



# City of Lakewood Planning Commission

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MINUTES  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
APRIL 2, 2026  
6:00 P.M.  
RECORDED

<https://www.lakewoodoh.gov/videos-2/>

## 1. ROLL CALL

### Members Present

Hannah Gall-Absent  
Nicholas LaPointe, Chair  
Nicholas Miller  
Kyle Reisz

### Staff Present

David Baas, Assistant Director P & D, Secretary  
Mark Papke, Engineer  
Michelle Nochta, Senior Planner

William Sanderson, Vice Chair

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to excuse Ms. Gall from the meeting. All of the members voted yea; the motion passed.

## 2. APPROVE THE MINUTES OF THE MARCH 5, 2026 MEETING

- **AMEND** minutes, Mr. Sanderson recused himself from the Marlowe Ave. project.

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to **APPROVE** the AMENDED MARCH 5, 2026 meeting minutes. All of the members voted yea; the motion passed.

## 3. OPENING REMARKS

Mr. Baas read the Opening Remarks into record.

## OLD BUSINESS

### 4. Docket No. 04-07-26 OD

2035 Quail St.

Birdtown Brewing Outdoor Dining

Ryan Grammerstorf, **Birdtown Brewing**, 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.

(Ord. 33-2022. Passed 11-21-22.) The property is in the R2 Zoning district and the Mixed Use Overlay District.

- Ryan Grammerstorf, representing Birdtown Brewing, was present to discuss the plans for the patio. He stated that the patio will enhance the building and location, it will be fenced in with 35-40 seats, string lighting will be installed and it will have handicap accessibility. He also stated that they are interested in year round use for this location. Patio will be 935 sq.ft. and the on site parking is clearly designated. Mr. Grammerstorf also discussed the hours of operation to the Board. During the week, 4:00pm-10:00pm, Friday 4pm-12am, Saturday 11am-12am, and Sunday 11am-10pm.
- Mr. Baas had a discussion about the tables, chairs and landscape and how things are within code. He stated that the location has a good plan in place. Mr. Baas emphasized the importance of the code and that the patrons need to be made aware of the public parking locations that are within 1000' of the location. He also highlighted the Conditional Use Permit standards. Mr. Baas stated that the original review and approval was in 2014 and a Mixed Use Overlay Renewal was in 2021 with conditions. A discussion was made on the occupancy and the parking requirements.
- No public comment
- Board comments: Mr. Miller asked if bicycle parking was available and was informed that there will be a bike rack installed. Me. LaPointe asked for a confirmation of the original mixed use overlay approval, 2021 was given.

A motion was made by Mr. LaPointe, seconded by Mr. Miller to APPROVE Docket No. 04-07-26. With conditions:

- Credit given for public parking (300+ spaces) within 1000' per (per 1143.10)
- Patio occupancy is limited to 35 people per certificate of occupancy
- Permission for year-round operation is granted

All of the members voted yea; the motion passed.

## NEW BUSINESS

### CONDITIONAL USE

#### 5. Docket No. 04-08-26 SOD 15314 MADISON AVE Mars Bar Sidewalk Dining 2026

George Gountis, **Mars Bar**, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor dining on a public sidewalk, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. (Ord. 33-2022. Passed 11-21-22.) The property is in the C2, Commercial Retail district.

- Mr. Baas discussed the PROWAG Assessment Process for 2026. A multi-departmental team is dispatched at the businesses request to assess sidewalk conditions. Cross slope is measured in the proposed Pedestrian Access Route (PAR) and cannot exceed the permitted 1:48 or 2 % and the width of compliant PAR is five feet. If business meets all compliant PAR criteria, the owner can apply for a conditional use permit for the pre-determined area. If approved, the business applies for the annual license which will include provision of insurance and use agreement.

After initial year, the business need not return to Planning Commission, just needs to maintain compliance and renew license each year.

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to APPROVE Docket No. 04-08-26. With conditions:

- o Must maintain minimum compliant Pedestrian Access Route (PAR) of five feet.

All of the members voted yea; the motion passed.

**6. Docket No. 04-09-26 SOD  
15527 MADISON AVE  
Barrio Sidewalk Dining 2026**

Sean Fairbairn, **Barrio**, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor dining on a public sidewalk, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. (Ord. 33-2022. Passed 11-21-22.) The property is in the C2, Commercial Retail district.

- Mr. Baas discussed the PROWAG Assessment Process for 2026. A multi-departmental team is dispatched at the businesses request to assess sidewalk conditions. Cross slope is measured in the proposed Pedestrian Access Route (PAR) and cannot exceed the permitted 1:48 or 2 % and the width of compliant PAR is five feet. If business meets all compliant PAR criteria, the owner can apply for a conditional use permit for the pre-determined area. If approved, the business applies for the annual license which will include provision of insurance and use agreement. After initial year, the business need not return to Planning Commission, just needs to maintain compliance and renew license each year.

A motion was made by Mr. LaPointe, seconded by Mr. Miller to APPROVE Docket No. 04-09-26. With conditions:

- o Must maintain minimum compliant Pedestrian Access Route (PAR) of five feet.

All of the members voted yea; the motion passed.

**7. Docket No. 04-10-26 SOD  
17112 DETROIT AVE  
Cleveland Vegan Sidewalk Dining 2026**

Laura Ross, **Cleveland Vegan**, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor dining on a public sidewalk, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. (Ord. 33-2022. Passed 11-21-22.) The property is in the C2, Commercial Retail district.

- Mr. Baas discussed the PROWAG Assessment Process for 2026. A multi-departmental team is dispatched at the businesses request to assess sidewalk conditions. Cross slope is measured in the proposed Pedestrian Access Route (PAR) and cannot exceed the permitted 1:48 or 2 % and the width of compliant PAR is five feet. If business meets all compliant PAR criteria, the owner can apply for a

conditional use permit for the pre-determined area. If approved, the business applies for the annual license which will include provision of insurance and use agreement. After initial year, the business need not return to Planning Commission, just needs to maintain compliance and renew license each year.

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to APPROVE Docket No. 04-10-26. With conditions:

- o Must maintain minimum compliant Pedestrian Access Route (PAR) of five feet.

All of the members voted yea; the motion passed.

**8. Docket No. 04-11-26 SOD**  
**14224 Madison Ave**  
**The Pastimes Café Sidewalk Dining 2026**

Evan Laisure, **The Pastimes Café** applicant requests the review and approval for a conditional use permit to operate seasonal outdoor dining on a public sidewalk, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. (Ord. 33-2022. Passed 11-21-22.) The property is in the C3, Commercial General district.

- Mr. Baas discussed the PROWAG Assessment Process for 2026. A multi-departmental team is dispatched at the businesses request to assess sidewalk conditions. Cross slope is measured in the proposed Pedestrian Access Route (PAR) and cannot exceed the permitted 1:48 or 2 % and the width of compliant PAR is five feet. If business meets all compliant PAR criteria, the owner can apply for a conditional use permit for the pre-determined area. If approved, the business applies for the annual license which will include provision of insurance and use agreement. After initial year, the business need not return to Planning Commission, just needs to maintain compliance and renew license each year.

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to APPROVE Docket No. 04-11-26. With conditions:

- o Must maintain minimum compliant Pedestrian Access Route (PAR) of five feet.

All of the members voted yea; the motion passed.

## COMMUNICATION

### 9. Docket No. 04-12-26

Communication from David Baas, Assistant Director of Planning and Development  
**Renewal of Conditional Use Permit for Outdoor Seasonal Dining on private property.**

The following businesses received approval for renewal of a Conditional Use permit **for the year 2026** through the annual administrative review by the Department of Planning and Development:

- |                              |                                  |
|------------------------------|----------------------------------|
| 1. 18622 DETROIT AVE         | AROUND THE CORNER                |
| 2. 15527 MADISON AVE         | BARRIO- REAR DINING AREA         |
| 3. 15315 MADISON AVE         | BUCKEYE BEER ENGINE              |
| 4. 18260 DETROIT AVE         | CILANTRO TAQUERIA                |
| 5. 16512 DETROIT AVE         | COZUMEL MEXICAN RESTAURANT       |
| 6. 15322 DETROIT AVE         | CRUMB & SPIGOT                   |
| 7. 15012 DETROIT AVE         | DAVE'S HOT CHICKE                |
| 8. 11801 CLIFTON BLVD        | DINERBAR ON CLIFTON              |
| 9. 1528 W. 117TH ST.         | DUNKIN' DONUTS                   |
| 10. 11922 MADISON AVE        | EAST END BISTRO                  |
| 11. 11904-08 DETROIT AVE     | FIVE O'CLOCK LOUNGE              |
| 12. 14600 DETROIT AVE        | FORAGE PUBLIC HOUSE              |
| 13. 17103 DETROIT AVE        | GAME ON LAKEWOOD                 |
| 14. 17415 NORTHWOOD          | GARDEN BAR (@ St. James)         |
| 15. 18515 DETROIT AVE        | GEORGETOWN RESTAURANT            |
| 16. 14013 DETROIT AVE        | GETGO                            |
| 17. 13603 MADISON AVE        | HAKO SUSHI AKA AJI NOODLE        |
| 18. 13333 MADISON AVE        | HAMMER AND NAILS                 |
| 19. 14319 MADISON AVE        | HARLOW'S PIZZA                   |
| 20. 15400 DETROIT AVE        | HUMBLE WINE BAR                  |
| 21. 18120 SLOANE AVE.        | IMMIGRANT SON BREWERY            |
| 22. 18405 DETROIT AVE        | INDIA GARDEN                     |
| 23. 16306 DETROIT AVE        | JERSEY MIKE'S SUBS               |
| 24. 14725 DETROIT AVE        | JIMMY JOHN'S                     |
| 25. 11750 MADISON AVE        | JOE'S DELI                       |
| 26. 12420 MADISON AVE        | K-TOWN RESTAURANT AND MARKET     |
| 27. 16900 DETROIT AVE        | LAKEWOOD TRUCK PARK              |
| 28. 14018 DETROIT AVE        | LIZARDVILLE                      |
| 29. 15314 MADISON AVE        | MARS BAR CAFÉ – REAR DINING AREA |
| 30. 15605-07 1/2 DETROIT AVE | MERRY ARTS PUB & GRILLE          |
| 31. 16934 DETROIT AVE        | MIDTOWN BOOTHS                   |
| 32. 18401 DETROIT AVE        | MOLTO BENE ITALIAN RESTAURANT    |
| 33. 17014 MADISON AVE        | MULLEN'S ON MADISON              |
| 34. 15613 DETROIT AVE        | NATURE'S OASIS                   |
| 35. 14701 DETROIT AVE        | PANERA                           |
| 36. 12700 LAKE AVE           | PIER W                           |
| 37. 16719 DETROIT AVE        | PLANK ROAD TAVERN                |
| 38. 14115 DETROIT AVE        | RAISING CANE'S CHICKEN FINGERS   |
| 39. 14900 DETROIT AVE        | ROZI'S WINE HOUSE                |

40. 17514 DETROIT AVE	SACRED HOUR SPA@ST JAMES
41. 14523 MADISON AVE	SARITA A RESTAURANT
42. 14701 DETROIT AVE	SAUCED TAPROOM & KITCHEN
43. 15027 DETROIT AVE	STARBUCK'S COFFEE
44. 15320 DETROIT AVE	TAPSTER CLEVELAND
45. 13368 MADISON AVE	THE BOTTLEHOUSE BREWERY
46. 11926 MADISON AVE	THE FLYING RIB
47. 15326 DETROIT AVE	VOODOO TUNA
48. 14018 DETROIT AVE	WINKING LIZARD

- Mr. Baas discussed the annual renewal of Conditional Use (Outdoor Dining-Private Property) pursuant to Section 1161.03 (t)-Outdoor Dining Facility. He stated that 48 facilities are up for renewal. He also discussed that the CAD reports (2025) are reviewed for all locations looking for any nuisance condition complaints, citations for noise, etc. specific to outdoor dining facilities. There were no adverse reports found on any of the 48 locations up for renewal.
- No Public Comment
- Mr. Sanderson asked about a few locations that were not on the agenda for this meeting, he was informed that the ones not on the agenda will be on in the future once they complete their applications. Bar Italia and Mercury Lounge among others.
- Mr. Reisz questioned if the Planning Commission Board has authority to enforce the fence requirement in the Outdoor Dining Guidelines.
- Mr. LaPointe inquired about any letters being sent informing the businesses of approval or denial and was told that there are reminder letters sent at all stages of the process.

A motion was made by Mr. LaPointe, seconded by Mr. Miller to APPROVE Docket No. 04-12-26. All of the members voted yea; the motion passed.

## ADJOURN

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to ADJOURN the meeting at 6:36pm. All of the members voted yea; the motion passed.

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Signature

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Date

*"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 [michelle.nochta@lakewoodoh.gov](mailto:michelle.nochta@lakewoodoh.gov)."*