retail district.

Recommended conditions:

Survey to confirm front property line.
30 seats between front and back patio spaces.

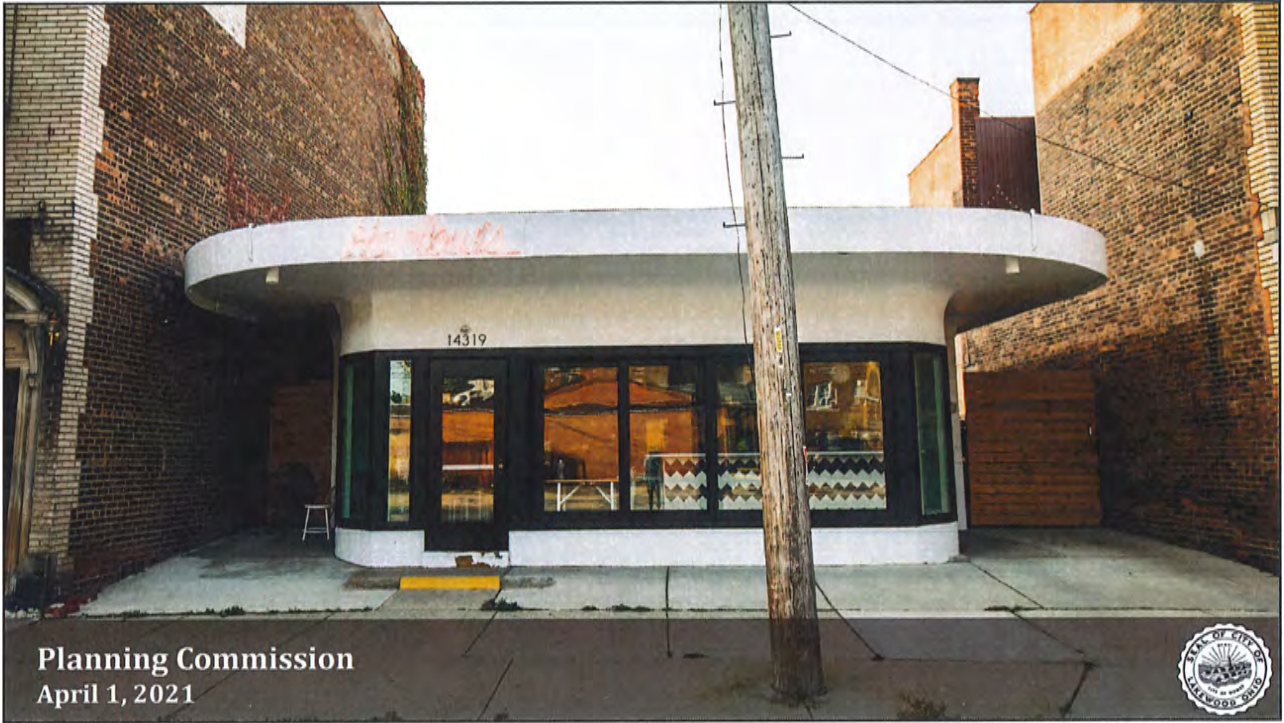
77



Docket No. 04-15-21

ZONING CODE AMENDMENT – CHAPTER 1153 FENCES

78



Planning Commission
April 1, 2021

