

**MINUTES  
PLANNING COMMISSION  
APRIL 4, 2019  
LAKEWOOD CITY HALL  
7:00 P.M.  
AUDITORIUM**

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

1. Roll Call

Members Present

Kyle Baker, Vice Chair  
Kyle Krewson  
Lou McMahan, Chair  
Monica Rossiter

Others Present

Katelyn Milius, City Planner, Secretary  
Jennifer Swallow, Executive Assistant Law Director  
Bryce Sylvester, Director  
Mark Papke, City Engineer

A motion was made by Mr. McMahan, seconded by Ms. Rossiter to **EXCUSE** the absence of Matt Sattler. All of the members voting yea, the motion passed.

2. Approve the Minutes of the March 7, 2019 meeting

A motion was made by Mr. McMahan, seconded by Mr. Baker to **APPROVE** the March 7, 2019 meeting minutes as amended. Mr. McMahan, Mr. Baker, and Mr. Krewson voting yea, and Ms. Rossiter voting to abstain, the motion passed.

3. Opening Remarks

**NEW BUSINESS  
COMMUNICATION**

9. **Docket No. 04-10-19  
Communication from Katelyn Milius, Planner  
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 2019 through the annual administrative review by the Department of Planning and Development:

1. 11801 Clifton Boulevard, Dinerbar on Clifton;
2. 11904-08 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. 14600 Detroit Avenue, Forage Public House;
8. 14718 Detroit Avenue, Melt Bar & Grilled;
9. 14900 Detroit Avenue, Rozi's Wine House;
10. 15008 Detroit Avenue, Yogurt Treats "menchie's";
11. 15012 Detroit Avenue, 16-Bit + Arcade;
12. 15326 Detroit Avenue, Voodoo Tuna;
13. 15400 Detroit Avenue, Humble Wine Bar;
14. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille;
15. 16512 Detroit Avenue, Cozumel Mexican Restaurant;
16. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park

17. 16934 Detroit Avenue, Midtown Booths;
18. 17103 Detroit Avenue, Game On Lakewood;
19. 17625 Detroit Avenue, Salt+;
20. 18401 Detroit Avenue, Molto Bene Italian Restaurant;
21. 18405 Detroit Avenue, India Garden Bar & Restaurant;
22. 18616-18622 Detroit Avenue, Around the Corner;
23. 12700 Lake Avenue, Pier W Restaurant;
24. 11926 Madison Avenue, The Flying Rib;
25. 12112 Madison Avenue, The Winchester;
26. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining);
27. 13362 Madison Avenue, Woodstock aka Trio's;
28. 13368 Madison Avenue, The Bottlehouse Brewery;
29. 13427 Madison Avenue, Euro Gyro;
30. 13603 Madison Avenue, YUZU;
31. 13715 Madison Avenue, Angelo's Pizza;
32. 14224 Madison Avenue, El Tango Taqueria;
33. 14810 Madison Avenue, The Red Rose Café;
34. 15314 Madison Avenue, Mars Bar;
35. 15527-33 Madison Avenue, Barrio's Lakewood aka Tres Amigos;
36. 17014 Madison Avenue, Mullen's of Madison;
37. 1332 West 117<sup>th</sup> Street, Dianna's Restaurant;
38. 1528 West 117<sup>th</sup> Street, Dunkin' Donuts.

(Page 20)

Ms. Milius advised the Planning Commission members ("members") that CAD reports had been reviewed administratively for each of the businesses. There were no issues that required action by the members to withdraw previously approved Conditional Use.

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

## **OLD BUSINESS**

### **CONDITIONAL USE**

### **PLANNED DEVELOPMENT**

4. **Docket No. 03-06-19**  
**16000 Detroit Avenue and 15801 Detroit Avenue**  
**Market Rate Apartments**

Jerome Solove, Jerome Solove, Development, Inc., applicant requests the review and approval of a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues, pursuant to section 1135 – mixed use overlay. The property is located in a C3 - Commercial, General Business district. This item was deferred from the March meeting. (Page 4)

Staff provided an introduction. Jerome Solove, Jerome Solove, Development, Inc., applicant and Bhakti Bania, BBCo Design were present to explain the updated request. Traffic and Shade Studies had been completed.

Administrative staff ("staff") provided the City's analysis of zoning, building height, parking, property lines and setbacks, and studies. Discussion continued between members and staff about a possible sheltered bus stop, parking study, setbacks and buffers. The members stated their individual questions and comments: sidewalk setbacks, pocket parks, screening, plantings, green spaces, storm water

management, response of the developer to issues, street crossing of residents to the amenities area. Public comment was taken.

Concerns/questions and staff/applicant responses:

- Location of the garbage and recycling dumpsters.
  - Trash would be housed in the buildings, doors for garage trucks.
- RTA bus stop.
  - RTA would be consulted.
- Traffic congestion of traffic at intersection of Detroit and Summit Avenue at noon.
  - Traffic study would be discussed at the next Planning Commission meeting.
- Add a driveway on the north side to alleviate traffic congestion on the side streets to the parking areas.
  - The plan is adequate.
- Vacancy rate of rental stock.
  - The market and occupancy rates are healthy.
- Shade on properties to the north.
  - The proposed development site was GEO located; software provided the data.
- Updated proposal is headed in the right direction.
- Pedestrian crossing to the commercial building on Detroit and north parking lot between Cranford and Westlake Avenues. Would it be included in the traffic plan?
  - The lobbies were large enough to accommodate residents/public use of the amenities.
- Was there fencing/barrier proposed for the north parking lot to keep people from cutting through other property?
  - The developer had not looked into this issue but would fence it if requested.
- What about trees/landscaping?
  - The developer would provide whatever was requested.
- Place utilities lines below ground. What about streetlights?
  - Those things were a City function.
- How many units are there?
  - 70 south units with 76 parking spaces, 80 north units with 128 parking spaces.
- Parking for the commercial building.
  - Day parking was reserved for the commercial building, after hours would allow residential parking.

A motion was made by Mr. McMahon, seconded by Mr. Krewson to **DEFER** the item until the May 2, 2019 meeting. All of the members voting yea, the motion passed.

## **PLANNED DEVELOPMENT**

### **5. Docket No. 09-28-18 14519 Detroit Avenue One Lakewood Place**

George Papandreas, Carnegie Management and Development Corp., applicant requests the review and approval of a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces, pursuant to section 1156 – planned development. The property is located in a C1 – Commercial, Office district. This item was deferred from the March meeting. (Page 6)

George Papandreas, Carnegie Management and Development Corp., applicant, Greg Soltis, RDL Architects, and Chris Frisk, Traffic Engineer, Langan Engineering, were present to explain the updated request. Staff provided its introduction and recapped traffic studies conducted by staff in various areas of the City.

Dialogue ensued between members and Mr. Frisk on points of the traffic study, especially the Marlowe Avenue intersections. An updated traffic would be presented at the May 2, 2019 meeting. Public comment was taken.

Concerns/questions and staff/applicant responses:

- The hospital was open in 2009 and whether or not there was a factor to account for population growth.
  - The existing counts were from 2019 and projected population growth rates were taken into account.
- There was a lot of school traffic (pedestrian and cars) when school ended at 3:00 p.m.
  - Counts are done in a two-hour window on the weekdays (7 to 9 a.m. and 4 to 6 p.m.) and a three-hour window on the Saturdays (11 a.m. to 2 p.m.). The volume of school traffic was not greater than the peak hours.
- What was the effect for street parking and the narrowing of with traffic volumes on Marlowe Avenue?
  - Street parking slows traffic speed generally.
- Question about the grades at each end of the intersections.
  - It will be addressed with the revised study.

Staff addressed a number of points raised in an e-mail; the concerns would be evaluated by staff. The members had no additional questions and said progress was being made.

A motion was made by Ms. Rossiter, seconded by Mr. Krewson to **DEFER** the item until the May 2, 2019 meeting. All of the members voting yea, the motion passed.

#### **PLANNED DEVELOPMENT**

##### **6. Docket No. 02-03-19**

##### **13701 and 13901 Detroit Avenue and 1406 Wyandotte Avenue Detroit and Bunts Market Rate Apartments**

Jerome Solove, Jerome Solove, Development, Inc., applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is located in a C3 - Commercial, General Business district. This item was deferred from the March meeting. (Page 8)

Staff provided an introduction. Jerome Solove, Jerome Solove, Development, Inc., applicant and Bhakti Bania, BBCo Design were present to explain the updated request. Staff presented its analysis. Members expressed their comments and concerns. Public comment was taken. Staff clarified that code required one parking space per unit in the zoning code.

Concerns/questions and staff/applicant responses:

- Why are there more units at this site versus the number at the proposed Barry site?
  - The past year's land planning and study supported the proposal.
- There is a lot of vehicle and pedestrian is needed.
  - A traffic study is required, will be reviewed in detail, and presented at a later meeting.
- Need to take population growth into account.
  - The traffic study will address this and other issues, including Giel Avenue.
- Eight stories versus five stories on Detroit Avenue.
  - It affects the parking garage design and its construction cost.

Staff said that the letters received by Planning and Development had been shared with the members and would be made part of record. Discussion continued between the members and applicant about the exploration of underground parking. Staff, the applicant, and members made closing remarks.

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **DEFER** the item until the May 2, 2019 meeting. All of the members voting yea, the motion passed.

#### **CONDITIONAL USE**

7. **Docket No. 03-08-19**  
**11818 Madison Avenue**  
**GTI Ohio LLC**

Robert George, GTI Ohio, LLC, applicant requests the review and approval for the construction and operation of a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business district. This item was deferred from the March meeting. (Page 11)

Margaret Blum, Development Manager, Greenberg Farrow, John Oberle, Outside Counsel for GTI Ohio, Ice Miller Law Firm, and Brian Lloyd, GTI Regional Retail Director were present to explain the request.

Members asked about security and confirmed there would be cameras. Staff said that contact was made with RTA to move the bus stop from front of the property. Discussion continued about parking, ingress/egress easement, and flow of traffic. Public comment was taken by the abutting property owner who did not approve of traffic through his property, among other things. The members encouraged the property owner and applicant to talk with each other. Staff did not support ingress/egress through the privately owned property, discussed use of another type of fence. Ms. Blum agreed to work with the owner about the ingress/egress and fence/buffer. Discussion continued about storm water management, fencing/plantings, parking spaces on Hertz property, location and docking of armored truck, and lighting.

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

1. The new building is built to city code and approved by ABR.
2. The security plan is approved by the Chief of Police including cameras approval.
3. A security guard will be onsite for all hours.
4. Compliance to all ABR requirements.
5. Comply with all city business licensing requirements.
6. A mandatory one year annual review.
7. Compliant with all state codes and licenses granted.
8. An easement is recorded for access to the rear parking lot through the Hertz lot and the adjoining lot by the time the business is open for customers.
9. The fence could be eliminated through the Architecture Board of Review process if agreed by the adjoining property owner not to have a fence.
10. The western ingress/egress to the property is closed unless mutually agreed to be open by the adjoining property owner.

All of the members voting yea, the motion passed.

#### **NEW BUSINESS**

##### **VARIANCE**

8. **Docket No. 04-09-19**  
**12529 Plover Street**  
**Apartment Building**

Mike Paunovic, property owner and applicant requests the review and approval of an additional rental unit in the downstairs, front of the building. (Page 16)

Mike Paunovic, property owner and applicant was present to explain the request. Staff provided an introduction. A letter of support from the Lakewood Heritage Advisory Board was presented (made part of record).

Discussion among the members, staff and applicant was about lot consolidation, the number of covered/street parking requirements, and completion date of the garage. Public comment was closed.

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

1. The lots are consolidated.
2. Parking relative to the property is brought to code.

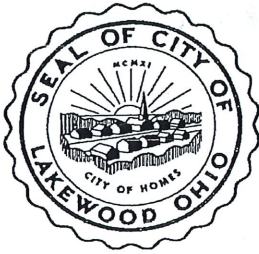
All of the members voting yea, the motion passed.

### **ADJOURN**

A motion was made by Mr. Krewson seconded by Mr. McMahon to **ADJOURN** the meeting at 11:45 P.M. All of the members voting yea, the motion passed.

Katelyn Milicio  
Signature (on behalf of chair)

5/2/2019  
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. Jerome Solove
- 2. BHAKTI BANIA
- 3. Beth Hefner
- 4. Dr. Jay Sanchez
- 5. Jeremy Schwedt
- 6. William Chin
- 7. Cu Du
- 8. Nicole Schwedt
- 9. Steve Skantzos
- 10.
- 11. Jesse Shedden
- DAVID KEELOR

- [Signature]
- [Signature]
- [Signature]
- [Signature]
- 1368 Brooklyn
- MTC Ohio group
- one
- [Signature]
- [Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure:  ABR/BBS  Citizens Advisory  Civil Svc.  Dangerous Dog  Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Parking  Planning  Zoning Appeals  Other:

Date of Proceeding: Thursday, April 4, 2019



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. Steve Skantzas

[Signature]

2. Dore Clyne

[Signature]

3. Tom Clyne

[Signature]

4. CAROL FLEMING

Carol Fleming

5. PAUL FAIBOUNG

\_\_\_\_\_

6. MARTY JONES

Marty Jones

7. MICHAEL ANDREWS

Michael Andrews

8. Tom Bullock

Tom Bullock

9. Michelle Mitchell

[Signature]

10. BOB NIEFF

1429 BOOTS

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

\_\_\_\_\_

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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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, April 4, 2019



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. Nicole Shedden

Nicole Shedden

2. Randy Elliott

Randy Elliott

3. Ben Hockenull

Ben Hockenull

4. Tom Bullock

Tom Bullock

5. MARIUS MARITA

Marius Marita

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

\_\_\_\_\_

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

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

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

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

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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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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, April 4, 2019

## Schwarz, Johanna

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**From:** Milius, Katelyn  
**Sent:** Tuesday, March 26, 2019 8:42 AM  
**To:** Schwarz, Johanna  
**Subject:** FW: Lake Avenue Homes Planning Commission

FYI

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**From:** Jim Wymer [<mailto:JWymer@wxzdevelopment.com>]  
**Sent:** Monday, March 25, 2019 5:21 PM  
**To:** Milius, Katelyn; Daniel Caja; Paul Glowacki; Dave Swindell  
**Cc:** Sylvester, Bryce; Hennie, Allison; Harnocz, Alex  
**Subject:** Re: Lake Avenue Homes Planning Commission

Hi Katelyn, we are in agreement and will proceed to 4/11 ABR meeting. Let us know if this requires anything formally from us. thanks



**Jim Wymer**  
22720 Fairview Center Dr., Suite 150  
Fairview Park, OH 44126  
440.801.1690 (Main Office)  
216.470.2500 (Cell)  
[www.wxzdevelopment.com](http://www.wxzdevelopment.com)

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**From:** "Milius, Katelyn" <[Katelyn.Milius@lakewoodoh.net](mailto:Katelyn.Milius@lakewoodoh.net)>  
**Date:** Monday, March 25, 2019 at 4:47 PM  
**To:** Daniel Caja <[dcaja@dimitarchitects.com](mailto:dcaja@dimitarchitects.com)>, LEED <[pglowacki@dimitarchitects.com](mailto:pglowacki@dimitarchitects.com)>, David Swindell <[DSwindell@wxzdevelopment.com](mailto:DSwindell@wxzdevelopment.com)>, James Wymer <[JWymer@wxzdevelopment.com](mailto:JWymer@wxzdevelopment.com)>  
**Cc:** Bryce Sylvester <[Bryce.Sylvester@lakewoodoh.net](mailto:Bryce.Sylvester@lakewoodoh.net)>, "Hennie, Allison" <[Allison.Hennie@lakewoodoh.net](mailto:Allison.Hennie@lakewoodoh.net)>, Alex Harnocz <[Alex.Harnocz@lakewoodoh.net](mailto:Alex.Harnocz@lakewoodoh.net)>  
**Subject:** Lake Avenue Homes Planning Commission

WXZ team,

I am writing to request that you defer the review of the Lake Avenue Homes at the April Planning Commission meeting. We believe this will allow Architectural Board of Review to comment on the form and setbacks and allowing a more finalized product for Planning Commission to review in May.

Please let me know if you have any questions or concerns.

Thanks,

Katelyn

**Katelyn Milius, PE**

City Planner  
Department of Planning & Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107  
216-529-6634

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## Schwarz, Johanna

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**From:** James O'Barsky <obarskyjames@gmail.com>  
**Sent:** Sunday, March 10, 2019 3:08 PM  
**To:** Planning Dept  
**Subject:** Market Rate Apartments

Hello Katelyn:

My name is Jim O'Barsky I live at 1419 Orchard Grove. I attended The Planning Commission meeting on Thursday 03/07/2019 ,and I have some definite questions and concerns about the proposed project at 16000 Detroit Ave and 15801 Detroit Ave and the Lakewood Community Vision.

The only " vision " I see is how to crowd as many people into a limited space as possible, and creating an eyesore for many of its residents. I am not saying this vindictively or with any malice towards the developer. I believe housing, retail and the use of a Mixed Use Overlay tool is an excellent way to adopt Lakewood Community Vision but this plan does neither. The parking situation makes absolutely no sense. The parking on the streets mentioned in the proposal are filled after sundown, with the excess spilling over into Barry's empty lots. With that said the two proposed housing buildings North and South respectively are vastly disproportionate in garage spaces vs. apartments. At the meeting last Thursday I did not hear any concrete numbers on apartment numbers in each building just a total of 150 total apartments and garage spaces on the first floor only witch will shield the view of 82 surface and covered vehicle spaces on the North building and 44 parking spaces behind and under the structure on the South building. According just to these figures there is a very real potential of over 300 vehicles just from the people occupying these apartments. Another way of looking at it is the south building will have roughly 70 apartments with a very real potential of 140 vehicles with parking for 44 in the south building alone. Again where is the " vision ".

Furthermore no one would like a 35' wall 12' away with windows staring down in their house . This type of proposal affects the quality of life for the neighbors and tenants, A good quality of life consists of having family and friends coming over celebrating holidays and visiting, all of this will be seriously jeopardized if there is no place to park. Has the developer considered the turn over rate when tenants realize their quality of life has been compromised for space.

In conclusion this effects everyone's quality of life.

Yours Truly:

Jim O'Barsky

Jennifer Dussault  
1420 Orchard Grove Avenue  
Lakewood, Ohio 44107

Re: Docket No. 03\_20\_19  
16000 and 15801 Detroit Ave.  
Market Rate Apartments

Katelyn Milius,

My name is Jennifer Dussault, I live at 1420 Orchard Grove Avenue and I have not only lived in the city of Lakewood for the past 48 years but in the same home. I was raised here and have raised 4 children here. I have seen nearly half a decade of change throughout this city and it is only recently that I see changes I do not like for the family friendly community that I once knew. Empty storefronts, vacant doubles, and urban like high-rises being built on every corner possible.

The only "vision" I see and have read here is the financial benefit of a developer collecting high rent from 150 tenants. Nothing in this proposal seems to benefit the city of Lakewood or its residents. Lakewood is supposed to be a family friendly suburb and I'm not sure why anyone is trying to or allowing it to slowly become an urban area riddled with high-rises. I'm curious as to how many of the recently built apartment complexes are currently vacant not to mention all the empty storefronts down Detroit and Madison Avenues. Lakewood already has an extremely diverse variety of housing opportunities such as single family homes, duplexes, multi-family homes, apartment buildings and condominiums, as well as housing for low income families and the elderly. I see no need for any more housing to be built when there are plenty of options open and available. Our homes are nicely spaced apart and this project will only put buildings on top of us. I've enjoyed looking out my windows for nearly fifty years and not staring at brick walls as I'm sure my neighbors have as well. I've enjoyed being able to see my children walk to a mailbox that no longer exists on my street corner, I enjoy being able to watch my children from afar as they begin their journey each day off to school. I like looking out my window and seeing the beautiful United Methodist Church as well as Detroit Avenue and its traffic and hearing the sounds of public transportation and church bells ring. I do not wish to be cemented in.

As the developer states "this project will create a district unto itself", there is nothing in here benefitting the current residents, their families, children, the elderly, or this community as a whole "holistically embodying what Lakewood is". A suburb! The only thing in this proposal mentioning any benefit to current residents is "the incorporation of public spaces" but upon further reading that only consists of a very small area called a "pocket park" or a "greenspace". What is a "pocket park", a patch of grass with a park bench? Actually it looks as though there might be a tree behind one of the buildings in the plans. Is this the "greenspace"? This is absurd. The definition of "streetscape" consists of urban roadway. Again, Lakewood is a suburb!

Page 2  
From Jennifer Dussault  
Re: Docket No. 03\_20\_19  
Market Rate Apartments

The planned buildings look as though they are butt up against the sidewalk with no room for living things other than human traffic. "First rate amenities such as an outdoor pool, sun deck, lounge, fitness facility, and meeting rooms" will solely benefit residents of said buildings and not the current families who reside in Lakewood. The "project" will create an unnecessary, unneeded, and unwanted "district unto itself"! Even the "commercial building" will house amenities solely for tenants. This proposal is ludicrous!

Parking is already an issue for current residents. Most of the homes in the surrounding area are duplexes. Common sense tells us that there are more than one vehicle per home. In fact the double I share with my brother consists of 2 conversion vans with trailers, 1 mini bus, 1 mini van, 1 SUV, and 3 other vehicles. That's like 10 parking spots and no they don't all fit in the driveway. I realize this is excessive and not the norm however most double homes use parking for up to 4 cars. The single family home next door has 3. The residents of Orchard Grove Ave. currently use all the parking spots up to the corner of Detroit Ave. and with Barry Buick being empty are also using a few spots in the lot. I have seen people from Rosewood Ave. parking in Barry Buick's empty lot as well as church overflow from Detroit Ave. There are already 2 apartment buildings on Cranford Ave. that only have access to street parking. For there to be a proposed total of 182 parking spots for 150 tenants is ridiculous. 28 of those are in the "bowling alley" shaped lot 2 blocks away. Tenants are not going to park there if they can park closer on Orchard Grove, Brockley or Rosewood taking up current residents parking. Tenants are going to park on our side streets alongside the buildings again taking up current residents parking spaces. Using sound judgement it is easy to assume that each tenant will have approximately 2 vehicles per apartment. With that being said the need for at least 300 parking spaces would better suffice for "ample parking". God forbid they have visitors, company, guests, family visiting etc. that also goes for the current residents of Rosewood, Cranford and Orchard Grove Ave. having visitors. It truly is preposterous.

Lakewood does not need anymore high-rise urban apartment buildings in its suburb.

Sincerely,

Jennifer Dussault

## Schwarz, Johanna

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**From:** Elissa Kelly <elissakelly85@gmail.com>  
**Sent:** Tuesday, March 12, 2019 3:30 PM  
**To:** Planning Dept  
**Subject:** Market Rate Apartments Concerns

Hi Katelyn,

This is Elissa Barlik and Joe Kelly, and we live in the neighborhood of all this exciting new stuff! (By the way it's awesome to see another LW grad in Lakewood doing amazing things! Hope all has been well!)

We were not able to make the meeting about the new proposals, but our neighbor Jim filled us in on all the info. We are at 1423 Orchard Grove.

We are excited by some of the ideas that were discussed, but feel the same way as the rest of our neighborhood about a few keys issues.

First, the main issue is parking. It seems as though there will no nowhere near enough parking for all of these units. In most households now, two cars is pretty basic and according to the letter written by the builder I'm seeing about 180 parking spaces for 150 units. Unless there will be some kind of strict rule set by the apartments that each household can only have 1 car, you are easily looking at 250 + vehicles. (Not to mention visitors) With only 154 parking spaces, that will be not even close to enough. Lakewood is already a very congested city and we think that squeezing 150 + people and more cars with no parking into these corners is just too much. Detroit is already way to congested. Congested to the point that most Lakewoodites I know avoid it at all costs on weekends. (Don't get us started on the stop lights).

The height of the building that will be on our corner also concerns us with the lack of privacy that we and my neighbor Jims house will experience. I am not at all thrilled with the idea of 35+ windows staring down into my back yard.

I also did not see much being built that would provide us with anything new. (Shopping, restaurant opportunities etc.) It looks like it is all amenities for the people who will be living in these apartments. If this is not the case, please let me know, because I want to make sure I have the correct information.

My other question is will these apartments be rent only or up for sale, and if so how much? I understand the Lakewood housing boom is attracting people, however, folks like my neighbors and I cannot afford for taxes to go up again. We would like to be able to stay in Lakewood.

All together with this, I don't see where this will be doing our neighborhood any good the way the plan is now. We are all in agreement in our area, that we do NOT want this the way it currently is.

All we see is way more people, way to many cars who will be parking on our street, more traffic on our street, the possibility that a light will have to be put in to accommodate the uptick in traffic (which no one on our street wants) less privacy, possibly higher taxes (depending on the details), nothing to use or that benefits us, all for the sake of making money. Lakewood is just so congested already.

The neighbors I have talked to across the board all feel the same way. Not all of this is bad. The basic concepts are good, but we would like to see more that would benefit the area and the neighborhood. At the very least, make sure enough parking will be available, whether that means reducing the number of units or increasing the number of spaces or both.

While I realize you will never make everyone happy, these concerns seem to be across the board. I am hoping the builder will take the consideration of the neighborhood seriously and rethink some of these things.

Thank you for all the hard work you put in and for listening to the concerns. Keep up the good work girl and again, its so cool to see another LW grad working for our city!

Elissa and Joe Kelly

## Schwarz, Johanna

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**From:** Beth Heffner <beth.heffner@yahoo.com>  
**Sent:** Wednesday, March 13, 2019 11:11 PM  
**To:** Milius, Katelyn; Planning Dept; O'Leary, Sam  
**Subject:** Re: Steve Barry Buick Apartment Project

Sorry for the delay. As you know, I did attend the meeting. I plan on being there tomorrow night too.

I am still interested in obtaining answers to my questions from the developer. Last week he was unable to answer how many apartments will be allocated to each parcel. He also deflected when asked where will the dumpsters be located. He said something like, "we haven't got that far in our planning."

The city is understandably interested in the money this project will generate but it is my hope that you will take into account the impact this type of project will have on the PROPERTY OWNERS.

After our topic was finished and the planning meeting was still underway, the developer, his employees, my neighbor, brother, me and two councilmen were in the hallway. Jerry Sokolov made a comment about someone insinuating that he was going to jam people into the apartments. He was referring to me during the public comment time. It's not so far reaching to assume that 150 apartments will mean there are more than 150 new vehicles in a very small area. He stated that "29 yr old high earning millennials that make \$120, 000 a year don't want roommates". He also stated that they don't rent to people who require co-signers. Sokolov also mentioned that the renters do not have assigned parking in the garages, so it would be first come first served.

I consider this to be an offensive comment. Keep in mind that he also made the statement during his presentation that he wanted to keep his renters HAPPY and provide parking. Well, I would hope that the property owners who have lived in the homes surrounding his new project are being considered somewhere in this happiness equation. We were here first and don't care to have reduced parking, a giant building in my backyard, and at least 150-300 people living 20 feet from my house.

Sorry for the rant, but we are worried that no one has the interests of the people who actually LIVE in the area in mind. I have owned my house for over 15 years and I have extreme concerns about this project.

I would like to add a new question to the list:

When it comes to parking, how close does the parking need to be to the apartments?

The "bowling alley" lot is pretty far from the proposed apartments. The renters would not have an incentive to park 2 blocks away when they can just park in front of my house.

Beth

On Thursday, March 7, 2019, 10:41:51 AM EST, Milius, Katelyn <[Katelyn.Milius@lakewoodoh.net](mailto:Katelyn.Milius@lakewoodoh.net)> wrote:

Hi Beth,

Thank you for your email. We will add this to the questions to answer during the public comment period of the meeting tonight. Please let me know if you plan on being there, or if I should send you the responses. On your zoning question, we will double check your parcel, but several residential buildings are zoned commercial that are adjacent to our commercial corridors.

Please let me know if you have any other questions or concerns.

Katelyn

**Katelyn Milius, PE**

City Planner

Department of Planning & Development

City of Lakewood

12650 Detroit Avenue

Lakewood, OH 44107

216-529-6634

**From:** Beth Heffner [<mailto:beth.heffner@yahoo.com>]

**Sent:** Tuesday, March 5, 2019 2:31 PM

**To:** Planning Dept; O'Leary, Sam

**Subject:** Steve Barry Buick Apartment Project

Good afternoon.

Here are some of the questions pertaining to the new project:

When was my property located at 1412 Rosewood Ave rezoned as commercial use?

Where will the dumpsters be located? What about recycling? For reference, Rosewood Place has one dumpster in the lot that is constantly overflowing and there are no recycling receptacles, therefore, random bottles, milk jugs, etc are placed on the curb and tend to blow into the road and into neighbors' property.

How are the 150 apartment locations being allocated? How many units will be on the south side of Detroit between Rosewood and Orchard Grove?

150 apartments could potentially hold 300 people. If there are at least 300 tenants with 300 vehicles, where will these people be parking?

What is planned start date? Completion?

How close to the property line will the buildings be located?

Thank you.

Beth Cook Heffner

1412 Rosewood Ave

Lakewood OH 44107

216-389-2384

***Lakewood's mission in the application of Lean Six Sigma principles is to provide exceptional customer service that meets or exceeds our citizens' expectations and maintains a vibrant, competitive community.***

## Schwarz, Johanna

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**From:** Jeremy Schwerdt <jeremyschwerdt@gmail.com>  
**Sent:** Thursday, March 14, 2019 10:02 PM  
**To:** O'Leary, Sam  
**Cc:** Planning Dept; Harnocz, Alex  
**Subject:** Re: Barry Buick Development Site

Hi Sam,

I wanted to say thank you - to both you and Alex Harnocz - again for encouraging me to attend tonight's ABR meeting.

After hearing from the ABR, The City of Lakewood, the developer and most importantly, my fellow residents, my stance is in opposition to the project. I strongly believe that it will negatively affect my community and the quality of life in Ward 2. Although, I still do not fully believe that my voice will be heard, I will do everything that I can do as a Lakewood citizen to stop the development of this site.

Please expect my official written statement of opposition before the end of the weekend.

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

On Thu, Mar 14, 2019 at 2:06 PM Jeremy Schwerdt <[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)> wrote:  
Hi Sam,

Thank you so much for your response. It's appreciated.

You are absolutely correct in that I don't inherently disapprove of the project. I am concerned about it's potential negative effect on my block/city/community.

I hope that I see you tonight.

Jeremy

Sent from my iPhone

On Mar 14, 2019, at 1:35 PM, O'Leary, Sam <[Sam.OLeary@lakewoodoh.net](mailto:Sam.OLeary@lakewoodoh.net)> wrote:

Hi Jeremy,

I plan to try to make it to the meeting tonight, assuming I can extricate myself from my work obligations early enough. Citizens can and regularly DO make significant and meaningful contributions to the approval process for residential and commercial projects all over the city.

Regarding meeting attendance, I still think it is very worthwhile, assuming your objective is to have your specific concerns heard and create the best possible project for the neighborhood. As we discussed, I didn't get the sense that you are necessarily opposed to this site being re-purposed from a vacant car dealership to a residential use, but rather had concerns about the density of the proposed development and its impacts on the neighborhood (in terms of traffic, noise, light, and aesthetic appearance, to name a few). If this is the case, I think your attendance at the meeting would be both helpful and productive. Our City's boards and commissions do significant and important work-- their feedback to developers, business owners, and homeowners usually results in real, tangible changes to what is planned, and the impetus for those changes is often public comment and the concerns expressed by those who show up to the meeting. These changes certainly often impact the look of proposed new (or old/existing) buildings, but also pertain to things like landscaping and screening, as well as architectural design features which ultimately have practical impacts and real functions that create buffers, minimize noise or light intrusions, change the way people flow in or through the site, etc., etc. These meetings are also usually very good opportunities to meet and have direct conversations with the developer proposing this project, which can be mutually beneficial as well (to the developer in terms of understanding your concerns, and to you as an opportunity to directly address the person/company that would actually be overseeing construction, etc.).

As I mentioned, our boards and commissions are staffed by volunteer citizens with professional expertise in the areas in which they serve, but there is always significant benefit to be had by the neighbors' intimate knowledge of that particular block and the particular issues/idiosyncrasies that are part of fabric of that block. In my experience, our boards and commissions are very responsive to resident feedback and input.

Hope that helps, and hope to see you tonight, or otherwise touch base soon about this project and your concerns.

Regards,

Sam

**From:** Jeremy Schwerdt <[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)>  
**Sent:** Thursday, March 14, 2019 7:51 AM  
**To:** O'Leary, Sam  
**Cc:** Planning Dept  
**Subject:** Re: Barry Buick Development Site

Sam,

Thank you so much.

My question at this point is what would be the benefit of attending tonight's ABR meeting? Based on our conversation, it doesn't sound like citizens can make any difference. If the property is zoned commercially - and is sold commercially - it is what it is. As a citizen and as a homeowner, what difference can I possibly make?

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

On Mon, Mar 11, 2019 at 2:26 PM O'Leary, Sam <[Sam.OLeary@lakewoodoh.net](mailto:Sam.OLeary@lakewoodoh.net)> wrote:

Hi Jeremy,

I've cc'd the email address for the planning commission, which is [planning@lakewoodoh.net](mailto:planning@lakewoodoh.net)

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**From:** Jeremy Schwerdt <[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)>  
**Sent:** Friday, March 8, 2019 6:28 AM  
**To:** O'Leary, Sam  
**Subject:** Re: Barry Buick Development Site

Hi Sam,

Can you please provide me with a POC for the Planning Commission?

Thank you so much.

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

On Mon, Mar 4, 2019 at 6:10 PM Jeremy Schwerdt <[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)> wrote:  
Hi Sam,

Thank you so much for taking the time to speak with me this afternoon.

It's great to know that other citizens have also voiced their concerns. Additionally, it is extremely reassuring to hear that City Council is listening.

Following your advise, I would like to reach out to the Planning Commission. Can you please provide me with a point of contact and/or contact information for that department. As discussed, I will cc you on my email that outlines my apprehension to the former Buick Dealer development site.

Thank you, again.

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

On Mon, Mar 4, 2019 at 3:39 PM O'Leary, Sam <[Sam.OLeary@lakewoodoh.net](mailto:Sam.OLeary@lakewoodoh.net)> wrote:

Jeremy,

Wonderful speaking to you this afternoon. Let's set up time talk soon.

Thanks,

| ||| Sam

## Schwarz, Johanna

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**From:** Mark Zody <mark.zody@hcsfpr.com>  
**Sent:** Monday, March 18, 2019 7:09 AM  
**To:** Planning Dept  
**Subject:** Barry Buick Property

Good Morning Lakewood One

My name is Mark Zody and I own the property adjacent south of the now closed Barry Buick body shop. We met at the March 7, 2019 planning meeting.

After much discussion with my neighbors, the unanimous consensus is we respectfully request that the city reconsider the use of this property for an apartment complex.

We have a difficult time understanding why Lakewood needs another apartment complex on commercially zoned land. Further complicate and crowd Lakewood's ongoing parking problems.

We all agree the design and layout is not resident and tenant user friendly, considering where parking for said buildings is broken up forcing people using it to cross heavily used thoroughfares.

We feel this prime property could and can be used to benefit the citizens of Lakewood in many other ways, other than another apartment complex.

Nice permanent resident townhouses or condos, such as the Rosewood project for one.

Once Again we would appreciate your help to delay this project and request the City to consider alternative used for this property

Friendly Regards

Mark Zody

## Schwarz, Johanna

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**From:** James O'Barsky <obarskyjames@gmail.com>  
**Sent:** Wednesday, March 20, 2019 5:04 PM  
**To:** Rader, Tristan; Anderson, David; O'Leary, Sam; Planning Dept; markzody@cox.net; colindussault@gmail.com  
**Subject:** Barry Buick Property @16000&15801 Detroit Ave.

My name is Jim O'Barsky I live at 1419 Orchard Grove Ave.

I am writing this letter in reference to the proposed development at the old Barry Buick car lots. I have lived in Lakewood most of my adult life, I was not born here I moved here by choice, first I rented and at that point we decided we loved Lakewood and wanted to make this our home, raise our kids and grow old. Well now were old and we still love Lakewood our friends and neighbors are our family.

I'm sure that the proposal from Jerome Solove Developments Inc. is legal and code compliant, but that alone does not make this a good idea or a good fit for this neighborhood and I'll explain why, there are three times more rental units then there are housing units in Lakewood this has been a very delicate balance for years ( parking on the streets ) but with this proposal that balance will be completely thrown out of whack. The 150 proposed units with parking for 186 cars in all 4 lots could generate 300+ cars on any given evening, this area ( Orchard Grove , Rosewood , Cranford , Brockley , Westlake , and Northland ) can not support an additional 114+ cars.

I realize as do all my neighbors that something is going to be built there. but a three story apartment complex is not the answer it will block sunlight , views, and have some very disturbing privacy issues. which is not fair to the tenants or the neighbors.

Myself and all the neighbors would love to see a building that blends into the neighborhood and takes into consideration the neighborhood as a whole, Rosewood Place is a fine example of all these considerations. This is a great piece of property and could remain that way with a beautiful piece of architecture that will last 100 years, lets do something all of Lakewood will be proud of.

Thank you for your time and consideration.

Yours Truly

James R O.Barsky

## Schwarz, Johanna

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**From:** Jeremy Schwerdt <jeremyschwerdt@gmail.com>  
**Sent:** Wednesday, March 20, 2019 7:57 PM  
**To:** markzody@cox.net  
**Cc:** Rader, Tristan; O'Leary, Sam; Anderson, David; Litten, John; O'Malley, Daniel; Bullock, Tom; George, Meghan; Summers, Mike; Planning Dept  
**Subject:** Barry Buick Development Site  
**Attachments:** Letter.docx

Hi Mark,

I received your letter regarding Jerome Solove Development's proposed "luxury" apartments in the Barry Buick site. I wanted to let you know that I stand with you in opposition to an unnecessary and irresponsible project.

Attached is a copy of the letter I provided to Sam O'Leary and the Planning and Development Department. I was also able to voice these concerns during the ABR meeting on 3/14/19.

If there is anything that I can do you help you and our community, please let me know. I look forward to collaborating with you.

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

Hi Sam,

Thank you again so much for your communication and encouragement regarding the development of the Barry Buick site.

It is true that when I first reached out to the Lakewood City Council I was not inherently opposed to the development of apartments on the Barry Buick site. When we first spoke, I expressed my concerns over traffic, parking, noise and the overall necessity of adding additional housing while similar buildings are vacant. However, after hearing the concerns of my neighbors and community last Thursday (ABR Meeting, 3/14), I believe that the development of this project will fail Lakewood's *Community Vision* and demonstrate the lack of responsibility in City leadership.

Lakewood's *Community Vision* promotes the values of a stable housing market with moderate growth, a diverse business sector and community accessibility. I believe that Jerome Solove Development's proposed "luxury" apartments in Ward 2 will destabilize the housing market in the area and limit the accessibility to community resources and businesses. The proposed apartments have the ability to plummet the value of the homes adjacent, while simultaneously - and dramatically - raising the value of the other houses in Ward 2. These apartments will accelerate what is already an aggressive housing market, resulting in a significant increase in property taxes. It seems completely plausible that most homeowners in Ward 2 will be priced-out of their homes while those living close enough to the apartments will lose significant home value. Speaking for my neighbors and community, (rhetorically) who will want to buy a house that doesn't get any sun because there is a 3-4 story apartment building right next to it?

Adding increased rental properties in Lakewood would not benefit a diverse business sector. We already have studio, one and two bedroom apartments - in historic and beautiful buildings - that are vacant. Our housing stock is unique and it is arguably what entices new residents to move into Lakewood. Adding 150 units in the Mixed Overlay District will congest Detroit Avenue and therefore limit current residents' ability to shop in Lakewood. Downtown will be harder to get to for both residents and those commuting from neighboring cities.

Please accept this as my written statement, as a Lakewood citizen and homeowner, opposing Jerome Solove Development's of the Barry Buick site.

## Schwarz, Johanna

---

**From:** Jeremy Schwerdt <jeremyschwerdt@gmail.com>  
**Sent:** Thursday, March 21, 2019 7:22 PM  
**To:** Bullock, Tom  
**Cc:** markzody@cox.net; Rader, Tristan; O'Leary, Sam; Anderson, David; Litten, John; O'Malley, Daniel; George, Meghan; Summers, Mike; Planning Dept  
**Subject:** Re: Barry Buick Development Site

Hi Tom,

Although, I appreciate your response, I disagree. I think that JSD's proposed property will be extremely negative. I think that it will negatively affect the life of the residents living in the 5 streets around it. Ward 2 does not want to smoothly incorporate this project and we do not want it to work. We do not want it at all.

From my personal experience, moving into Lakewood from out of state, it's the historic, beautiful and truly unique housing stock that entices new residents to move to Lakewood. In regard to retaining residents, I believe that homeowners will leave Ward 2 when this property is built. As a community, does the City really want to drive away homeowners and families to entice more renters into studio and 1 bedroom units? Is there data that demonstrates that these renters actually become homeowners and that they stay in the city?

I completely understand that the City cannot - and likely would not want to - intervene in what is essentially a legal sale in a commercial zone. However, the residents and homeowners of Ward 2 deserve better. If you attended the ABR meeting and saw how scared the residents on Orchard Grove/Rosewood are, you would also believe that JSD does not care about our community.

So far, I've received very positive feedback from the City Council and the Planning/Development Department. I've been led to believe that citizens can make a difference. That is what my community intends to do.

I look forward to seeing you at the next planning meeting.

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

On Thu, Mar 21, 2019 at 4:31 PM Bullock, Tom <[Tom.Bullock@lakewoodoh.net](mailto:Tom.Bullock@lakewoodoh.net)> wrote:  
Mr. Schwerdt,

Thanks for your note. I understand you have concerns about the Solove development proposed at Detroit and Rosewood. I agree neighbor impacts must be properly balanced and mitigated if this proposal is to work, and I support setting a high quality bar and continuing to communicate between developer and community to address these. The good news is, I understand the developer is working to do so and intends to incorporate neighbor feedback as it refines its plans.

We shouldn't assume rental units will be negative. There are many different types (price points, age/newness) of housing for both ownership and rental. Lakewood has very little rental stock of the new-built "class A" (to borrow a term from commercial office real estate). Solove's proposal would add housing of a new category, which has been a long-term city goal since at least the Grow Lakewood Commission (2005). New housing types can attract new residents or retain current residents who'd otherwise leave. We're experiencing this with McKinley Place and Rockport Square, among others.

I'd also like to set expectations: the City only rarely seeks to comment on the content of use of a property, since this is something the market is best suited to address. The City has done a good job in the last ten years shaping proposals made by private property owners to improve their quality and to integrate developments into the neighborhood--matters such as light pollution, noise pollution, building quality, architecture, traffic and parking impacts. That can and should be our focus on this development as well.

In my years of service, I've spoken up only rarely to "stop" a development: this was when that property use was a fast food restaurant, a dollar store, and a poorly-maintained vacant lot (a project delayed for years). In all three cases, I wasn't successful--because the use in question was legal, despite my personal preference for a different, better use. In the case of the Barry Buick proposed development, the quality of the proposed project far exceeds a fast food restaurant, dollar store, or vacant lot.

Either way, I look forward to working with you to help integrate whatever gets developed there as smoothly as possible into the neighborhood.

Sincerely,  
Tom  
Rosewood Avenue homeowner

---

Tom Bullock  
Lakewood City Council at Large  
216-395-7LWD (-7593)  
Report-a-problem free smart phone app: [tinyurl.com/kigsb2x](http://tinyurl.com/kigsb2x)  
Report-a-Problem webform: [tinyurl.com/qxkl5be](http://tinyurl.com/qxkl5be)  
Sign up for emergency notifications: [tinyurl.com/q5budby](http://tinyurl.com/q5budby)  
How was our service?: <http://tinyurl.com/qgus4sd>

---

Tom Bullock  
Lakewood City Council at Large  
216-395-7LWD (-7593)  
Report-a-problem free smart phone app: [tinyurl.com/kigsb2x](http://tinyurl.com/kigsb2x)  
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Sign up for emergency notifications: [tinyurl.com/q5budby](http://tinyurl.com/q5budby)  
How was our service?: <http://tinyurl.com/qgus4sd>

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**From:** Jeremy Schwerdt <[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)>  
**Sent:** Wednesday, March 20, 2019 7:56 PM

**To:** [markzody@cox.net](mailto:markzody@cox.net)

**Cc:** Rader, Tristan; O'Leary, Sam; Anderson, David; Litten, John; O'Malley, Daniel; Bullock, Tom; George, Meghan; Summers, Mike; Planning Dept

**Subject:** Barry Buick Development Site

Hi Mark,

I received your letter regarding Jerome Solove Development's proposed "luxury" apartments in the Barry Buick site. I wanted to let you know that I stand with you in opposition to an unnecessary and irresponsible project.

Attached is a copy of the letter I provided to Sam O'Leary and the Planning and Development Department. I was also able to voice these concerns during the ABR meeting on 3/14/19.

If there is anything that I can do you help you and our community, please let me know. I look forward to collaborating with you.

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

## Schwarz, Johanna

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**From:** Erin Bell <ebellempire@gmail.com> on behalf of Erin Bell  
<erin.joseph.bell@gmail.com>  
**Sent:** Thursday, March 21, 2019 5:40 PM  
**Cc:** Beki Bell  
**Subject:** Steve Barry Buick

To Whom It May Concern,

As a resident of Orchard Grove Avenue, I am deeply concerned about the planned housing development at the former site of Steve Barry Buick. In particular, I am shocked at the apparent lack of planning oversight regarding the number of allotted parking spaces.

Having lived off Coventry Road in Cleveland Heights for many years before ending up in Lakewood, I can attest that building housing without careful consideration of parking spaces can be a disaster, both for nearby homeowners and for the people living in apartments with limited parking. When I lived in Coventry, I actually ended up selling my car because I was tired of dealing with the constant stress of parking. At one point, I found one of the rare legal spots and left my car there for about 4-5 months, which I'm sure we don't want to see happening in Lakewood. Most people cannot just abandon or sell their car and decide to take the bus instead (it would be nice if our transit system was that usable for everyone). At least in Coventry they had a reasonable excuse: most of the housing dates back to the early 20th century, before every household had at least one car and usually two. In 2019 Lakewood, it is an utter failure to construct new housing without considering the impact on available parking.

Lakewood is an easy place to live and we should keep it that way for renters and homeowners alike. While none of us want to see huge wasteful parking lots, reasonably-convenient parking must be among the top priorities for any modern housing project. This can and should mean scaling back the number of units in a building to match available parking accommodations. If there is only room for 186 parking spots, then perhaps there should only be 186 units (or fewer). If a developer insists that this imposes a financial burden, find another developer or build a park. The profit margin of an investor is not my problem, but poor urban planning is.

I hope the city will work to refine the building plan so that there is sufficient parking *on-site* for all residents of any future housing developments in Lakewood.

Erin Bell  
1447 Orchard Grove Avenue

## Schwarz, Johanna

---

**From:** Jeremy Schwerdt <jeremyschwerdt@gmail.com>  
**Sent:** Tuesday, March 19, 2019 9:29 PM  
**To:** O'Leary, Sam  
**Cc:** Planning Dept; Harnocz, Alex  
**Subject:** Re: Barry Buick Development Site

Hi Sam,

Thank you again so much for your communication and encouragement regarding the development of the Barry Buick site.

It is true that when I first reached out to the Lakewood City Council I was not inherently opposed to the development of apartments on the Barry Buick site. When we first spoke, I expressed my concerns over traffic, parking, noise and the overall necessity of adding additional housing while similar buildings are vacant. However, after hearing the concerns of my neighbors and community last Thursday (ABR Meeting, 3/14), I believe that the development of this project will fail Lakewood's *Community Vision* and demonstrate the lack of responsibility in City leadership.

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Please accept this as my written statement, as a Lakewood citizen and homeowner, opposing Jerome Solove Development's of the Barry Buick site.

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

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After hearing from the ABR, The City of Lakewood, the developer and most importantly, my fellow residents, my stance is in opposition to the project. I strongly believe that it will negatively affect my community and the quality of life in Ward 2. Although, I still do not fully believe that my voice will be heard, I will do everything that I can do as a Lakewood citizen to stop the development of this site.

Please expect my official written statement of opposition before the end of the weekend.

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

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Hi Sam,

Thank you so much for your response. It's appreciated.

You are absolutely correct in that I don't inherently disapprove of the project. I am concerned about it's potential negative effect on my block/city/community.

I hope that I see you tonight.

Jeremy

Sent from my iPhone

On Mar 14, 2019, at 1:35 PM, O'Leary, Sam <[Sam.OLeary@lakewoodoh.net](mailto:Sam.OLeary@lakewoodoh.net)> wrote:

Hi Jeremy,

I plan to try to make it to the meeting tonight, assuming I can extricate myself from my work obligations early enough. Citizens can and regularly DO make significant and meaningful contributions to the approval process for residential and commercial projects all over the city.

Regarding meeting attendance, I still think it is very worthwhile, assuming your objective is to have your specific concerns heard and create the best possible project for the neighborhood. As we discussed, I didn't get the sense that you are necessarily opposed to this site being re-purposed from a vacant car dealership to a residential use, but rather had concerns about the density of the proposed development and its impacts on the neighborhood (in terms of traffic, noise, light, and aesthetic appearance, to name a few). If this is the case, I think your attendance at the meeting would be both helpful and productive. Our City's boards and commissions do significant and important work-- their feedback to developers, business owners, and homeowners usually results in real, tangible changes to what is planned, and the impetus for those changes is often public comment and the concerns expressed by those who show up to the meeting. These changes certainly often impact the look of proposed new (or old/existing) buildings, but also pertain to things like landscaping and screening, as well as architectural design features which ultimately have practical impacts and real functions that create buffers, minimize noise or light intrusions, change the way people flow in or through the site, etc., etc. These meetings are also usually very good opportunities to meet and have direct conversations with the developer proposing this project, which can be mutually beneficial as well (to the developer in terms of understanding your concerns, and to you as an opportunity to directly address the person/company that would actually be overseeing construction, etc.).

As I mentioned, our boards and commissions are staffed by volunteer citizens with professional expertise in the areas in which they serve, but there is always significant benefit to be had by the neighbors' intimate knowledge of that particular block and the particular issues/idiosyncrasies that are part of fabric of that block. In my experience, our boards and commissions are very responsive to resident feedback and input.

Hope that helps, and hope to see you tonight, or otherwise touch base soon about this project and your concerns.

Regards,

Sam

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**From:** Jeremy Schwerdt <[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)>

**Sent:** Thursday, March 14, 2019 7:51 AM

**To:** O'Leary, Sam

**Cc:** Planning Dept

**Subject:** Re: Barry Buick Development Site

Sam,

Thank you so much.

My question at this point is what would be the benefit of attending tonight's ABR meeting? Based on our conversation, it doesn't sound like citizens can make any difference. If the property is zoned commercially - and is sold commercially - it is what it is. As a citizen and as a homeowner, what difference can I possibly make?

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

On Mon, Mar 11, 2019 at 2:26 PM O'Leary, Sam <[Sam.OLeary@lakewoodoh.net](mailto:Sam.OLeary@lakewoodoh.net)> wrote:

Hi Jeremy,

I've cc'd the email address for the planning commission, which is [planning@lakewoodoh.net](mailto:planning@lakewoodoh.net)

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**From:** Jeremy Schwerdt <[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)>  
**Sent:** Friday, March 8, 2019 6:28 AM  
**To:** O'Leary, Sam  
**Subject:** Re: Barry Buick Development Site

Hi Sam,

Can you please provide me with a POC for the Planning Commission?

Thank you so much.

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107

216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

On Mon, Mar 4, 2019 at 6:10 PM Jeremy Schwerdt <[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)> wrote:  
Hi Sam,

Thank you so much for taking the time to speak with me this afternoon.

It's great to know that other citizens have also voiced their concerns. Additionally, it is extremely reassuring to hear that City Council is listening.

Following your advise, I would like to reach out to the Planning Commission. Can you please provide me with a point of contact and/or contact information for that department. As discussed, I will cc you on my email that outlines my apprehension to the former Buick Dealer development site.

Thank you, again.

Best regards,

Jeremy Schwerdt  
1335 Brockley Avenue  
Lakewood, OH 44107  
216/905-8468 (cell)  
[jeremyschwerdt@gmail.com](mailto:jeremyschwerdt@gmail.com)

On Mon, Mar 4, 2019 at 3:39 PM O'Leary, Sam <[Sam.OLeary@lakewoodoh.net](mailto:Sam.OLeary@lakewoodoh.net)> wrote:

Jeremy,

Wonderful speaking to you this afternoon. Let's set up time talk soon.

Thanks,

Sam

## Schwarz, Johanna

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**From:** James O'Barsky <obarskyjames@gmail.com>  
**Sent:** Friday, March 22, 2019 3:46 PM  
**To:** Rader, Tristan; Anderson, David; Colin Dussault; Planning Dept; O'Leary, Sam; Mark Zody  
**Subject:** Proposal at Barry Buick property

My name is Jim O'Barsky I live at 1419 Orchard Grove Ave. I have lived here since 2000 and in Lakewood since 1980.

When this proposal was first brought to our attention and we went on line to see what it looked like we were shocked and concerned. We soon realized this was progress and these empty lots should be developed and we could live with that. Then the details started coming in and we realized this is not beneficial to the neighborhood the tenants or the neighbors. Parking is on the first floor only, a building footprint that goes from sidewalk to sidewalk and a 12' buffer at the houses and now lets throw a150 apartments into the mix. This started off as a good idea but sure went south in a hurry.

The sheer greed of this developer is evident in garage spaces to apartments there is enough profit to be made by continuing the garage spaces up to the third floor in both buildings. this developer does not care about the tenants or the neighbors he would rather have them looking in each others windows. The view in Lakewood is a big deal to home owners and tenants alike if you don't think so look at the west wall of the north building why do you think there's no apartments there?..... there's a 3 story apartment complex there.

I hope this does not fall on deaf ears. This could be a beautiful project if we just listen to each other and do what's right for the community and not the profit.

Thank you for letting me air my views.

Respectfully;

Jim O'Barsky

## Schwarz, Johanna

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**From:** Colin Dussault <colindussault@gmail.com>  
**Sent:** Friday, March 22, 2019 5:52 PM  
**To:** James O'Barsky  
**Cc:** Rader, Tristan; Anderson, David; Planning Dept; O'Leary, Sam; Mark Zody  
**Subject:** Re: Proposal at Barry Buick property

I agree with you.

On Fri, Mar 22, 2019, 3:46 PM James O'Barsky <[obarskyjames@gmail.com](mailto:obarskyjames@gmail.com)> wrote:

My name is Jim O'Barsky I live at 1419 Orchard Grove Ave. I have lived here since 2000 and in Lakewood since 1980.

When this proposal was first brought to our attention and we went on line to see what it looked like we were shocked and concerned. We soon realized this was progress and these empty lots should be developed and we could live with that. Then the details started coming in and we realized this is not beneficial to the neighborhood the tenants or the neighbors. Parking is on the first floor only, a building footprint that goes from sidewalk to sidewalk and a 12' buffer at the houses and now lets throw a 150 apartments into the mix. This started off as a good idea but sure went south in a hurry.

The sheer greed of this developer is evident in garage spaces to apartments there is enough profit to be made by continuing the garage spaces up to the third floor in both buildings. this developer does not care about the tenants or the neighbors he would rather have them looking in each others windows. The view in Lakewood is a big deal to home owners and tenants alike if you don't think so look at the west wall of the north building why do you think there's no apartments there?..... there's a 3 story apartment complex there.

I hope this does not fall on deaf ears. This could be a beautiful project if we just listen to each other and do what's right for the community and not the profit.

Thank you for letting me air my views.

Respectfully;

Jim O'Barsky

## Schwarz, Johanna

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**From:** Jesse Shedden <jesseshedden@gmail.com>  
**Sent:** Tuesday, April 2, 2019 2:04 PM  
**To:** Planning Dept; Milius, Katelyn; Sylvester, Bryce  
**Cc:** jbetz83@gmail.com; Ben Hockenull; Nicole Shedden; kelliott@chromiumblack.com  
**Subject:** Planning Commission Feedback - Downtown Development  
**Attachments:** Downtown Development Traffic.pptm

Afternoon,

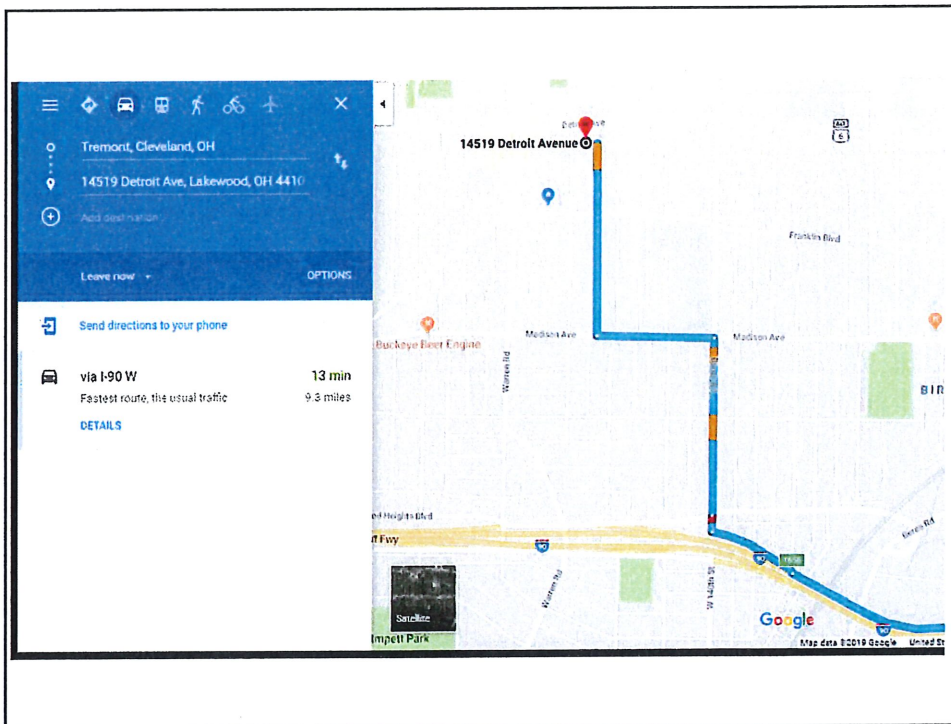
I wanted to raise several concerns in regards to the new downtown development and the increased traffic that will bring prior to this Thursday's meeting. Below are my main concerns and I also attached a PowerPoint that gives some additional context.

1. Speed on Marlowe and Belle
  - o Already a (fast) through street with people avoiding Warren and Bunts
  - o I would like to recommend speed tables to slow traffic down and also double as crosswalks to the townhouses and paseo. (PPT page 1)
2. Traffic on Marlowe crossing Franklin (especially going North from Madison)
  - o Currently google maps takes anyone coming from the east on I-90 to the Bunts exit and then left onto Madison and north on Marlowe which will create an issue at Franklin and Marlowe with more traffic crossing over. (PPT page 2)
  - o With traffic lights at Lincoln and Belle already in place can a four way stop with crosswalks (PPT page 3) or a mini traffic circle (PPT page 4) be researched?
3. Parking
  - o Will the spaces in front of the townhouses be metered?
  - o With the retail and commercial element will there be a resident sticker to park on the east side of Marlowe? Want to avoid parking on the street always being taken up by people working in the new complex if they do not have access to the garage through their employer.
    - This was an issue with construction of the new health center. The construction crew consistently took up the street parking.
    - Was not an issue with the hospital because there was not street parking on Marlowe from 8am to 8pm.
4. Headlights into existing homes when exiting parking garage and townhouses onto Marlowe & Belle
  - o Are Marlowe and Belle wide enough at those points to allow for a median to be placed in center of the street as a barrier to the existing homes? (PPT page 5) Can the barrier have landscaping tall enough to block headlights without limiting visibility too much?

Thank you for considering these concerns and I look forward to the meeting on Thursday. We have been very happy with the updates Carnegie and the RDL teams have made on the site itself and want to make sure the surrounding areas are prepared also.

Jesse Shedden  
1488 Marlowe

### Speed Table Options for Marlowe



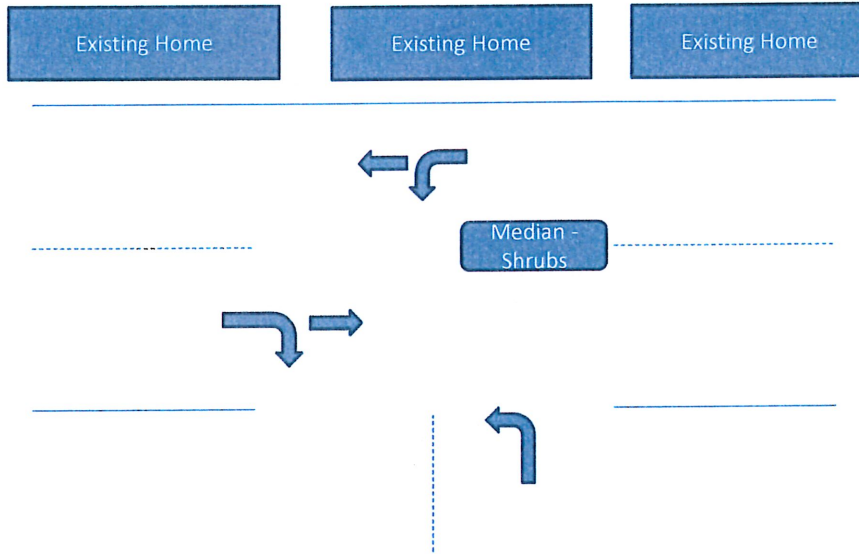
Franklin & Marlowe Options – Speed table with cross walk and 4-way stop



Franklin & Marlowe Options – mini traffic circle with cross walk



Garage and Townhome Exit – Will cut down on headlights into existing home



## Schwarz, Johanna

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**From:** Ben M <bmeasor90@gmail.com>  
**Sent:** Sunday, March 10, 2019 2:18 PM  
**To:** Planning Dept  
**Subject:** Inquiry Regarding Planned Development

Hello,

I'm writing to inquire about a future development.

I received a letter regarding a review and approval of a parking garage and two mid rise apartments on 13701/13901 Detroit Ave and 1406 Bunts Road.

Unfortunately I was not available to make the review meeting in February and would like to know if there is an estimated time as to when construction will begin on these developments?

I'm sorry I don't mean to be over analytical, and I'm not angry or anything (emails never convey tone), but one other thing. This construction would quite literally be right outside my window and I'm just thinking of the integrity of my electronics, keeping windows open in the summer and dust and dirt flying everywhere and whatnot. I may or may not be looking for a new apartment in the area but I guess I was wondering if you could let me know what are the general laws in Lakewood regarding what times construction can take place are? This may help my decision making.

Thank you for your time,

Ben

## Schwarz, Johanna

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**From:** Bullock, Tom  
**Sent:** Monday, March 11, 2019 10:24 AM  
**To:** Amy Martin  
**Cc:** Litten, John; O'Leary, Sam; Anderson, David; George, Meghan; Rader, Tristan; O'Malley, Daniel; Planning Dept; Mayor's Office; Ron Wank; Julie Nichols  
**Subject:** Re: Interesting letter in Crains

Ms. Martin,

Thanks for your note. I understand you have concerns about the Solove development proposed at Detroit and Parkwood. I agree there are a number of neighbor impacts that must be addressed and improved in the proposal. I support setting a high quality bar and continuing to communicate between developer and community to address these.

The good news is, I understand the developer is working to do so and intends to show significant progress at its next round of meetings at the Planning Commission and/or ABR.

To respond to some points raised in the Crain's opinion column, there's an implicit dislike of rental and the belief that Lakewood has enough already. This misses that all properties, including rental, come in many shapes, sizes, types, price points, newness of condition, and style. Lakewood has very little rental stock of the new-built "class A" (to borrow a term from commercial office real estate) type rental that Solove proposes to build.

So it's not accurate to view Solove's proposal as more of the same: on the contrary, it adds new housing types, which is a strategic goal identified as crucial to Lakewood's growth since at least the Grow Lakewood Commission (ca. 2005).

New housing types can attract new residents or retain current residents who'd otherwise leave. As we face the decennial Census next spring, we should look for every opportunity to add population — which strengthens our community via a greater tax base for the schools and city, more customers for shops, and more people contributing to our social fabric. Density is good for the environment too: it's easier to bike and walk in Lakewood, and Lakewood residents are served far more efficiently by roads, sewers, and other infrastructure, a fact clearly in focus right now since the City just submitted a major sewer upgrade plan to the EPA and had to analyze all these factors.

Secondly, the writer "suggest[s] creating a small subdivision that adds some green edge along Detroit Avenue with creative cluster homes, one-floor living." Although green space is needed, our community plan and zoning standards call for density and infilling the built environment where gaps exist along our commercial corridors, Detroit and Madison. Principles of urban design, which Lakewood has adopted and which were recently affirmed in our Community Vision that took guidance from a public-input process, seek to create density and thereby walkability, business attraction, and customer attraction. Solove's proposal is consistent with that and, done right, could activate your section of Detroit with new commercial vitality. This is appropriate since it's on Detroit, a road intended for major traffic and commercial activity. (It'd be far more challenging if a major development was proposed, for example, deep in a residential area.)

Whether the developer proposes a dense, large building or a less dense cluster home development is entirely a private business decision in this case—and the City’s role is to review the proposal either way. (In other cases, such as McKinley School and Lakewood Hospital redevelopments, the City had far more control and say over the development proposals because the City owned the land and attached certain requirements to the contract for land transfer.) Why did Solove propose what they proposed at Parkwood and Bunts? You’d have to ask them. No doubt land price and cost per square foot factor into sizing the development to be a viable going concern. I don’t know the sale price and even the pricing of the intended rental units. I’m not sure that it’s required that this information be disclosed in this case since it’s a private commercial transaction.

Would the development be successful if built? I agree that it’s in Lakewood’s interest that it should. As a private development with absolutely zero public investment and no tax abatements (very frequently required for such developments), no one has more skin in the game—more to gain and more to lose—if the development is unsuccessful than Solove. The proposal is on the scale of tens of millions of dollars, and the developer has conducted a market study to evaluate whether the development can be successful. That’s a compelling, on-going motivating factor for the developer to make this a quality, successful project.

The neighbor impacts remain a question, and they are also the area on which the City can and most appropriately will focus. There is some work needed by the developer to respond to the impacts you and your neighbors have raised, and I look forward to reviewing their revisions in the near future.

Sincerely,  
Tom

On Mar 11, 2019, at 5:57 AM, Amy Martin <[amyfrancine@att.net](mailto:amyfrancine@att.net)> wrote:

Good morning,

Below is a link to an interesting perspective from a Planning and Development professional who lives in Lakewood:  
<https://www.crainscleveland.com/node/723456/printable/print>

As a resident of Parkwood Road who will be directly impacted by the development proposed between Wyandotte and Bunts, and a 27-year resident of Lakewood, I couldn't agree with the author more. Lakewood needs to preserve the integrity of our neighborhoods and housing stock. Development along our main corridor should reflect this.

We are hoping that the changes that JSDI will propose during the April Planning Commission meeting take into consideration the many concerns that we have voiced about the size, scope, and scale of this project. And, as a group, the residents of my neighborhood are perplexed as to why the larger development (Wyandotte to Bunts) is proposed for the smaller parcel of land as opposed to the development proposed for the Barry Buick site.

Thank you,

Amy



# CRAIN'S CLEVELAND BUSINESS

March 10, 2019 04:00 AM

## Personal View: Lakewood needs to take a hard look at development proposals

GUEST BLOGGER

Nora McNamara



Contributed rendering

The Jerome Solove Development Inc. firm of Columbus recently announced plans to build three-story apartments on Detroit Avenue in Lakewood.

Being a successful community is a big attraction to developers and a big responsibility for the city and residents to be as thoughtful and discerning as possible in evaluating, refining and welcoming new growth, writes planning and development professional Nora McNamara.

A Columbus-based real estate developer recently announced plans to build a second intensive real estate **project** on the former Steve Barry Buick car dealership on Detroit Avenue in Lakewood. In November, the same developer, **Jerome Solove Development Inc.**, proposed a 275-suite apartment **complex** for a Detroit Avenue site near Bunts Road.

These two JSDI projects are on top of the mixed-use **One Lakewood Place** being developed by Carnegie Management & Development Corp. on the former site of Lakewood Hospital.

Every proposal for development is not a good one. Does Lakewood need any more rental space? What will these big projects do to change the city's character? Could at least one of these sites be geared toward housing for people who want to downsize, which would free up potential single-family homes in a tight market?

I suggest creating a small subdivision that adds some green edge along Detroit Avenue with creative cluster homes, one-floor living, or a townhouse look with two separate stacked units, with an elevator, that provides a desirable living option and product that Lakewood does not have.

How many rental products from downtown Cleveland to Lakewood exist for the same market or are planned, in progress or completed, and how is their lease-up and occupancy going?

Many developers insist what they offer is going to save a city or neighborhood. This is not a condemnation of developers, but a call for the city and community to take a hard look and evaluate.

I urge Lakewood to stop, take a deep breath and, where appropriate, say no to this proposal at this location as proposed. Consider your community goals and insist on something that contributes to community stability for the long haul and is complementary in design and configuration to the existing architectural character.

Lakewood has plenty of density already but not much green space, except along the side streets. So, could a new development wrap some of that green around to Detroit Avenue?

In addition, focus on existing rental units with some code enforcement and rehab assistance, otherwise the future may not be great for these buildings. In fact, we should think of how the failure of those apartments would impact areas all over the city.

Lakewood has always been a special community and deserves nothing but the best and should continue to insist on it. I have confidence the city can work with the community to have open, "out in the community" discussions with residents about proposals and make good decisions.

Walking over a site with even a concept site plan and elevations can help residents and reviewers obtain a better sense of context and potential impact on the surrounding community, and ask pertinent questions: How big is the proposed structure and what does that mean or potentially look like within the parameters of the property? Where is the traffic ingress and egress, parking for residents and guests, garbage pickup, where does the snow go, will you destroy the sense of privacy an adjacent neighbor currently enjoys in their yard or through their windows? What about loss of light, noise, hours of activity (24-hour living can be very different from a weekday, 8-5 p.m. business)?

Being a successful community is a big attraction to developers and a big responsibility for the city and residents to be as thoughtful and discerning as possible in evaluating, refining and welcoming new growth.

*McNamara is a planning and development professional who lives in Lakewood.*

Inline Play

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**Source URL:** <https://www.crainscleveland.com/guest-blogger/personal-view-lakewood-needs-take-hard-look-development-proposals>

## Schwarz, Johanna

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**From:** Julie Nichols <amyjules@att.net>  
**Sent:** Tuesday, March 19, 2019 1:44 PM  
**To:** Planning Dept  
**Subject:** Parkwood/Bunts/Wyandotte development

Members of Planning:

My home is 1432 Parkwood and is going to be one of the most directly impacted properties. I am concerned and disturbed to see and hear of the minute changes Solove Development is proposing.

I appreciate the proposed movement of the pool and dog park. Those, however, seem to only negligible changes presented in an attempt to appease the residents.

The number of units is only being reduced from 278 to 275. A reduction of 3 units or 3-6 residents will not significantly improve the traffic, safety or parking concerns raised repeatedly by us residents.

Transitioning down to 4 stories closest to the northernmost homes is also negligible as we will still have an 8 story building very close to our homes. Again, a weak attempt to appease us.

I am still extremely concerned that the only entrance to the parking garage is on Parkwood. Our street cannot handle the traffic.

Lastly, in a meeting last night with some of my neighbors, it was again mentioned that Mr. Solove is considering adding retail to the development in order to use a different zoning requirement. This sounds like a thinly veiled attempt. And quite amusing considering at the ARB meeting last month when asked about installing retail there he said it was not feasible. What changed?

If you have not yet done so, I encourage you to drive or walk down our street and envision what Solove Development wants to do to our street. We have offered very specific concerns and to this date, none have been sufficiently addressed.

Again, thank you for your time and consideration.

Julie Nichols  
1432 Parkwood Road  
216-298-3521

## Schwarz, Johanna

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**From:** Rader, Tristan  
**Sent:** Tuesday, March 26, 2019 9:54 AM  
**To:** Patricia Neff; O'Leary, Sam; Tom.bullock@lakewood0h.net; George, Meghan; O'Malley, Daniel; Litten, John; David.anderson@lakewoodoh.ne; Milius, Katelyn; Planning Dept  
**Subject:** Re: Bunts-Parkwood Project

Bob,

Thanks for the message, I'd be happy to stop by. Will you be around this weekend?

### ***Tristan Rader***

Councilmember At-Large  
City of Lakewood, Ohio  
(c) 440-315-2852  
@twrader

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**From:** Patricia Neff <[bpneff1443@att.net](mailto:bpneff1443@att.net)>  
**Sent:** Monday, March 25, 2019 9:01 PM  
**To:** O'Leary, Sam; [Tom.bullock@lakewood0h.net](mailto:Tom.bullock@lakewood0h.net); George, Meghan; O'Malley, Daniel; Litten, John; Rader, Tristan; [David.anderson@lakewoodoh.ne](mailto:David.anderson@lakewoodoh.ne); Milius, Katelyn; Planning Dept  
**Subject:** Bunts-Parkwood Project

Dear council and committee members,

Having seen the revised Solove plan, I am more disappointed than ever for the following reasons:

\*The pool has been moved to the top of the parking garage. Making that higher than before. Height and proximity to single residences is one of our major concerns.

\*The original location of the pool has been replaced by 2 multi story buildings 10 feet away from the property line to the next resident. Again, proximity.

\*He as reduced a small portion of the main building to 5 stories next to the Parkwood neighbor. That is still only 10 feet from their property and then jumps to 8 stories after 25 feet.

\*He has move the building 56 feet from the Bunts rd. neighbor but still jumps directly to 8 stories. It also puts a drive next to that neighbor for garbage, delivery and maintenance trucks.

\*All the immediate neighbors are open to any of the council and committee members visiting our properties to visualize the impact on them.

Solove has done the minimum possible to maintain his massive apartment count and hope to pacify the committees, council and the Lakewood residents.

These are just the specific ramifications to the direct neighbors. I'm sure you have received multiple communications on general concerns. I will not repeat those in this communication. However, We have seen the design for the Barry Buick property and the 3 story complex for that larger property is another slap in the face to the Bunts, Parkwood, Wyandotte neighborhood.

We all moved to Lakewood for a great suburban lifestyle and Lakewood leaders have consistently protected that lifestyle throughout all the many changes over the years. We are lucky to have a Great balance of local businesses, residences and a small downtown area to make this a fantastic suburb.

This complex will tower over a great residential neighborhood. It will steal light and space from the neighborhood without appropriate transitions. As proposed it will stand out like a huge pimple on the face of our neighborhood. Simply stated, the mass of this complex is not suited for this property. We would love to have a more realistic improvement like the condos farther east on Detroit that add to the charm of our suburb and welcome more long term families.

Please don't let this monstrous development overtake the charming neighborhood we are lucky to call home.

Thank You,

Bob Neff  
1443 Bunts

## Schwarz, Johanna

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**From:** Salene Sanderson <m\_s\_sanderson@yahoo.com>  
**Sent:** Monday, April 1, 2019 2:30 PM  
**To:** Planning Dept; Summers, Mike; katelyn.millius@lakewoodoh.net; Bullock, Tom; Rader, Tristan; George, Meghan; O'Leary, Sam; Litten, John; Anderson, David; O'Malley, Daniel  
**Subject:** Detroit development from Bunts to Wyandotte

Good afternoon Lakewood Ohio leaders..

I am writing today to express my concerns regarding the proposal to build an 8 story highrise apartment building on Detroit between Bunts Road and Wyandotte.

Specifically,

1. Will a service driveway be built connecting to Bunts Road allowing cars in and out of the complex?
2. Has there been a traffic study done that would show the impact on local streets?
3. Is this the type of development that Lakewood needs? Has anyone considered building 2 to 3 story condos like those recently built on Detroit?
4. Where will the overflow parking be?
5. Has there been a study of what impact this will have in our infrastructure? Such as the water and sewer systems, and fire, police and ambulance personnel?
6. How will this impact my property values, peace of mind, and property taxes?

I plan to attend the April events regarding this development and hope hat the residents' concerns will be seriously addressed and considered.

Sincerely,

Salene Sanderson  
1490 Bunts Road

## Schwarz, Johanna

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**From:** Milius, Katelyn  
**Sent:** Monday, April 1, 2019 8:50 AM  
**To:** Schwarz, Johanna; Sylvester, Bryce  
**Subject:** FW: 12529 Plover Property

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**From:** Jeff Weber [<mailto:jkweber@cox.net>]  
**Sent:** Sunday, March 31, 2019 5:34 PM  
**To:** Milius, Katelyn  
**Subject:** 12529 Plover Property

Hi Katelyn,

During LHAB's regularly scheduled meeting on March 28, 2019 the Board reviewed the property at 12529 Plover in the Birdtown neighborhood. This property is listed as "Contributing" on the National Register of Historic Places document for Birdtown. As such and in accordance with Section 1161.03 (o), the first floor may be converted for residential use on the interior. Any changes to the exterior must be approved by the Architectural Board of Review with counsel from the Lakewood Heritage Advisory Board.

If you need anything else, please let me know.

Respectfully submitted,

Jeffery A. Weber  
Lakewood Heritage Advisory Board member  
216-256-6176

***Lakewood's mission in the application of Lean Six Sigma principles is to provide exceptional customer service that meets or exceeds our citizens' expectations and maintains a vibrant, competitive community.***

- 1 project overview
- 2 building heights
- 3 building setback
- 4 lot coverage
- 5 permitted uses
- 6 parking diagram
- 7 truck turning diagrams

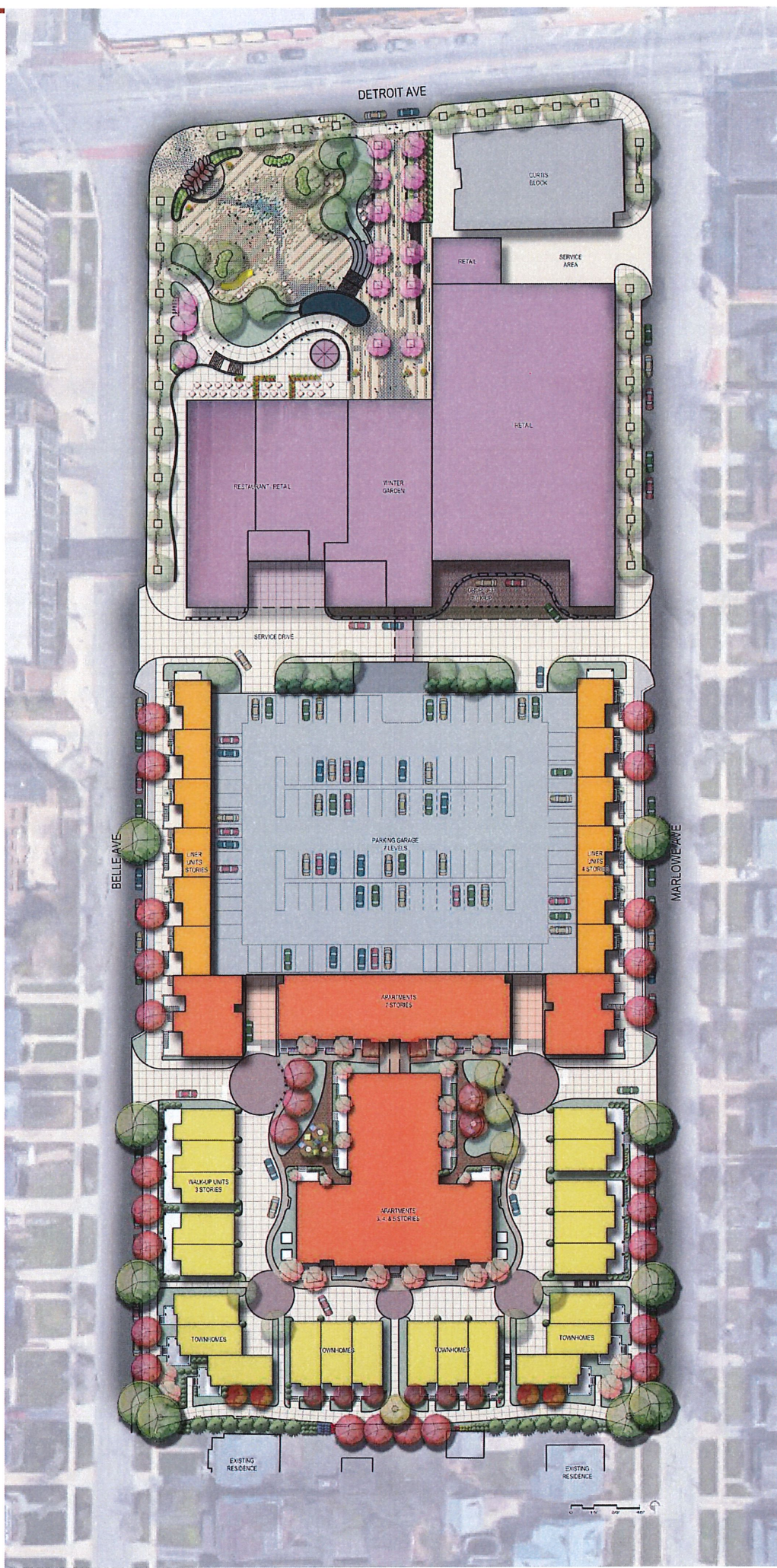
# PLANNING COMMISSION AGENDA

April 4, 2019

- 1 site plan
- 2 rendered perspectives

# PROJECT OVERVIEW

site plan one lakewood place



rendered perspective aerial looking north

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
MELLON UNIVERSITY

RDL  
ARCHITECTS



rendered perspective aerial looking south

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
COMMUNITY CENTER

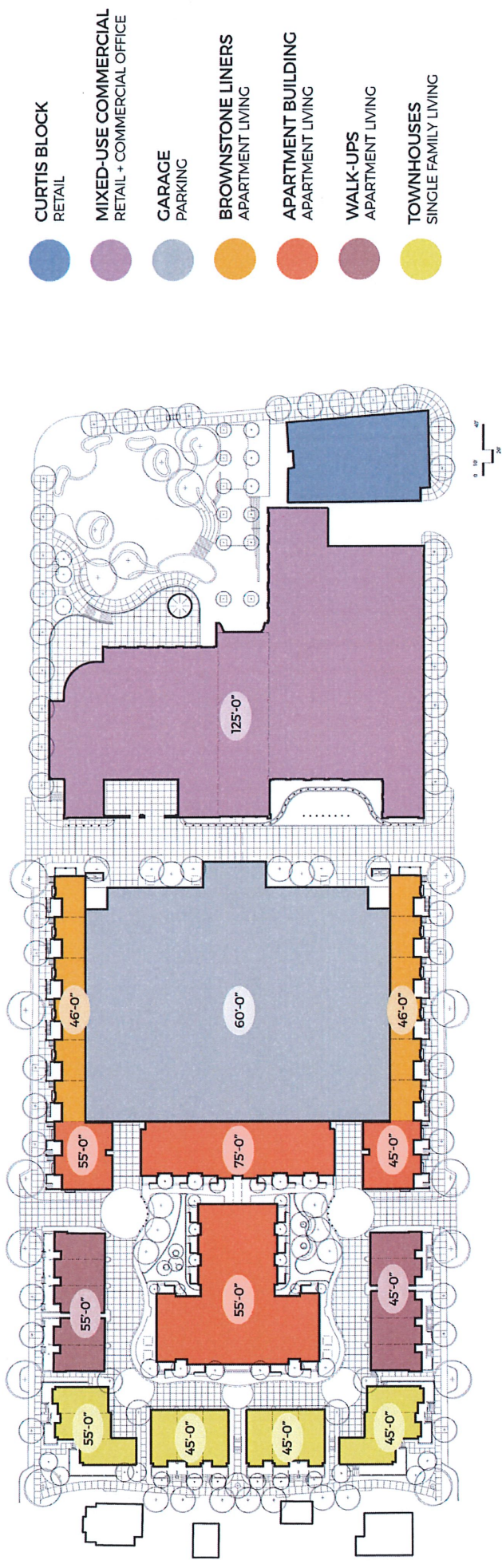
RDL  
ARCHITECTS



- 1 overall building height plan
- 2 commercial building height
- 3 garage building height
- 4 liner unit building height
- 5 walk-up building height
- 6 street townhome building height
- 7 paseo townhome

# BUILDING HEIGHTS

overall plan with maximum building heights



**BUILDING HEIGHT** means the vertical distance measured from the average elevation of the proposed finished grade at the front of the building as determined by the Commissioner to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between the bottom of the eaves and the top of the ridge for gable, hip and gambrel roofs, exclusive of the building's mechanical systems, chimneys, antennas, or structures necessary to access the roof including but not limited to elevated walkways, stair enclosures and ladders.

Building heights shown on this plan are the highest potential heights per building.

commercial building height



- \_\_\_\_\_ 125'-0" top of screening
- \_\_\_\_\_ 100'-0" top of parapet
- \_\_\_\_\_ 85'-0" sixth floor commercial office
- \_\_\_\_\_ 70'-0" fifth floor commercial office
- \_\_\_\_\_ 55'-0" fourth floor commercial office
- \_\_\_\_\_ 40'-0" third floor commercial office
- \_\_\_\_\_ 20'-0" second floor retail
- \_\_\_\_\_ 0'-0" ground floor retail



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garage building height



65'-0"	central stair / elevator tower
60'-0"	side stair tower
54'-6"	top of screening
50'-0"	sixth floor
40'-0"	fifth floor
30'-0"	fourth floor
20'-0"	third floor
10'-0"	second floor
0'-0"	ground floor

**BUILDING HEIGHT** means the vertical distance measured from the average elevation of the proposed finished grade at the front of the building as determined by the Commissioner to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between the bottom of the eaves and the top of the ridge for gable, hip and gambrel roofs, exclusive of the building's mechanical systems, chimneys, antennas, or structures necessary to access the roof including but not limited to elevated walkways, stair enclosures and ladders.

apartment building height



**BUILDING HEIGHT** means the vertical distance measured from the average elevation of the proposed finished grade at the front of the building as determined by the Commissioner to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between the bottom of the eaves and the top of the ridge for gable, hip and gambrel roofs, exclusive of the building's mechanical systems, chimneys, antennas, or structures necessary to access the roof including but not limited to elevated walkways, stair enclosures and ladders.

brownstone liner unit building height



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walk-up building height



**BUILDING HEIGHT** means the vertical distance measured from the average elevation of the proposed finished grade at the front of the building as determined by the Commissioner to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between the bottom of the eaves and the top of the ridge for gable, hip and gambrel roofs, exclusive of the building's mechanical systems, chimneys, antennas, or structures necessary to access the roof including but not limited to elevated walkways, stair enclosures and ladders.

street townhome building height



45'-0" top of structure

18'-8" second floor

8'-0" first floor

0'-0" ground

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paseo townhome building height

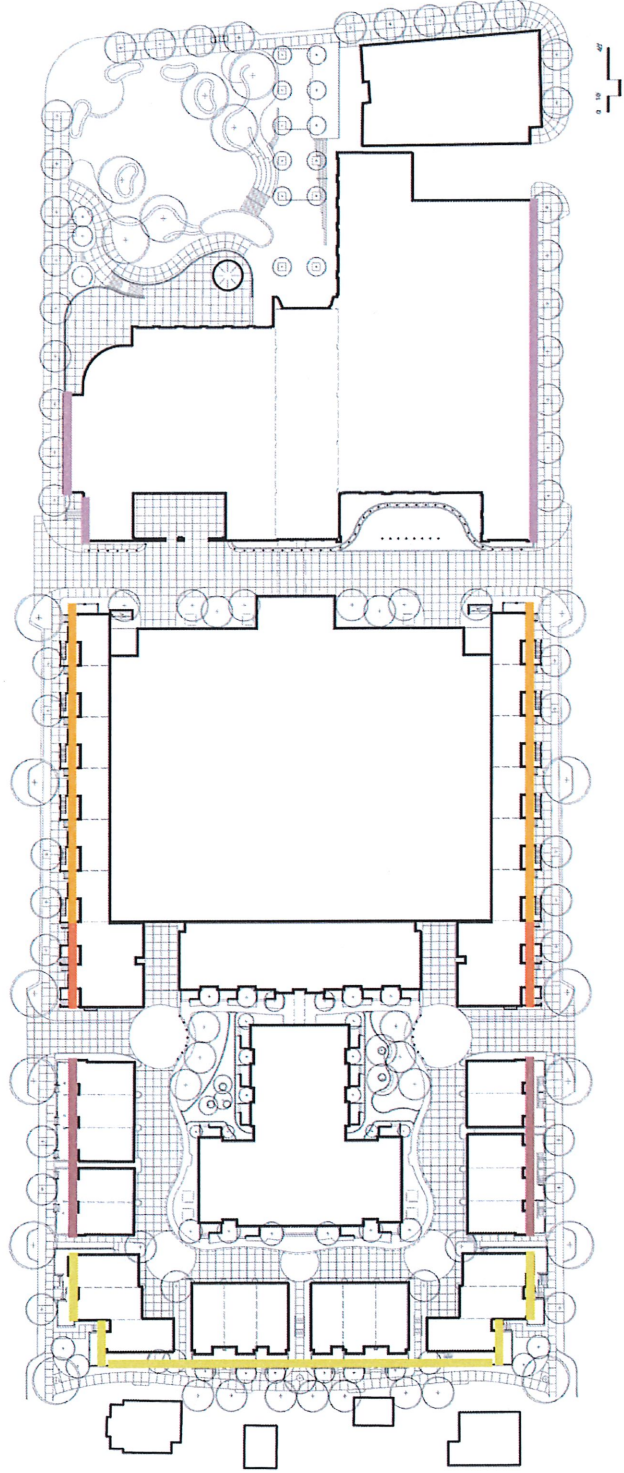


**BUILDING HEIGHT** means the vertical distance measured from the average elevation of the proposed finished grade at the front of the building as determined by the Commissioner to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between the bottom of the eaves and the top of the ridge for gable, hip and gambrel roofs, exclusive of the building's mechanical systems, chimneys, antennas, or structures necessary to access the roof including but not limited to elevated walkways, stair enclosures and ladders.

1 site plan with setbacks

# BUILDING SETBACKS

plan with setbacks

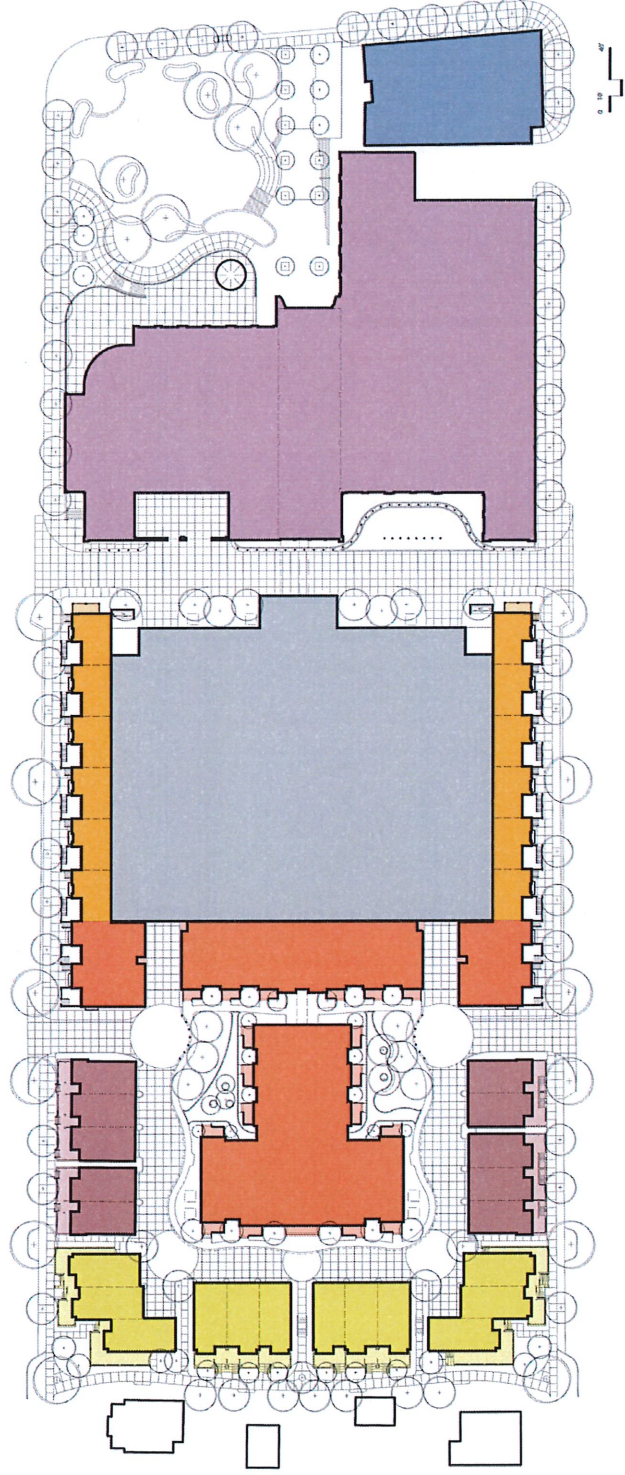


BUILDING SETBACK the unoccupied area between the public or private right-of-way and the building line.

1 site plan featuring lot coverage

# LOT COVERAGE

site plan lot coverage



2.8%  
CURTIS BLOCK  
RETAIL

17.6%  
MIXED-USE COMMERCIAL  
RETAIL + COMMERCIAL OFFICE

17.2%  
GARAGE  
PARKING

3.2%  
BROWNSTONE LINERS  
APARTMENT LIVING

9.6%  
APARTMENT BUILDING  
APARTMENT LIVING

4.0%  
WALK-UPS  
APARTMENT LIVING

5.5%  
TOWNHOUSES  
SINGLE FAMILY LIVING

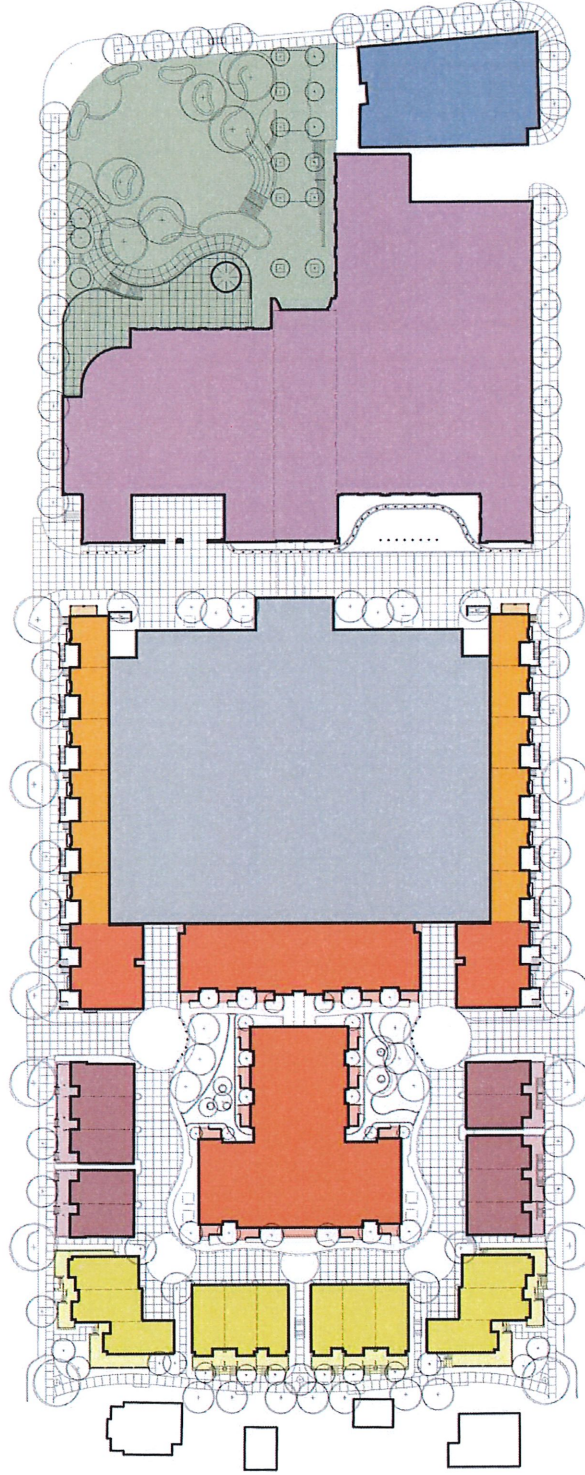
60.0% TOTAL

LOT COVERAGE means that percent of the lot area occupied by a structure, including any part thereof, which extends beyond the foundation; roof overhangs of twelve (12) inches or less, including any rain gutter, shall be excluded from this calculation

1 site plan featuring permitted uses

# PERMITTED USES

site plan permitted uses



COMMERCIAL  
USE GROUPS



CURTIS BLOCK  
RETAIL



MIXED-USE COMMERCIAL  
RETAIL + COMMERCIAL OFFICE



GARAGE  
PARKING



BROWNSTONE LINERS  
APARTMENT LIVING



APARTMENT BUILDING  
APARTMENT LIVING



WALK-UPS  
APARTMENT LIVING



TOWNHOUSES  
SINGLE FAMILY LIVING



COMMUNITY GATHERING  
SPACE

USE GROUPS

RESIDENTIAL USE GROUPS

- Rental Apartments / Townhomes
- For-Sale Townhomes

COMMERCIAL USE GROUPS

- Mercantile
- Business
- Office
- Restaurants
- Hotel
- Indoor Commercial Recreation/Fitness Center
- Banquet Center
- Entertainment

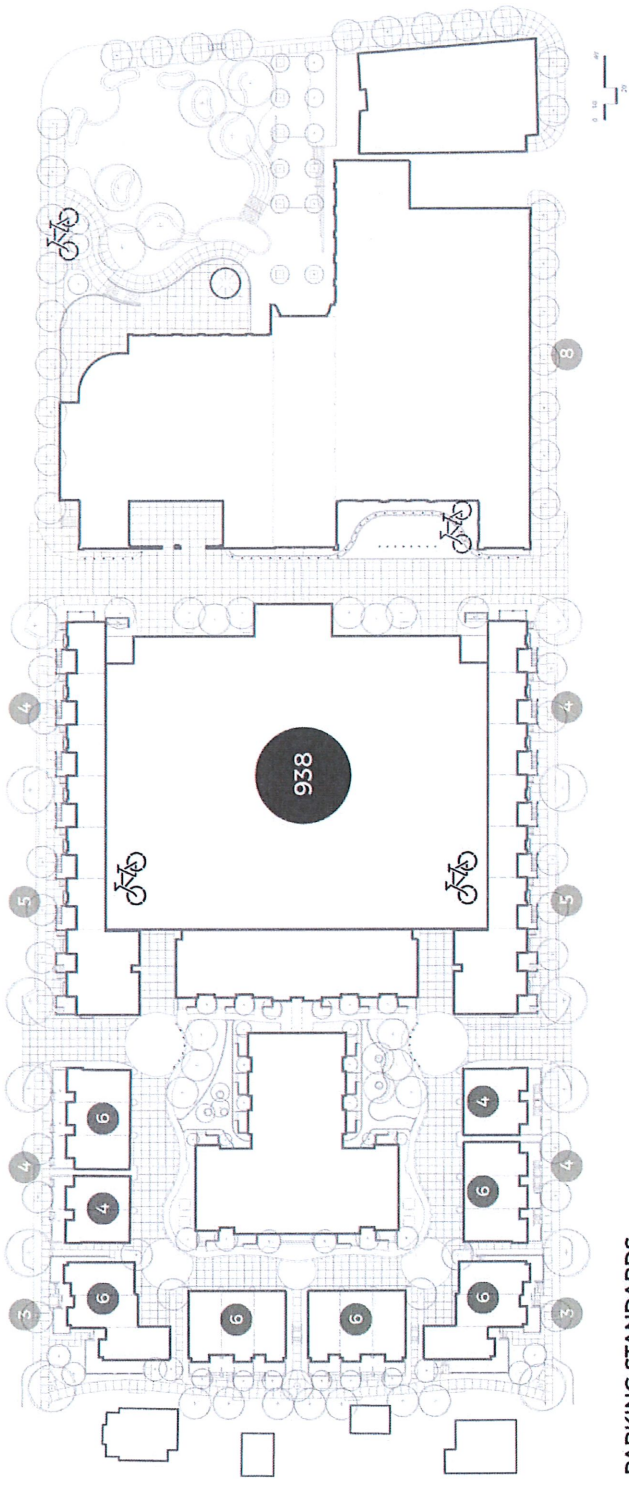
COMMUNITY GATHERING SPACE

A first-class, multi-functional community gathering space available for public use.

- 1 site plan featuring parking  
garage parking  
parking standards

# PARKING DIAGRAM

garage parking



40

44

938

**ON STREET PARKING**  
80' X 200'

**PRIVATE GARAGE**

**PUBLIC GARAGE**  
LEVEL:  
LOWER LEVEL S.O.G. SPACES:  
FIRST LEVEL: 137  
SECOND LEVEL: 127  
THIRD LEVEL: 133  
FOURTH LEVEL: 136  
FIFTH LEVEL: 135  
SIXTH LEVEL: 116  
TOTAL SPACES: 920

9'-0" X 18'-0" = 594 SPACES

8'-6" X 18'-0" = 326 SPACES  
(55% OF GARAGE PARKING SPACES)

+18 HANDICAPPED SPACES

**PARKING STANDARDS**

**TOWNHOMES**

Min. 1/dwelling unit; no max; 1 required  
space shall be in a garage. The front yard  
shall not be used for off-street parking  
except in the Lagoon District.  
12 Townhomes = 12 Spaces, Enclosed

**RETAIL**

Min. 1 for each 1,000 sq. ft. GFA; max.  
2.5 for each 1,000 sq. ft. GFA  
87,217 sf = 87 spaces

**OFFICE**

Min. 2 for each 1,000 sq. ft. GFA; max.  
3.5 for each 1,000 sq. ft. GFA  
127,956 sf = 256 spaces  
534 spaces total Minimum



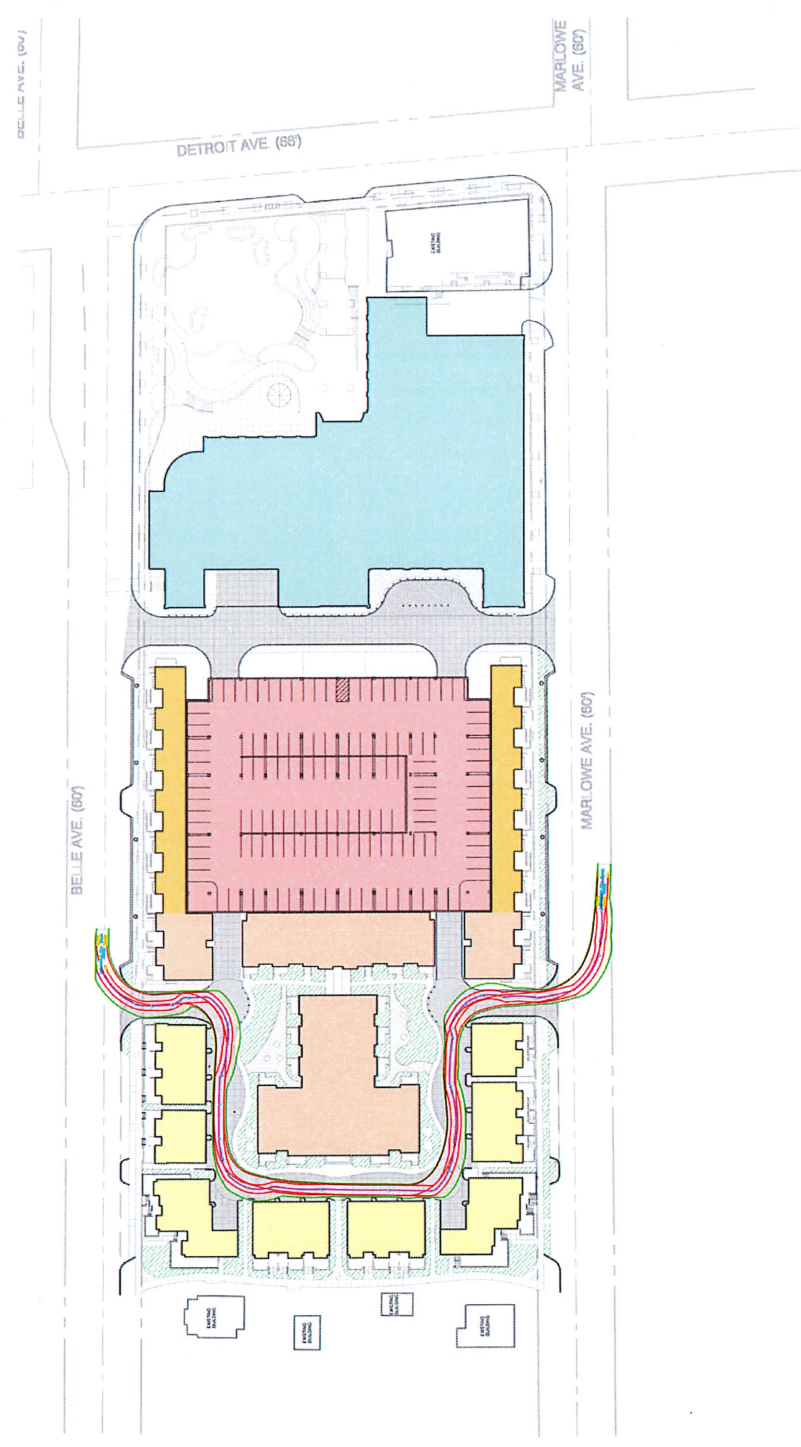
**GARAGE BICYCLE PARKING**  
FOR RESIDENTS AND ON SITE  
EMPLOYEES.

**PUBLIC BICYCLE PARKING**

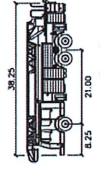
1-4	fire truck diagrams
5-8	garbage truck diagrams
9	service truck diagram

# TRUCK TURNING DIAGRAMS

fire truck turning diagram



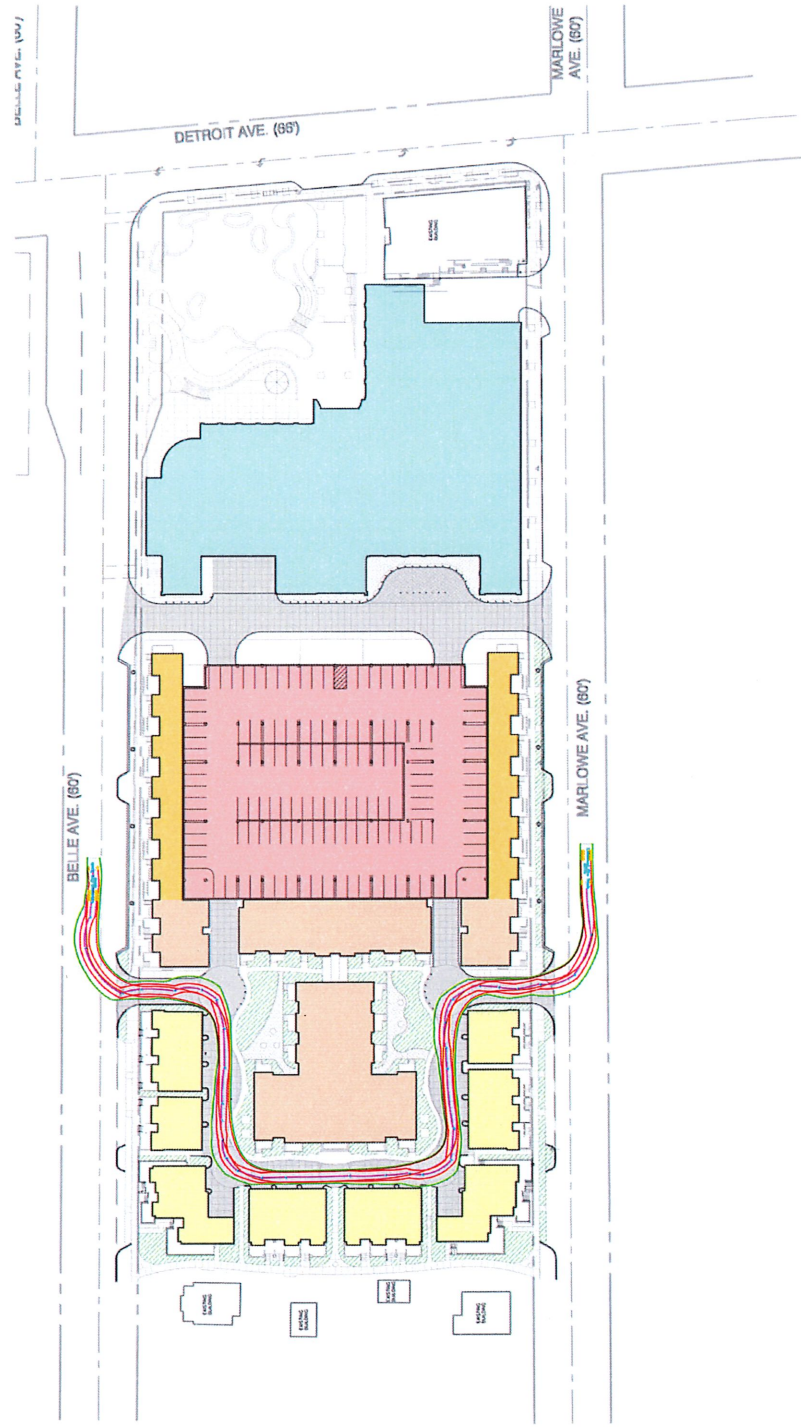
LEGEND	
TRUCK TURNING PATH	PROPOSED
TRUCK PATH & DIRECTION	
TRUCK UNITS	
WALK-UP / TOWNHOMES	
APARTMENTS	
LAND UNITS	
RETAIL / RESTAURANTS	
PARKING GARAGE	
DRIVEWAY	
LANDSCAPING	



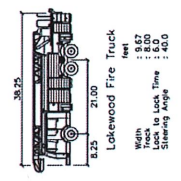
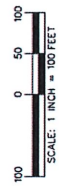
Lokewood Fire Truck  
 Net : 8:07  
 Wash : 8:07  
 Lock to Lock Time : 6:00  
 Steering Angle : 48.0



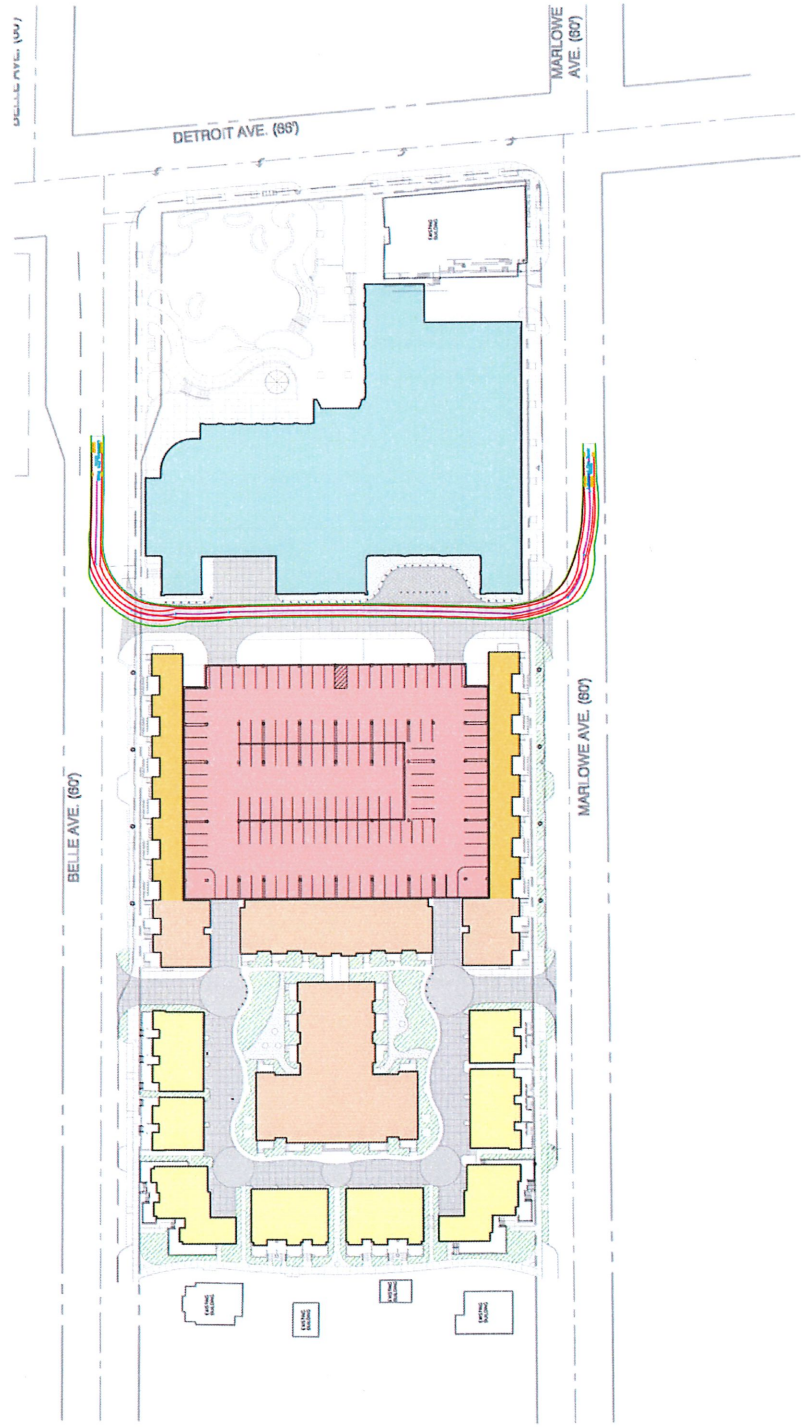
fire truck turning diagram



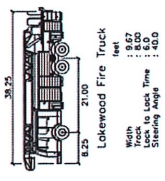
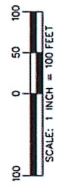
LEGEND	
PROPOSED	
TRUCK ENROUTE UNIT	(Green hatched pattern)
TRUCK PATH & DIRECTION	(Red line with arrow)
TIRE LIMITS	(Blue dashed line)
WALK-UP / TOWHOOKS	(Yellow hatched pattern)
APARTMENTS	(Orange hatched pattern)
UNDER UNITS	(Light blue hatched pattern)
RETAIL / RESTAURANTS	(Red hatched pattern)
PARKING GARAGE	(Grey hatched pattern)
DRIVEWAY	(Light grey hatched pattern)
LANDSCAPING	(Green hatched pattern)



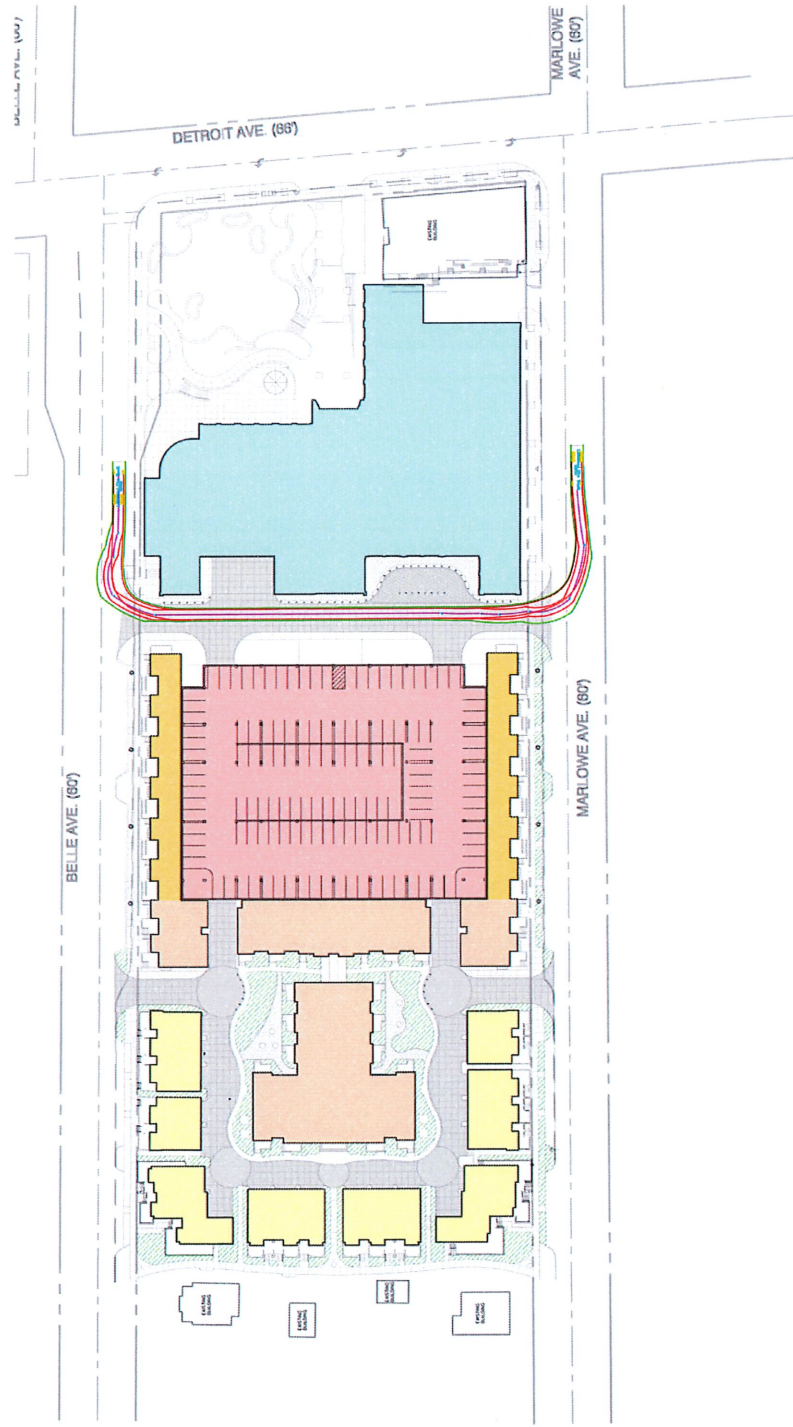
fire truck turning diagram



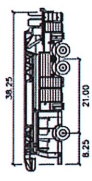
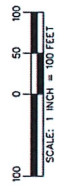
LEGEND	
PROPOSED	
TRUCK ENVELOPE UNIT	(Blue)
TRUCK PATH & DIRECTION	(Red, Orange, Yellow, Green)
TRUCK LIMITS	(Dashed lines)
TRUCK-STOP / TURNAROUNDS	(Yellow)
APARTMENTS	(Orange)
LOFT UNITS	(Red)
RETAIL / RESTAURANTS	(Yellow)
PARKING GARAGE	(Orange)
DRIVEWAY	(Green)
LANDSCAPING	(Hatched pattern)



fire truck turning diagram



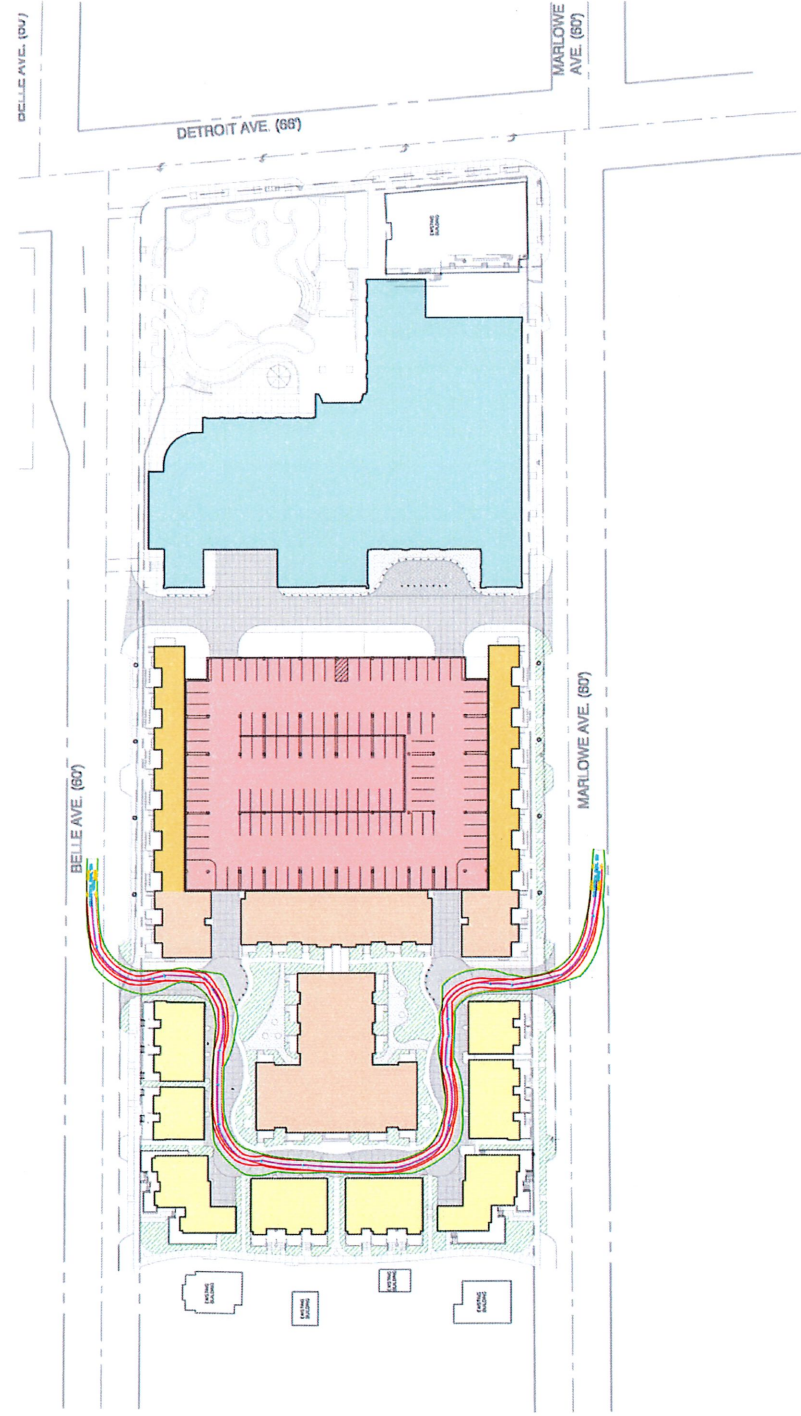
LEGEND	
PROPOSED	
TRUCK ENROUTE UNIT	(Blue hatched pattern)
TRUCK PATH & DIRECTION	(Red line)
TIRE LIMITS	(Green line)
WALK-UP / TOWNHOMES	(Yellow)
APARTMENTS	(Orange)
LUCKY UNITS	(Light Blue)
RETAIL / RESTAURANTS	(Light Green)
PARKING GARAGE	(Light Purple)
DRIVEWAY	(Light Blue-Gray)
LANDSCAPING	(Green stippled pattern)



Lakerwood Fire Truck  
 Net  
 Wheel : 8.60  
 Track : 8.60  
 Lock to Lock : 6.00  
 Steering Angle : 14.00

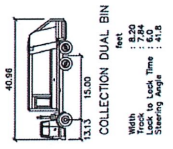


garbage truck turning diagram

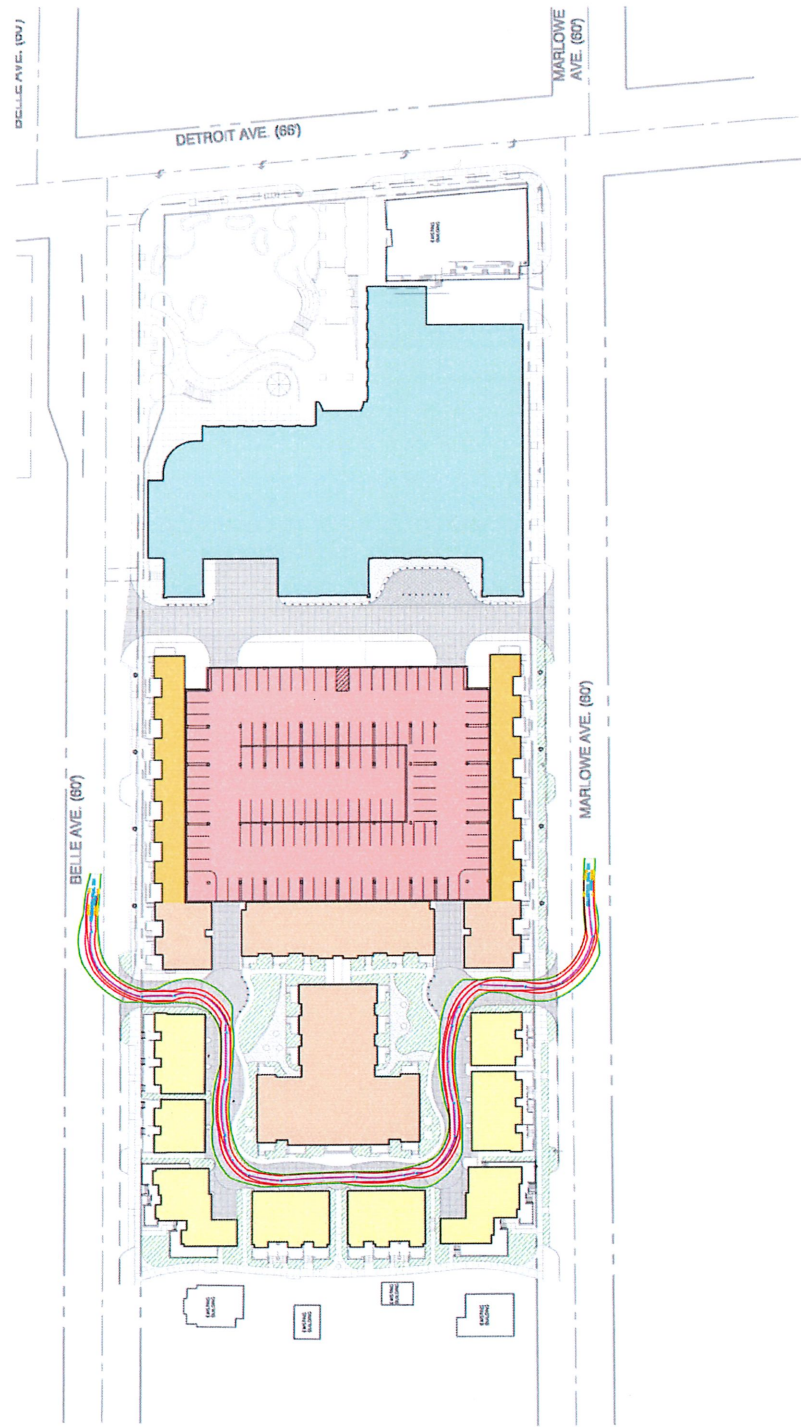


**LEGEND**

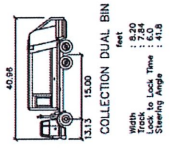
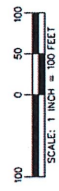
PROPOSED	
[Green hatched box]	TRUCK ENVELOPE LIMIT
[Red line]	TRUCK PATH & DIRECTION
[Blue line]	TRUCK LIMITS
[Yellow line]	WALK-UP / TOWNHOUSES
[Orange line]	APARTMENTS
[Light Blue line]	LOVELL UNITS
[Light Green line]	RETAIL / RESTAURANTS
[Light Orange line]	PARKING GARAGE
[Light Yellow line]	DRIVEWAY
[Light Green hatched box]	LANDSCAPING



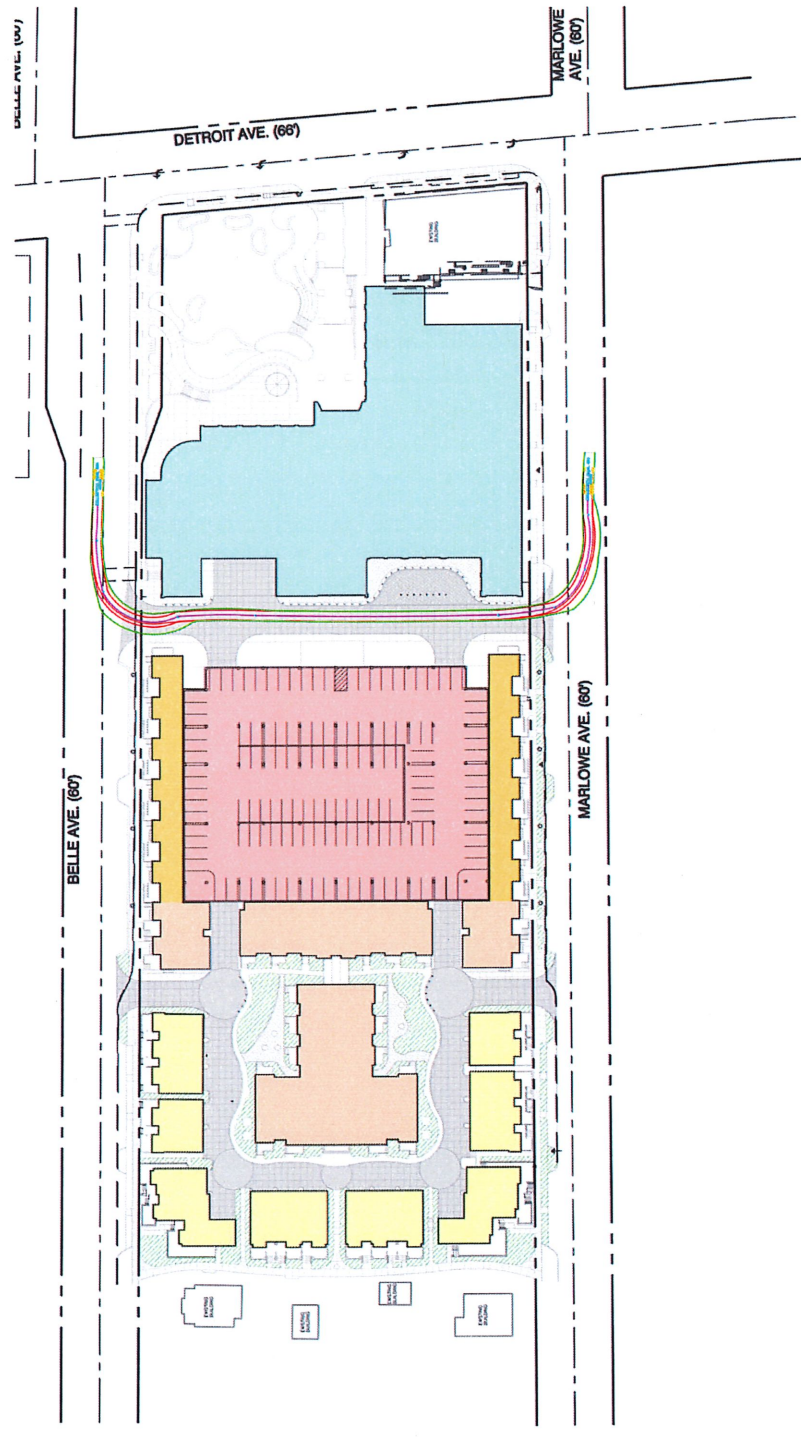
garbage truck turning diagram



LEGEND	
PROPOSED	
TRUCK ENROUTE UNIT	(Green hatched pattern)
TRUCK PARK & SERVICE	(Blue hatched pattern)
TREE LIMITS	(Red dashed line)
WALK-UP / TOWNHOMES	(Yellow solid)
APARTMENTS	(Orange solid)
UNIT UNITS	(Light blue solid)
RETAIL / RESTAURANTS	(Pink solid)
PARKING GARAGE	(Light grey solid)
DRIVEWAY	(Dark grey solid)
LANDSCAPING	(Green hatched pattern)

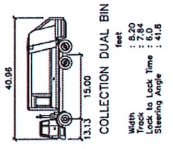
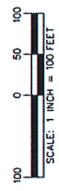


garbage truck turning diagram

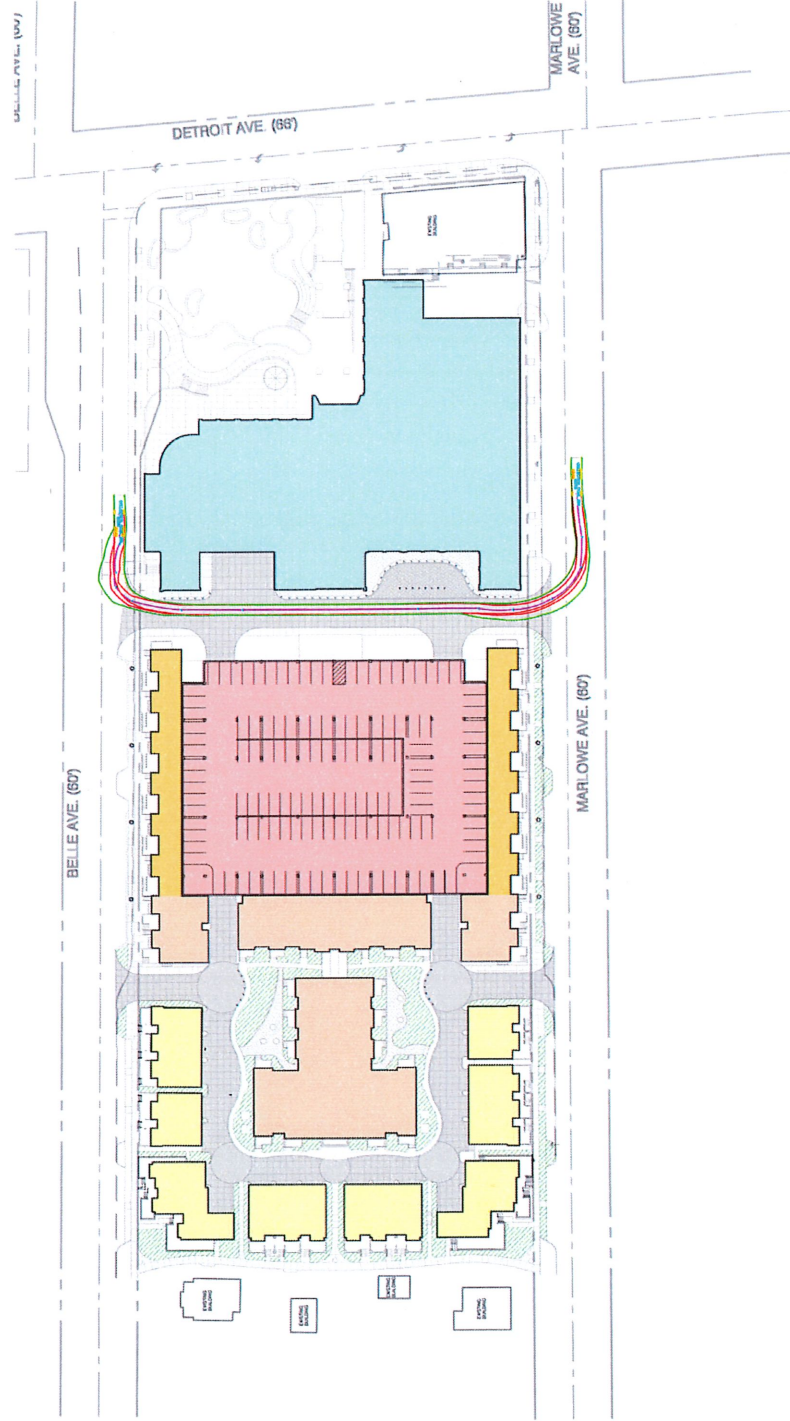


**LEGEND**

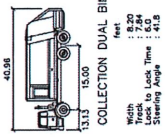
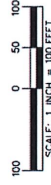
PROPOSED	
[Green hatched box]	TRUCK ENVELOPE LIMIT
[Red line]	TRUCK PATH & DIRECTION
[Blue line]	TRUCK LIMITS
[Yellow line]	WALK-UP / TOWNHOMES
[Orange line]	APARTMENTS
[Pink line]	UNDER UNITS
[Light Blue line]	RETAIL / RESTAURANTS
[Light Green line]	PARKING GARAGE
[Light Yellow line]	DRIVEWAY
[Light Blue hatched box]	LANDSCAPING



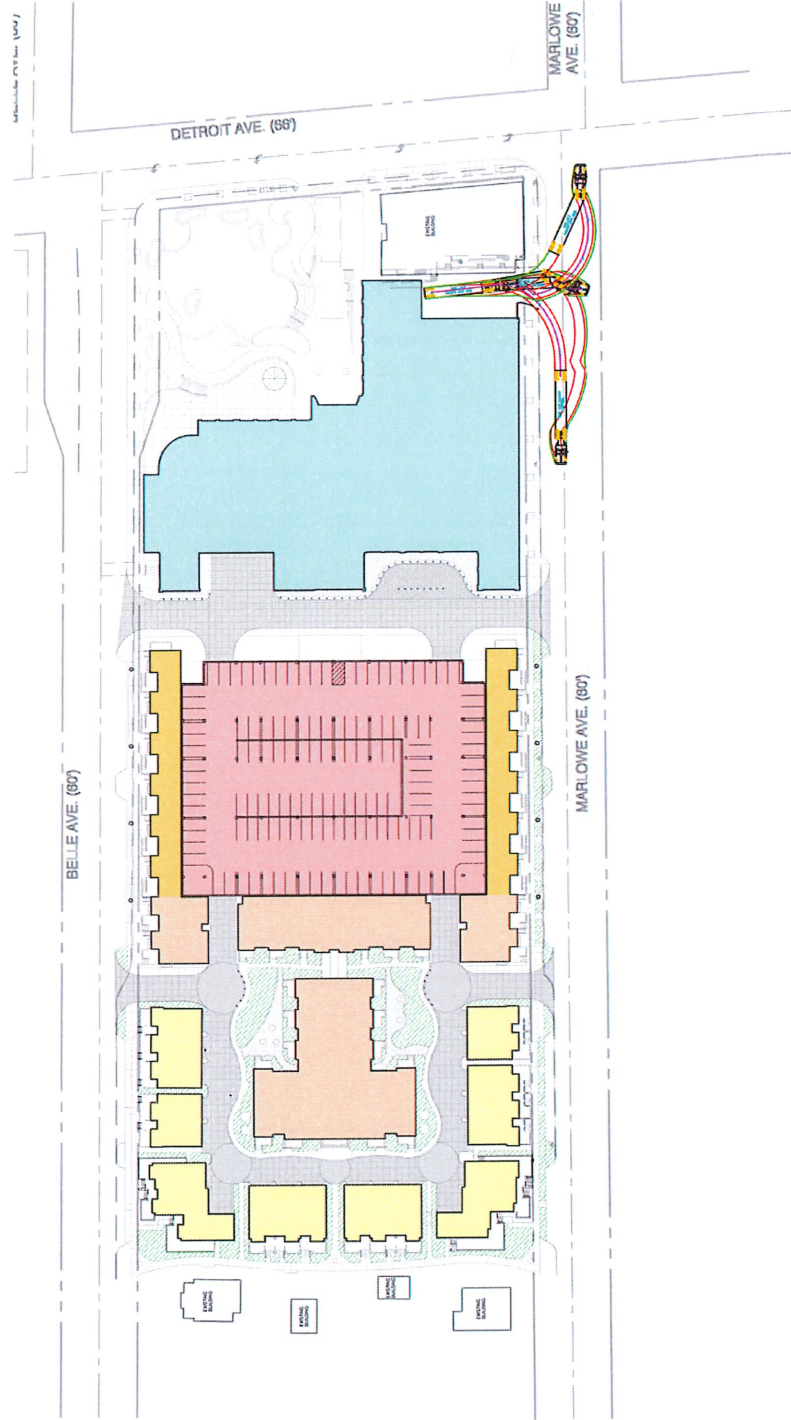
garbage truck turning diagram



LEGEND	
[Green hatched box]	PROPOSED
[Red line]	TRUCK ENVELOPE LIMIT
[Blue line]	TRUCK PATH & DIRECTION
[Yellow box]	TRUCK LANE
[Orange box]	TRUCK-UP / TURNAROUND
[Pink box]	APARTMENTS
[Light blue box]	LABOR UNITS
[Light green box]	RETAIL / RESTAURANTS
[Light purple box]	PARKING GARAGE
[Light yellow box]	DRIVEWAY
[Light blue hatched box]	LANDSCAPING



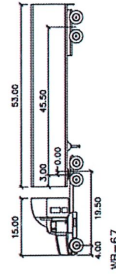
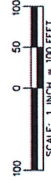
service truck turning diagram



**LEGEND**

PROPOSED

TRUCK ENVELOPE LIMIT	TRUCK PATH & DIRECTION
TRUCK LIMITS	WALK-UP / TORNADOES
APARTMENTS	RETAIL / RESTAURANTS
LANDSCAPING	PARKING GARAGE
DRIVEWAY	LANDSCAPING



feet

Tractor Width	: 8.00
Tractor Length	: 8.00
Tractor Track	: 8.50
Trailer Track	: 8.50
Lock to Lock Time	: 8.0
Articulating Angle	: 75.0



- 1 project overview
- 2 building heights
- 3 building setback
- 4 lot coverage
- 5 permitted uses
- 6 parking diagram
- 7 truck turning diagrams

# PLANNING COMMISSION AGENDA RECAP

April 4, 2019

- 1 terms
- 2 process
- 3 site trip generation comparison
- 4 traffic study diagrams

# TRAFFIC IMPACT STUDY

April 4, 2019

- 1 Peak Hour: highest hour of volumes between 7-9am, 4-6pm, and 11-2 on Saturday
- 2 Trips: # of vehicles
- 3 LOS: level of service (grading system for intersections)

# TERMS

- 1 Existing Counts / Analyses
- 2 Trips Generation / Distribution
- 3 No Build Analyses = if hospital was still fully utilized
- 4 Build Analyses = proposed development
- 5 Comparative Analysis

# PROCESS

table one site trip generation comparison

Land Use	ITE Code	Size	Units	AM Peak Hour			PM Peak Hour			SAT Peak Hour			Weekday ADI
				IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL	
Existing Hospital	610	263	Beds	361	141	502	124	319	443	243	275	518	6,332
Total Existing Site Generated				361	141	502	124	319	443	243	275	518	6,332
Mode Split Reductions													
Transit		2%		8	2	10	3	6	9	3	7	10	127
Bicycle / Other		1%		4	1	5	1	3	4	2	3	5	63
Pedestrian		2%		8	2	10	3	6	9	3	7	10	127
Total Mode Split Reductions				20	5	25	7	15	22	8	17	25	317
Total Existing External Site Generated				341	136	477	117	304	421	235	258	493	6,015
Proposed													
Apartment	220	126	UNIT	14	45	59	46	27	73	56	47	103	912
Residential Condominium/Townhouse	230	77	UNIT	7	35	42	33	16	49	35	30	65	512
Fitness Center	492	26,400	SF	18	17	35	59	44	103	41	43	84	1,030
General Office	710	117,200	SF	118	19	137	21	111	132	33	29	62	1,238
Shopping Center	820	48,320	SF	109	67	176	152	165	317	181	167	348	3,666
High-Turnover (Sit-Down) Restaurant	932	12,480	SF	68	56	124	76	46	122	71	69	140	1,400
Winter Garden		1,800	SE	0	0	0	0	0	0	0	0	0	0
Total Proposed Site Generated				334	239	573	387	409	796	417	385	802	8,758
Mode Split Reductions													
Transit		2%		7	4	11	9	7	16	8	8	16	175
Bicycle / Other		1%		4	2	6	4	4	8	4	4	8	88
Pedestrian		2%		7	4	11	9	7	16	8	8	16	175
Total Mode Split Reductions				18	10	28	22	18	40	20	20	40	438
Internal Capture													
Residential to Office		See Calculations		0	2	2	2	0	2	1	0	1	20
Office to Residential		See Calculations		2	0	2	0	2	2	0	1	1	20
Residential to Retail		See Calculations		3	6	9	28	26	54	26	26	54	540
Retail to Residential		See Calculations		6	3	9	26	28	54	26	28	54	540
Office to Retail		See Calculations		3	2	5	7	6	13	1	6	7	130
Retail to Office		See Calculations		2	2	4	6	7	13	6	7	13	130
Total Internal Capture Reductions				16	16	32	69	69	138	62	62	124	1,380
Pass By Reductions													
Shopping Center	820	24%	34%	24	14	38	31	33	64	41	37	78	642
High-Turnover (Sit-Down) Restaurant	932	33%	43%	20	17	37	22	13	35	17	17	34	354
Total Pass By Reductions				44	31	75	53	47	100	58	54	112	997
Total Proposed External Site Generated				256	182	438	243	275	518	277	249	526	5,943
Net Difference in Total External Site Generated				-85	46	-39	126	-29	97	42	-9	33	-72

Notes:  
 All calculations were done using the ITE Trip Generation Manual (10th edition), with the exception of the Residential Condominium/Townhouse land use. There was no data on that specific land use in the 10th edition of the manual, so those calculations are based on data from the 9th edition.

The ITE Trip Generation Manual, 9th edition does not include directional distribution information for an apartment for the SAT Peak Hour, so it was assumed to mimic the residential condominium/townhouse land use.

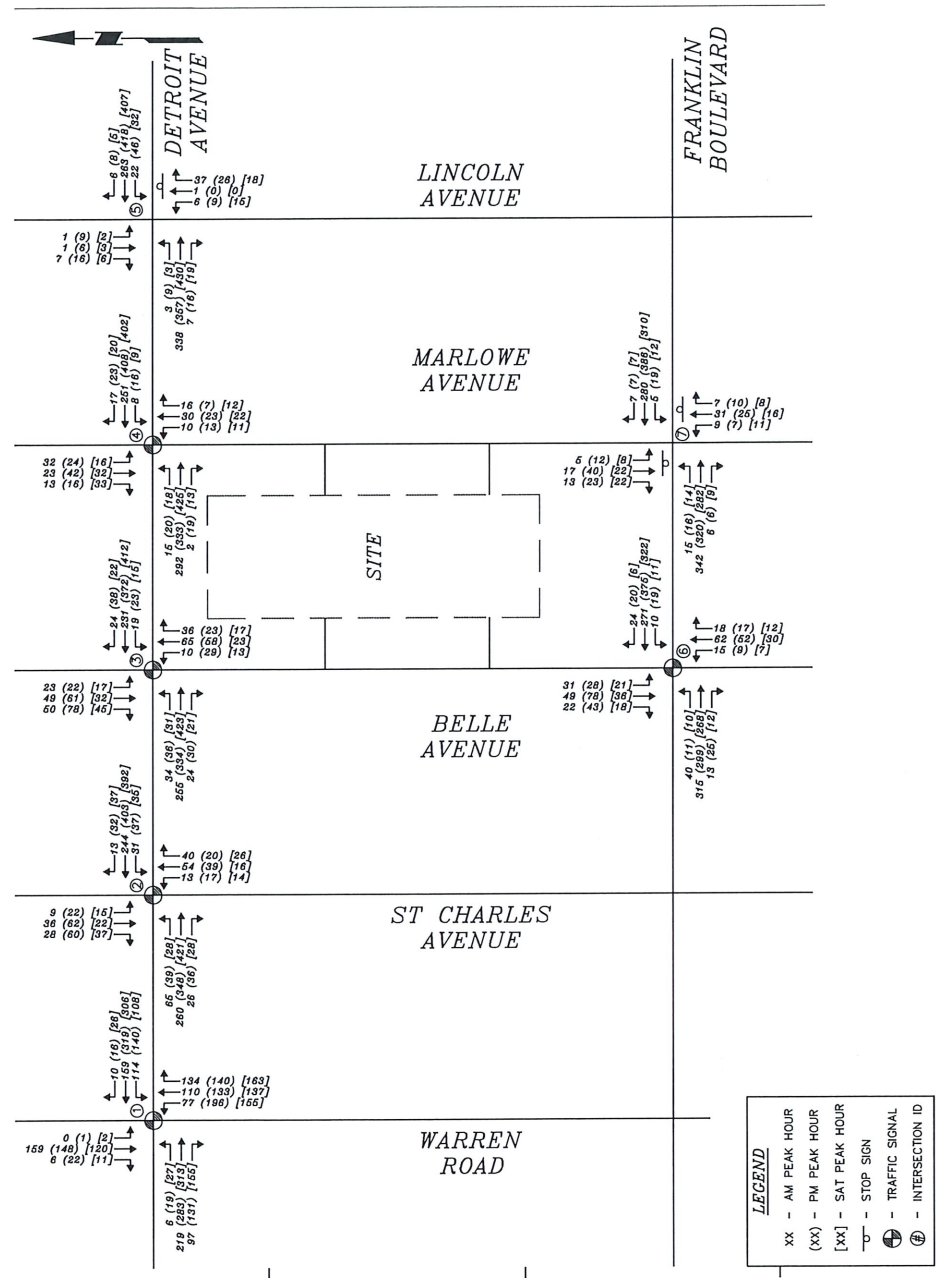
The AM Peak Hour Pass By Percentage was assumed to be 10% less than the PM Peak Hour Pass By Percentage if no data was available.

The SAT Peak Hour Pass By Percentage was assumed to equal the AM Peak Hour Pass By Percentage if no data was available.

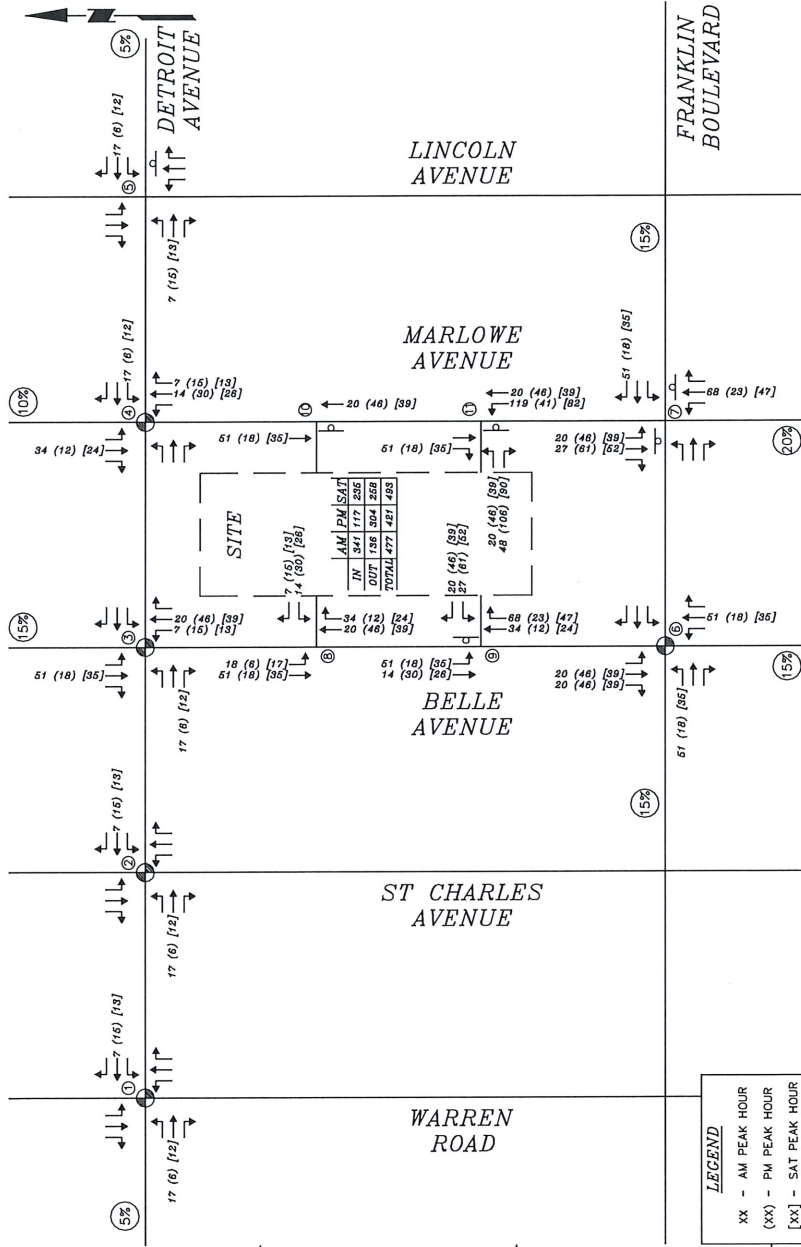
If no Weekday ADT information was available, we assumed the PM Peak Hour Total represented 10% of the Weekday ADT.

Internal Capture calculations based on ITE methodology and shown in separate attachment.

A Negative Net Difference indicates the Proposed Development generates less trips than the Existing Use.



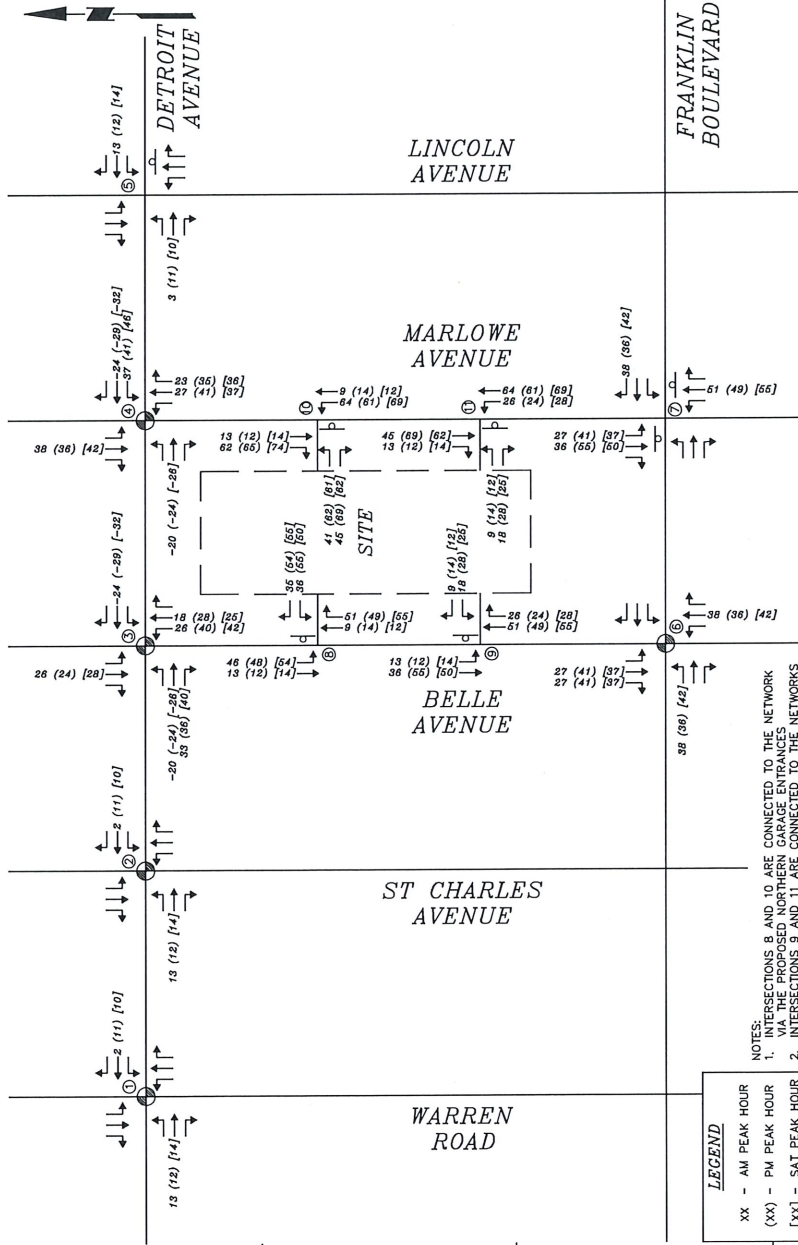
existing hospital peak hour trips



**LEGEND**

- XX - AM PEAK HOUR
- (XX) - PM PEAK HOUR
- [XX] - SAT PEAK HOUR
- ⊖ - STOP SIGN
- ⊕ - TRAFFIC SIGNAL
- ⊙ - INTERSECTION ID
- XX% - DISTRIBUTION %

total proposed peak hour site trips



NOTES:  
 1. INTERSECTIONS 8 AND 10 ARE CONNECTED TO THE NETWORK VIA THE PROPOSED NORTHERN GARAGE ENTRANCES  
 2. INTERSECTIONS 9 AND 11 ARE CONNECTED TO THE NETWORKS VIA THE PROPOSED SOUTHERN GARAGE ENTRANCES

LEGEND	
xx	- AM PEAK HOUR
(xx)	- PM PEAK HOUR
[xx]	- SAT PEAK HOUR
T	- STOP SIGN
⊕	- TRAFFIC SIGNAL
⊙	- INTERSECTION ID
⊗	- DISTRIBUTION %





**Planning Commission**  
**April 4, 2019**

**AGENDA**

- 1. Barry Buick Market Rate Apartments**
- 2. One Lakewood Place**
- 3. Detroit & Bunts Market Rate Apartments**
- 4. GTI Ohio LLC - Madison Ave Medical Marijuana**
- 5. 12529 Plover**
- 6. Renewal of Conditional Use for Outdoor Dining**



Docket No. 03-06-19

16000 Detroit Avenue and 15801 Detroit Avenue

**BARRY BUICK MARKET  
RATE APARTMENTS &  
COMMERCIAL SPACE**



1. Introduction of the Project
2. Developer Presentation
3. City Analysis
4. Planning Commission questions & feedback
5. Public comment & questions
6. Discussion on comments & questions



**Process**

1. **March Planning Commission-** Deferral
2. **March Architectural Board of Review-** Deferral
3. **Planning Commission tonight-** Discussing USE, PARKING, HEIGHT, SETBACKS, GREENSPACE, TRAFFIC
4. **Next Thursday-** Architectural Board of Review will discuss the DESIGN of the project.



## 1134 Mixed-Use Overlay

**Purpose**

Provide a mechanism to accommodate development reuse and redevelopment in specified locations, which is in the public interest and may not otherwise be permitted pursuant to this Code.

**1135.03. The development standards, including, but not limited to, the yard and setback requirements, the height limitations, parking requirements, open space areas, and signage shall be established as a function of the application.**

The following regulations shall be observed:

- Parking & Traffic strategy
- Structural Requirements
  - Mixed Use Overlay proposals must contain a residential component.
  - Primary entrance to a non-residential structure must be located on the building front.
  - **Primary design objective for the Mixed Use Overlay District are to reflect the area's architectural significance/character, while promoting the pedestrian scale environment.**

16000 & 15801 Detroit Avenue  
Market Rate Apartments  
Mixed Use Overlay Conditional Use

## Mixed-Use Overlay

(c) A Mixed Use Overlay District should offer one (1) or more of the following advantages:

**(1) Designs in residential and commercial areas that reflect the City's development and planning policies as set forth in this Code and that are consistent with the Vision.**

(2) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.

**(3) Designs which encourage a mix of retail, service, office, housing, live-work units, and public activities to coexist in a manner that reflects human scale and emphasizes pedestrian orientation, taking advantage of the vitality that mixed uses can bring to the community.**

16000 & 15801 Detroit Avenue  
Market Rate Apartments  
Mixed Use Overlay Conditional Use

## Mixed-Use Overlay

### 1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

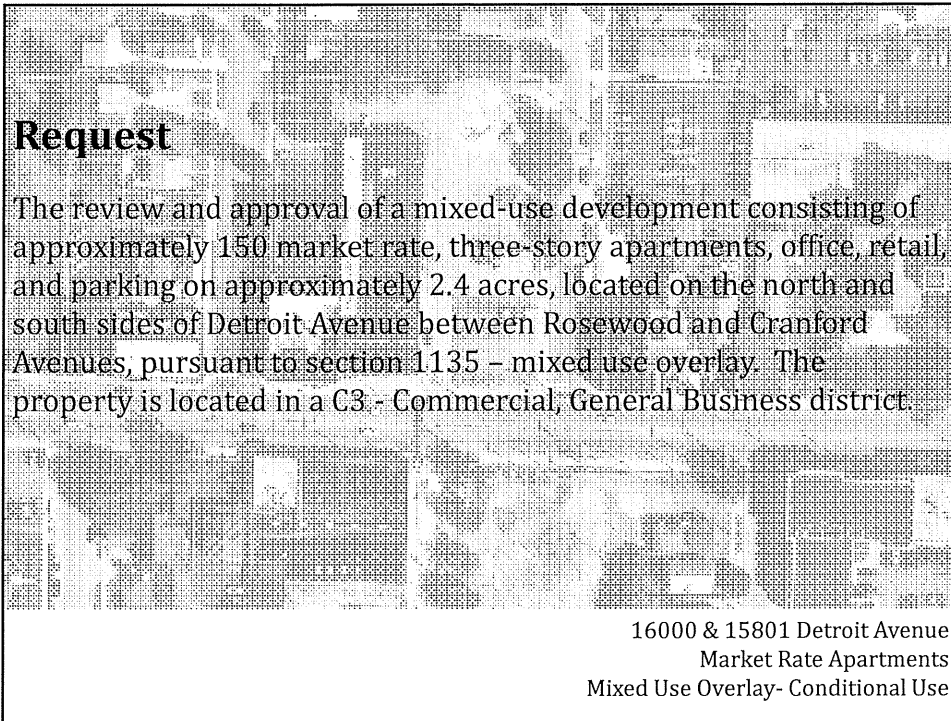
• Development Standards. **The development standards, including, but not limited to, the yard and setback requirements, the height limitations, parking requirements, open space areas, and signage shall be established as a function of the application to establish a Mixed Use Overlay District and the approval of the application. The following regulations shall be observed:**

- Parking & Traffic strategy
- Structural Requirements
  - Mixed Use Overlay proposals must contain a residential component.
  - The principal or primary entrance to a non-residential structure must be located on the building front.
  - **Primary design objective for the Mixed Use Overlay District are to reflect the area's architectural significance/character, while promoting the pedestrian scale environment.**

### 1135.05 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

Modification of development standards shall be permitted on the authority of the Commission as part of the conditional use review.

16000 & 15801 Detroit Avenue  
Market Rate Apartments  
Mixed Use Overlay Conditional Use



### Request

The review and approval of a mixed-use development consisting of approximately 150 market rate, three-story apartments, office, retail, and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues, pursuant to section 1135 - mixed use overlay. The property is located in a C3 - Commercial, General Business district.

16000 & 15801 Detroit Avenue  
Market Rate Apartments  
Mixed Use Overlay- Conditional Use

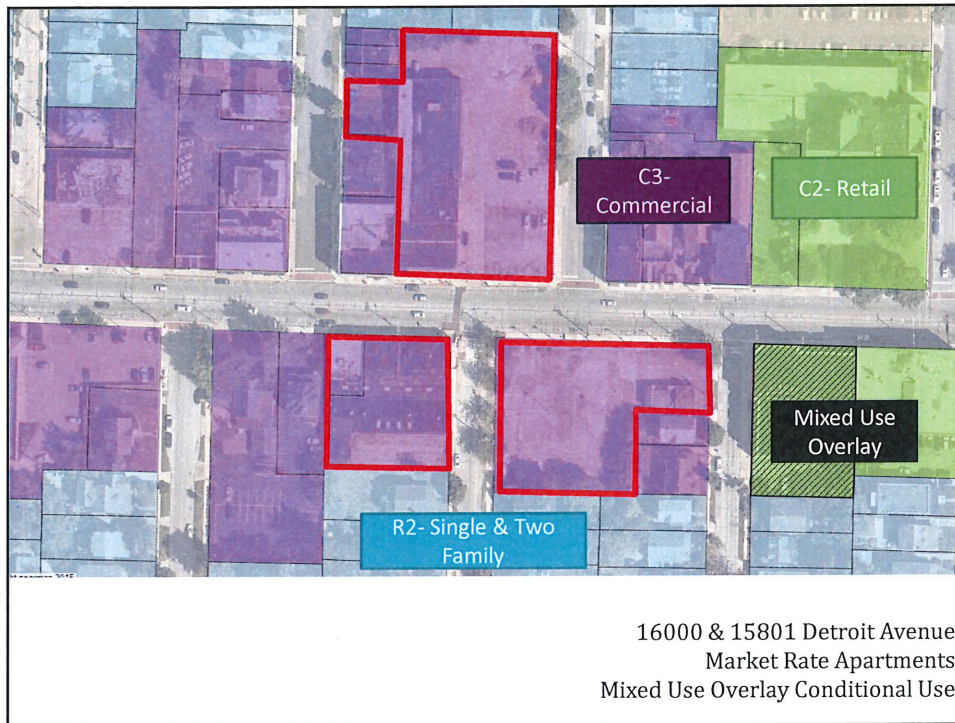


### Community Vision

#### Goals & Objectives

- Encourage a **mix of development** that meets community employment, shopping, and service needs
- Require **high quality design** for all rehab and redevelopment projects
- Support a **variety of housing options** that meet the needs of our diverse community

16000 & 15801 Detroit Avenue  
Market Rate Apartments  
Mixed Use Overlay Conditional Use



## Mixed Use Overlay District

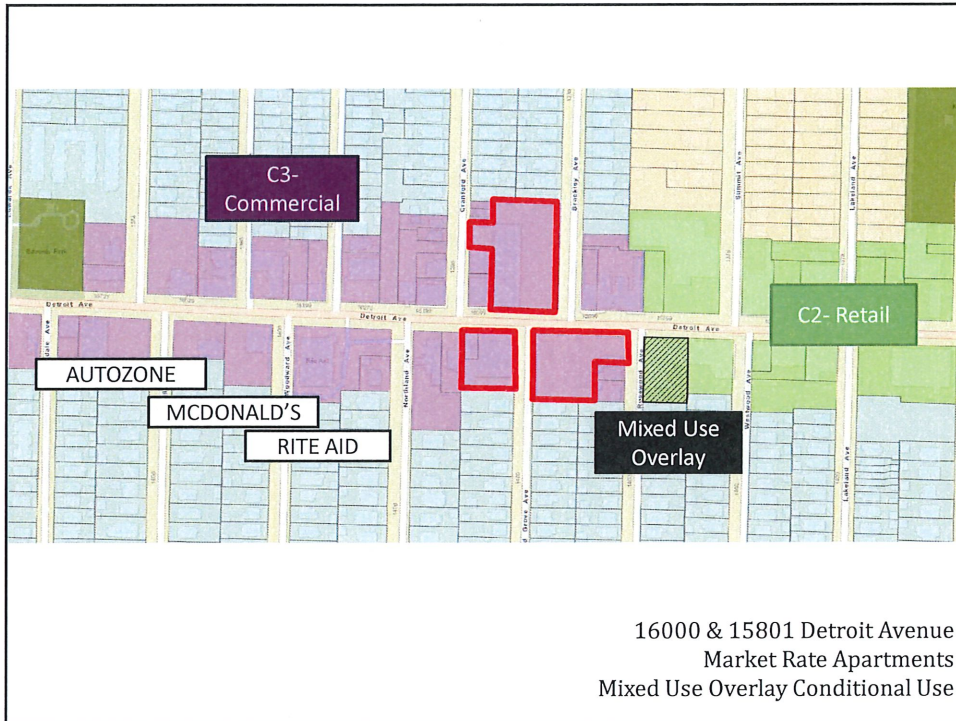


### 2005

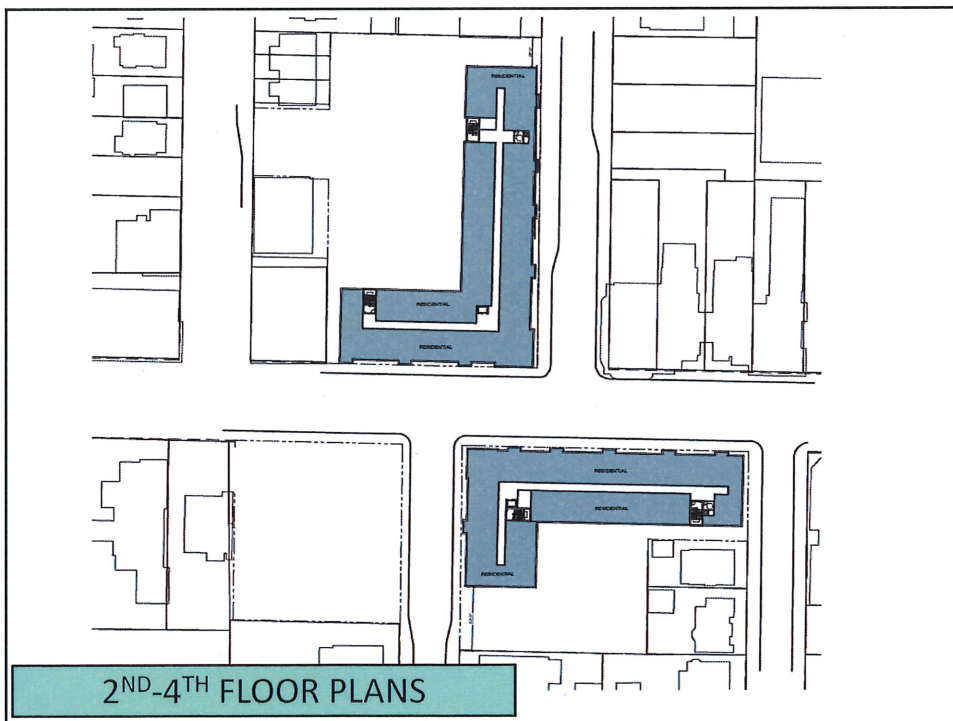
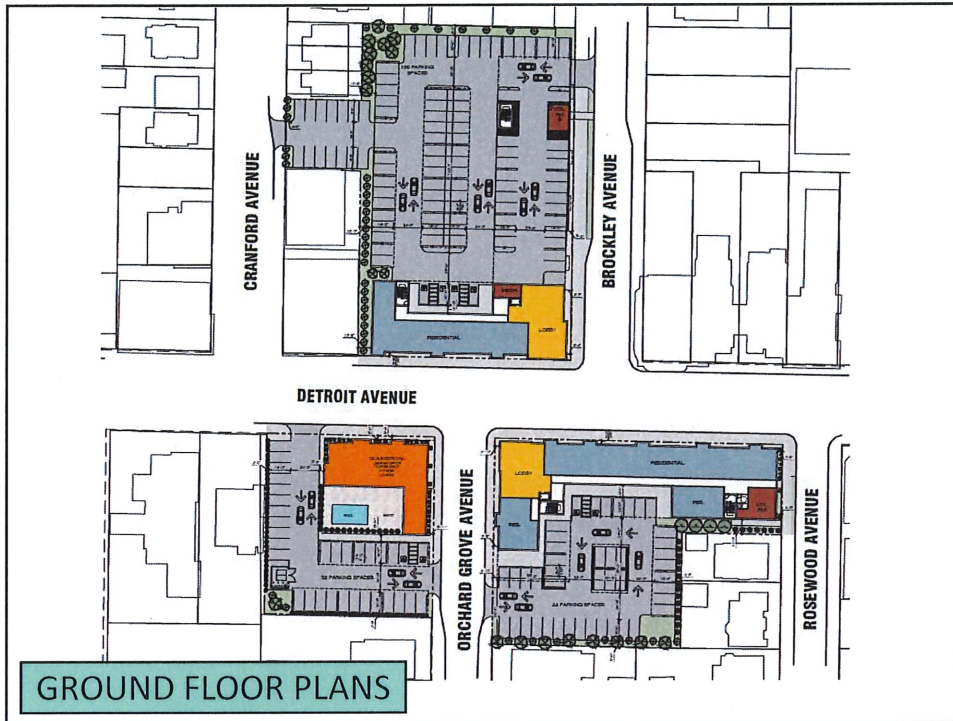
- 5500 sq. ft. commercial space
- 11 condos

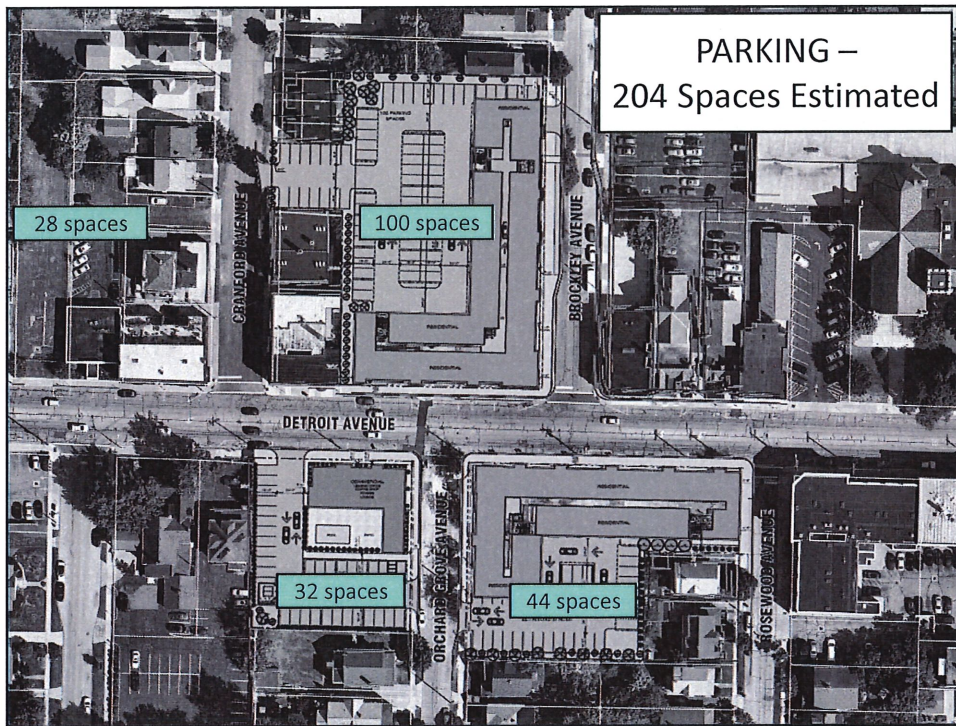
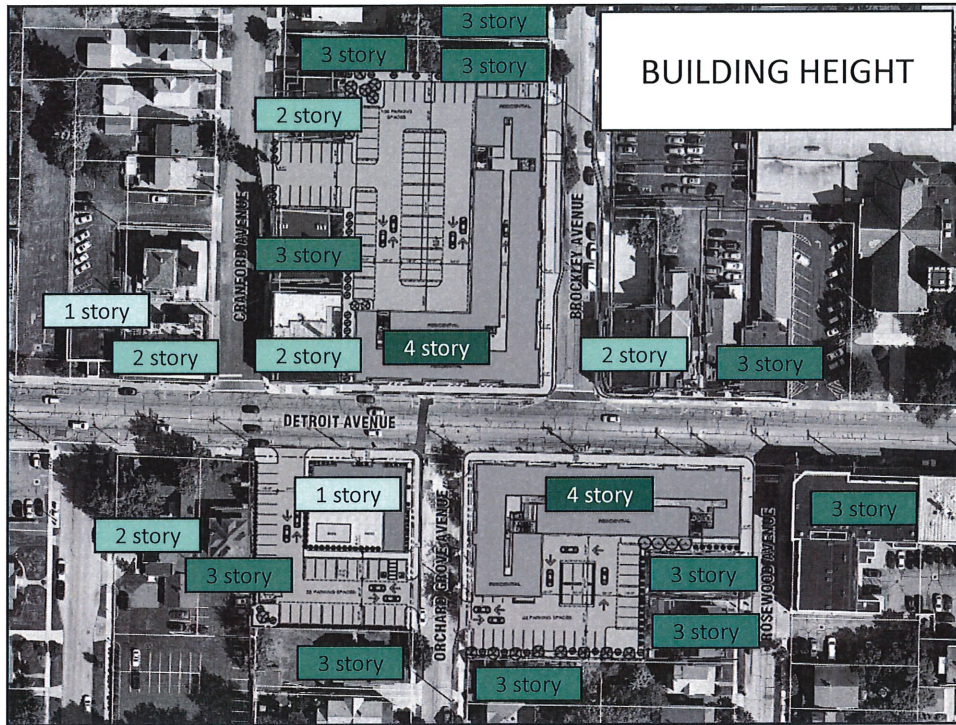
### 2019

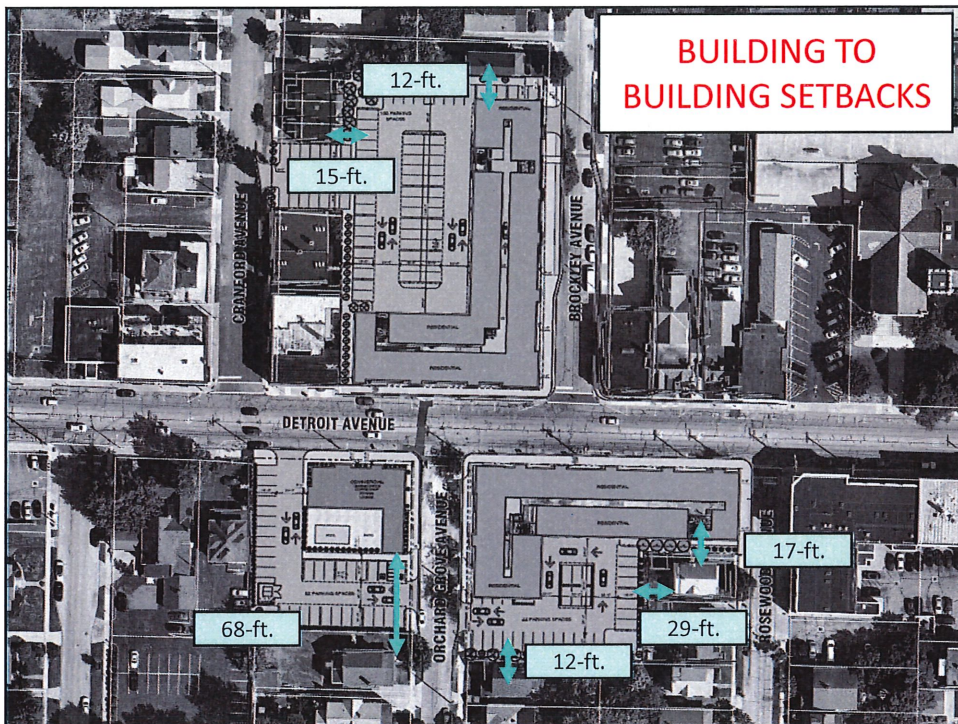
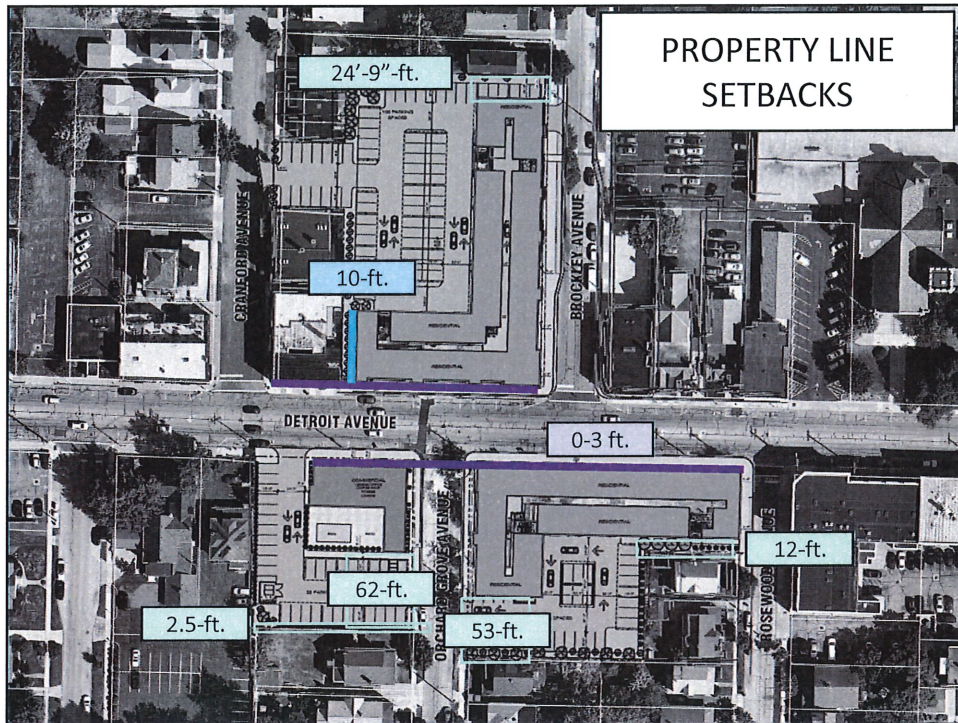
- 4030 sq. ft. commercial space
- 150 apartments

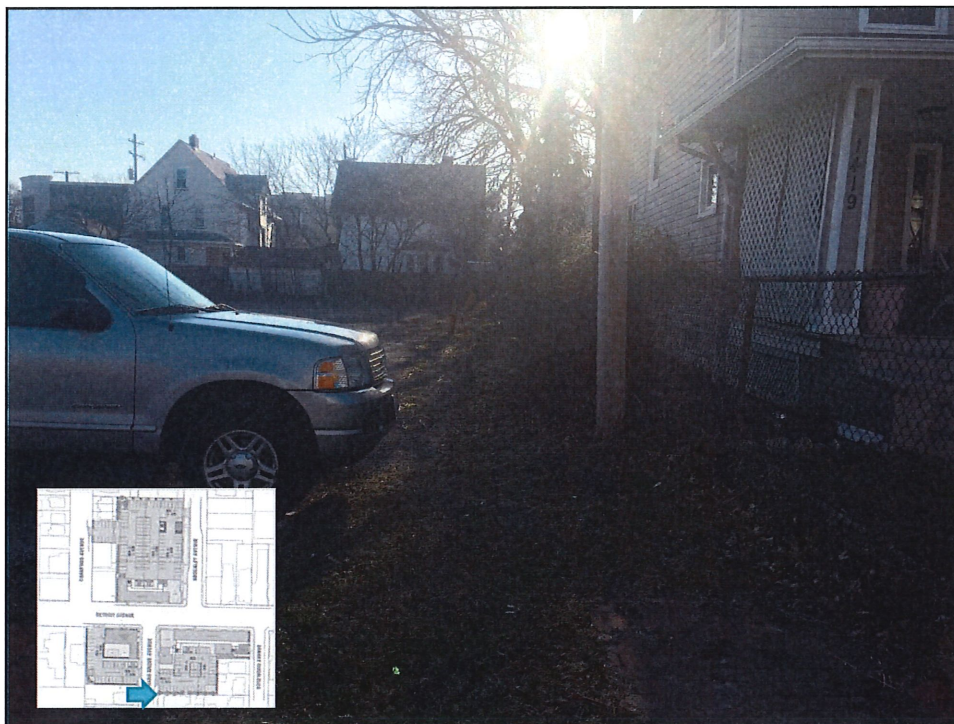


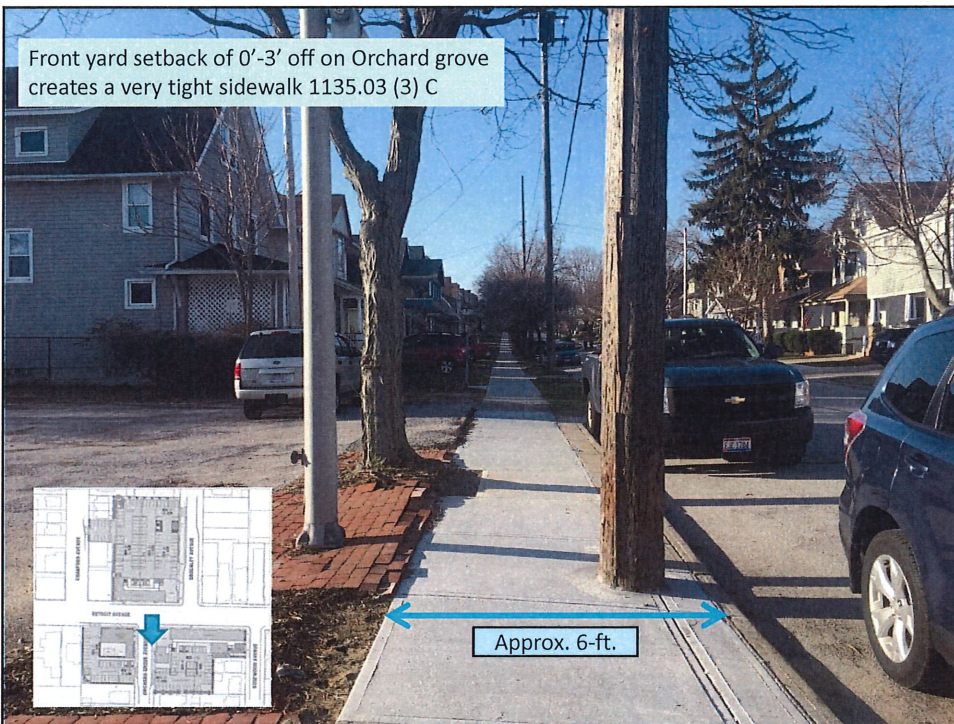


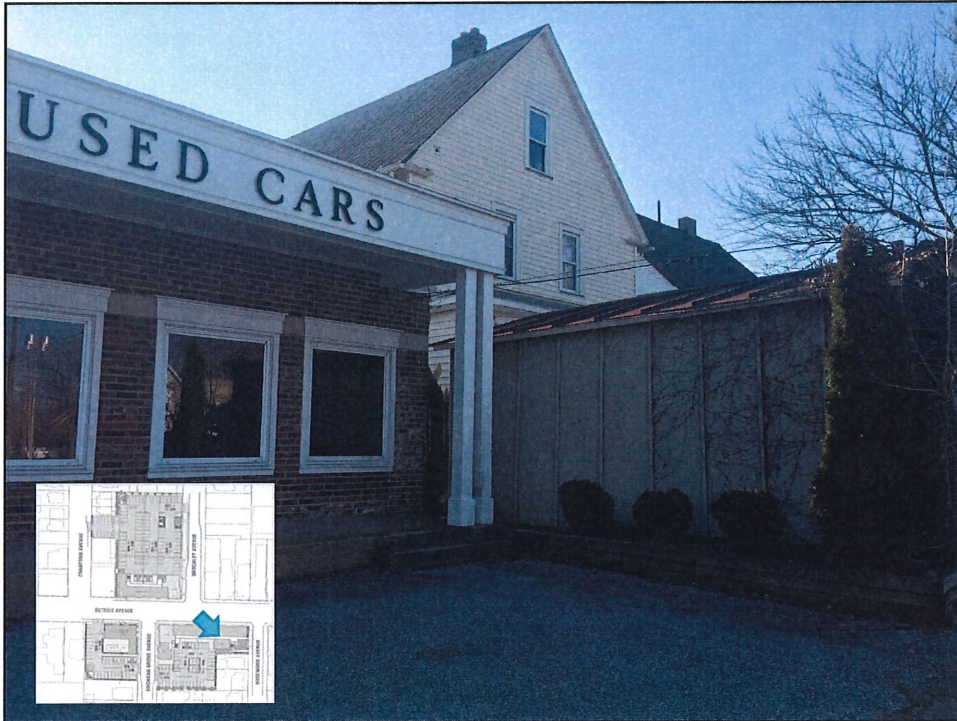


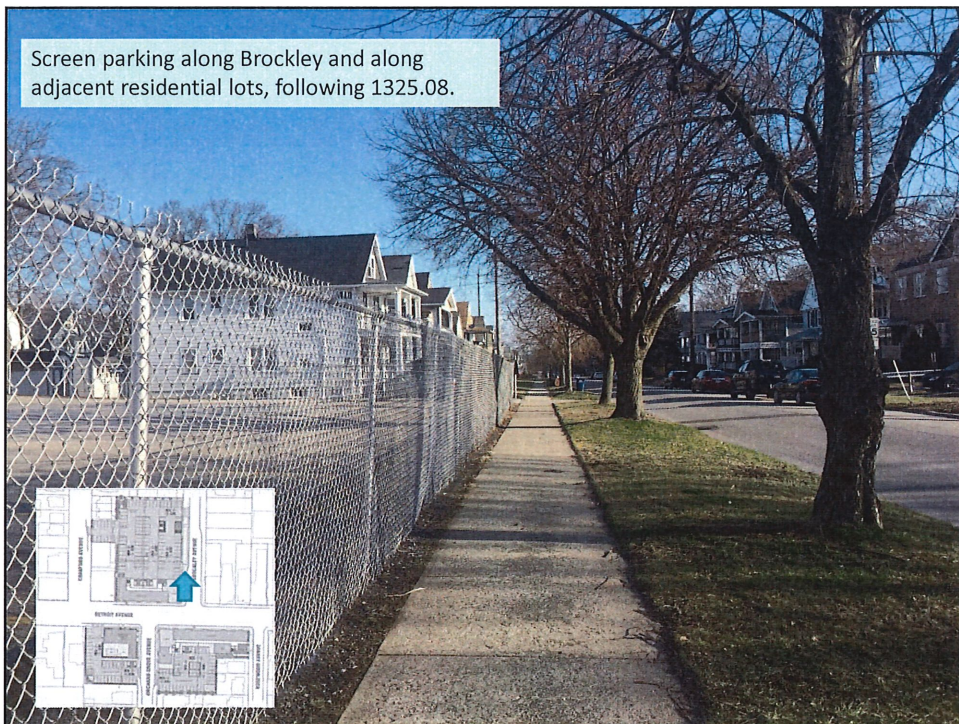
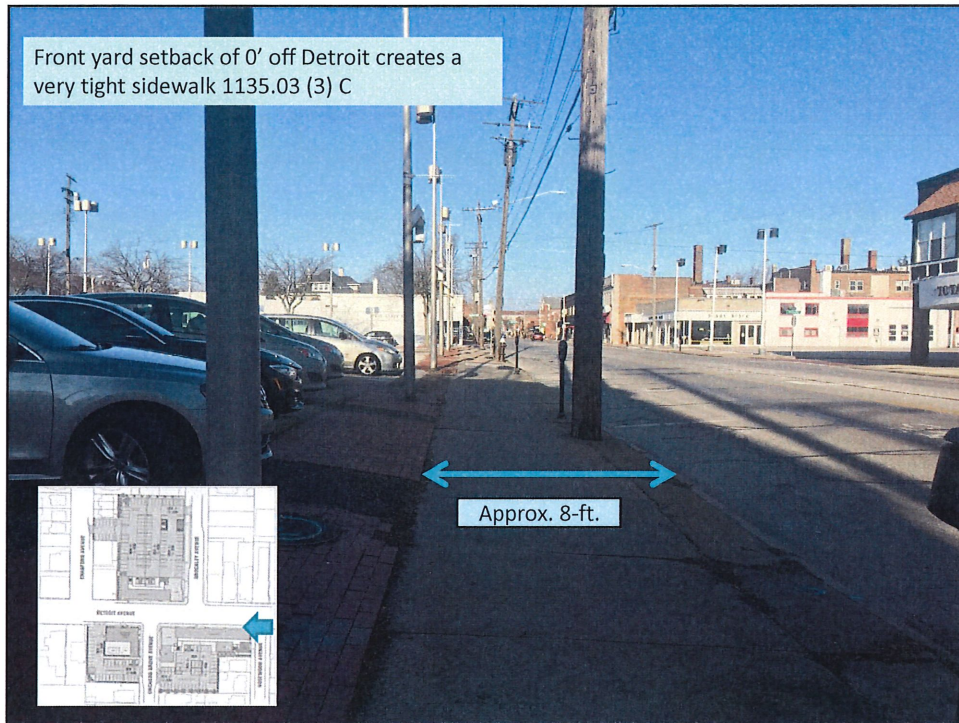














**Administration Comments**

**Mixed Use Overlay**

- Traffic and pedestrian crossings 1135.03 (2) A.
- We highly recommend a larger front yard buffer to make the sidewalk more comfortable for pedestrians passing by the project, and allow for proper opportunities for street furniture, plantings, lights, etc. This will also improve sight lines on Detroit Avenue and living environment.
- The setback should also be considered along Orchard Grove, which has very narrow sidewalks with utility poles. 1135.03 (3) C.
- Include the pocket park that was in the original site plan 1135.01(c) (5).
- Define minimum square footage of commercial space that will be open to the public creating "Commercial" component.

**Parking**

- Screen parking along Brockley and along adjacent residential lots, following 1325.08.  
1143.05
- Provide a breakdown of the number and type of units with parking ratio per side.



VIEW LOOKING WEST

16000 & 15801 Detroit Avenue  
Market Rate Apartments  
Mixed Use Overlay Conditional Use



**NORTH ON ORCHARD GROVE**

16000 & 15801 Detroit Avenue  
Market Rate Apartments  
Mixed Use Overlay Conditional Use

**Request**

The review and approval of a mixed-use development consisting of approximately 150 market rate, three-story apartments, office, retail, and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues, pursuant to section 1135 – mixed use overlay. The property is located in a C3 - Commercial, General Business district.

16000 & 15801 Detroit Avenue  
Market Rate Apartments  
Mixed Use Overlay Conditional Use

Docket No. 09-28-18  
14519 Detroit Avenue

## **ONE LAKEWOOD PLACE**



- 1. Introduction**
- 2. Overview of Draft Final Zoning Presentation & Traffic Impact Study Presentation**
- 3. City Comments**
- 4. Planning Commission questions & feedback**
- 5. Public comment & questions**
- 6. Discussion on comments & questions**



### **Final PD Approval:**

- Precise setbacks for the project
- Finalize heights for all building types (not to exceed)
- Lot coverage percentage
- Finalize approach to use groups on site:
  - Commercial uses
  - Residential uses
  - Parking
  - Community gathering space
- Vehicle circulation
  - Traffic Study
  - Bike and Pedestrian movement
  - Public Safety
  - Services & Deliveries
  - Customer, resident, and visitor circulation
- Landscape & Streetscape Improvement Plans
- Lighting Plan
- Parking Plan

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

### **Planned Development Approval Process**

1. Planning Commission reviews plan for preliminary approval
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Planned Development zoning

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

**ABR is in the process of reviewing items from  
1156.05:**

- Building and Site Design
- Building Materials
- Pedestrian Access and Circulation
- Parking
- Landscaping and Screening
- Screening of roof-mounted equipment
- Streetscape Improvements
- Service Area and Mechanical Screening
- Signage
- Lighting
- Fences
- Urban Open Space
- Amenities

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

**Approved December 6, 2018**

**Preliminary Plan Approval**

**1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

**1156.03**

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

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

## Request - DEFERRAL

### 1156.04(e)(5)

The Commission's role shall be to review all applications for Final PD Plan approval and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

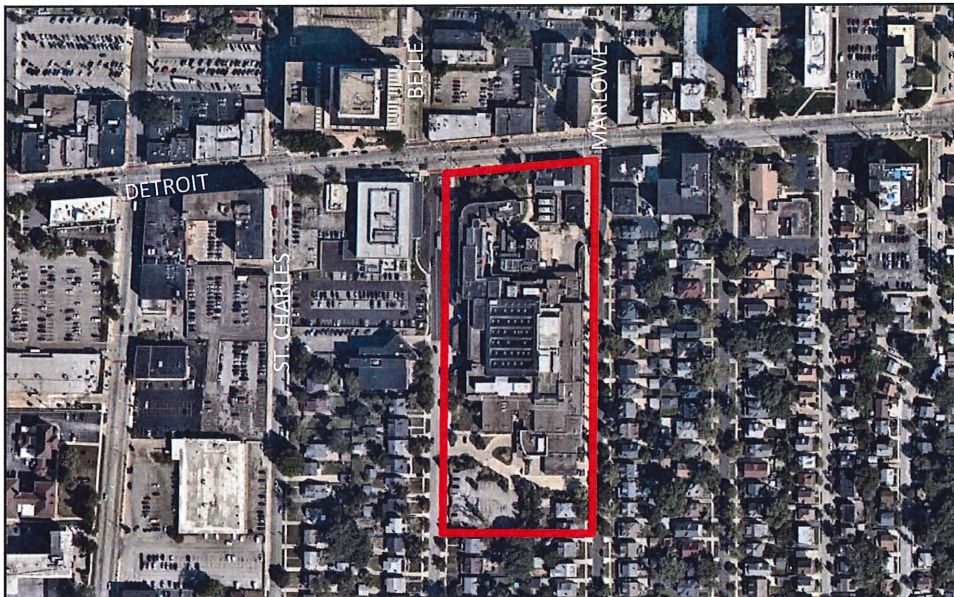
### 1156.04 (e)(7)

Upon receipt of the approved Final PD Plan from the Commission the Director shall forward to the Architectural Board of Review for review of the application based on compliance with the standards set forth in subsection (j) below.

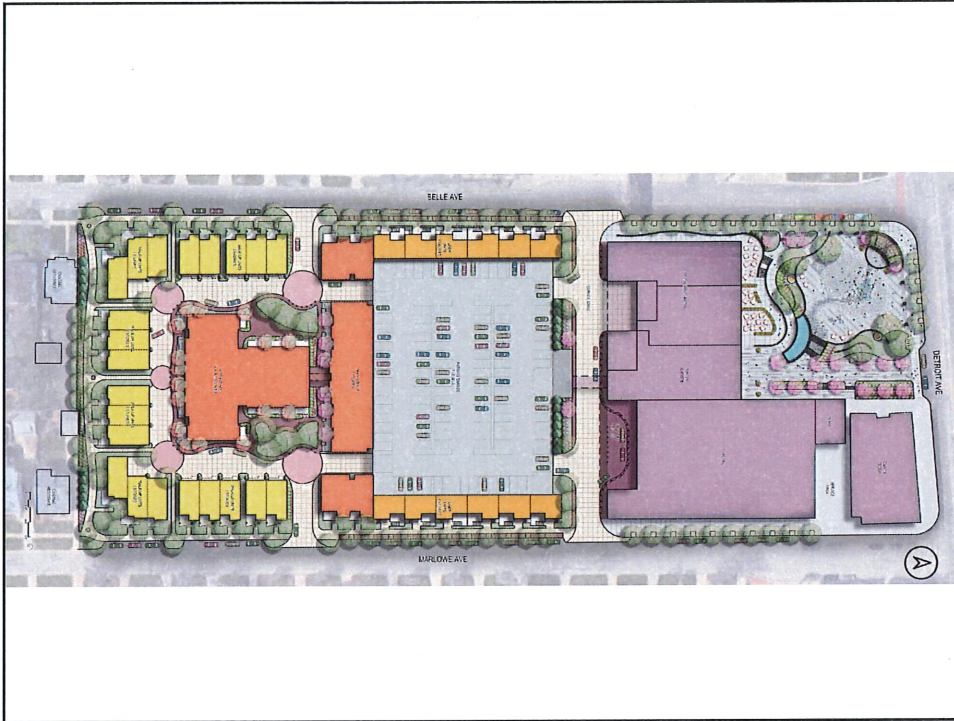
### (j) Standards for Review (ABR)

(3) All applications for PD's shall demonstrate compliance with the requirements and review standards set forth in Section 1156.05 of the Code and Chapter 1325 of the Building Code.

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning



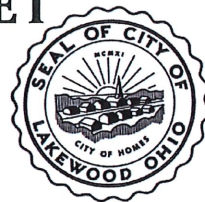
14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

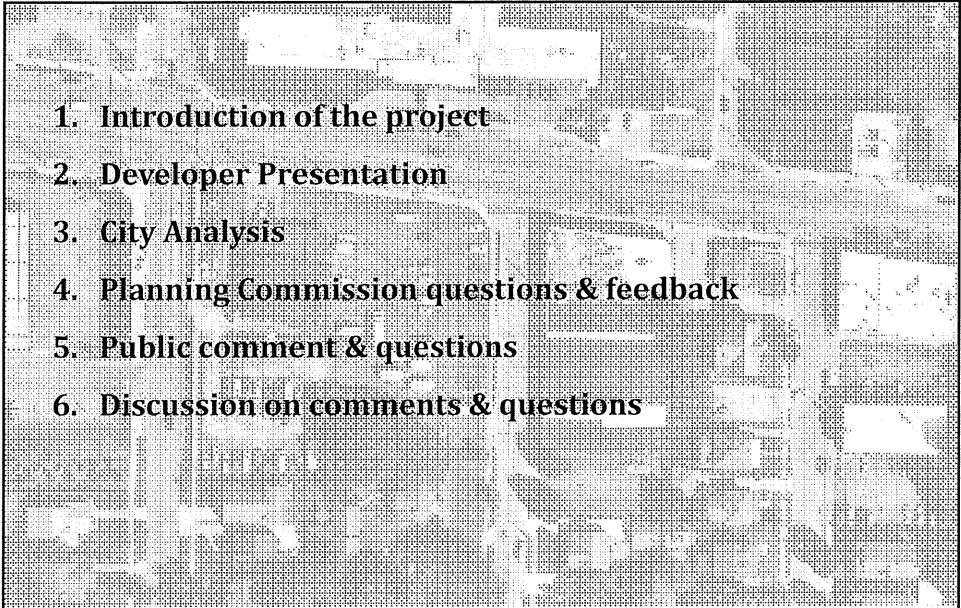


Docket No. 02-03-19

13701 and 13901 Detroit Avenue and 1406 Wyandotte Avenue

# DETROIT & BUNTS MARKET RATE APARTMENTS



- 
- 1. Introduction of the project**
  - 2. Developer Presentation**
  - 3. City Analysis**
  - 4. Planning Commission questions & feedback**
  - 5. Public comment & questions**
  - 6. Discussion on comments & questions**

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



## **Planned Development Approval Process**

- 1. Planning Commission reviews plan for preliminary approval**
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Planned Development zoning

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

**1156.01 PURPOSE.**

- Promote development that is
  - **Innovative;**
  - **High-quality, integrated site planning;** and
  - **Shows sensitivity to cultural, environmental, and economic considerations**
  - **Recognize market demand for new residential and commercial development within compact, pedestrian friendly districts**
- Development which is consistent with the Community Vision including:
  - **More compact development**
  - **Pedestrian-friendly site design**
  - **Urban street character**
  - **Energy-efficient design**
  - **Industry best practices**

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

**Example Requirements of the PD Zoning Chapter**

**Design Principles that carefully consider:**

- Building and Site
- Building Materials
- Vehicular Circulation and Access (*Traffic Impact Studies required*)
- Pedestrian Access and Circulation
- Parking (Visual impact and quantity)
- Landscaping
- Streetscape improvements
- Service Area and Mechanical Screening
- Signage (*Master sign plan required*)
- Lighting (*Lighting plan including photometric illustration required*)

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

**Request - Deferral  
Preliminary Plan Review**

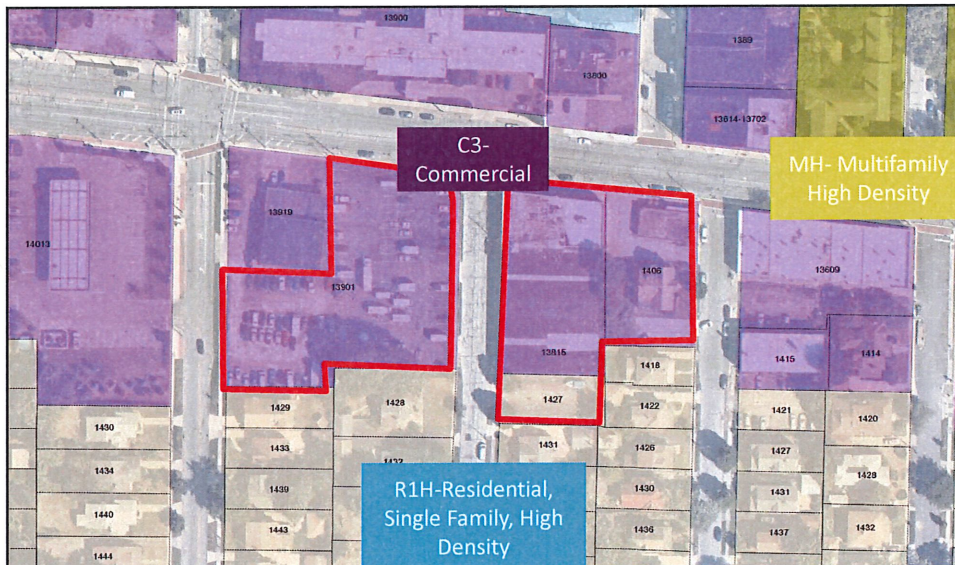
**1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

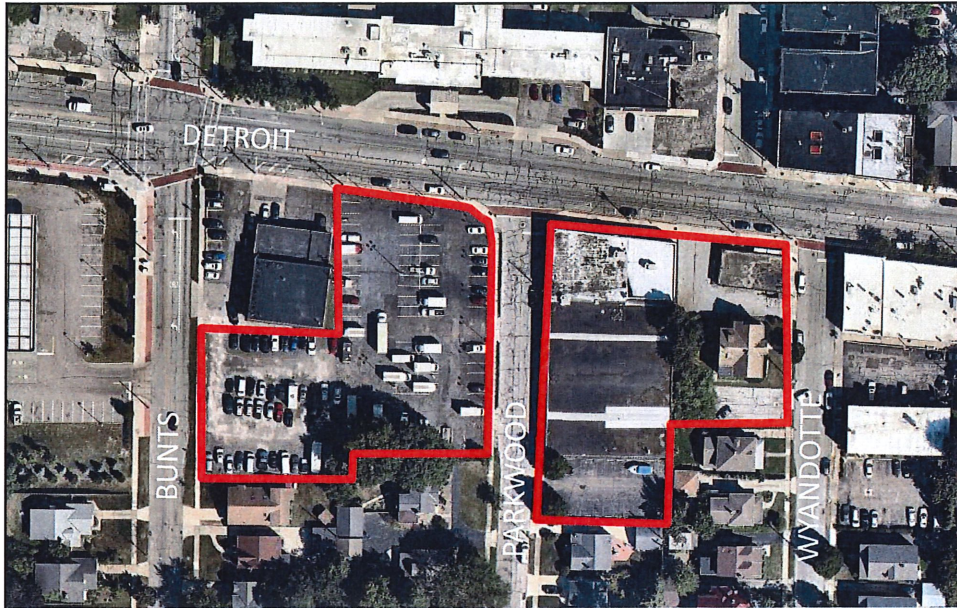
**1156.03**

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

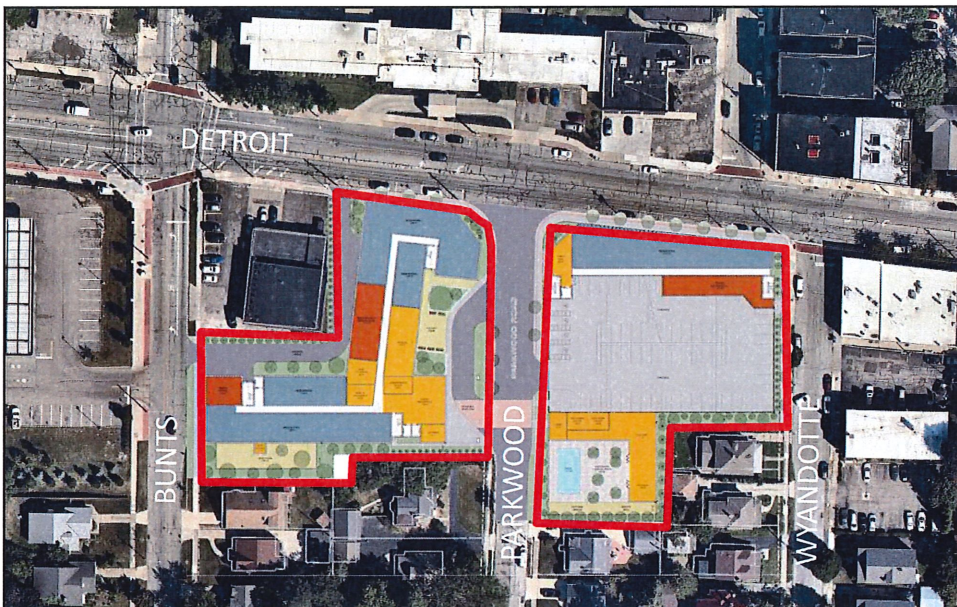
13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning



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

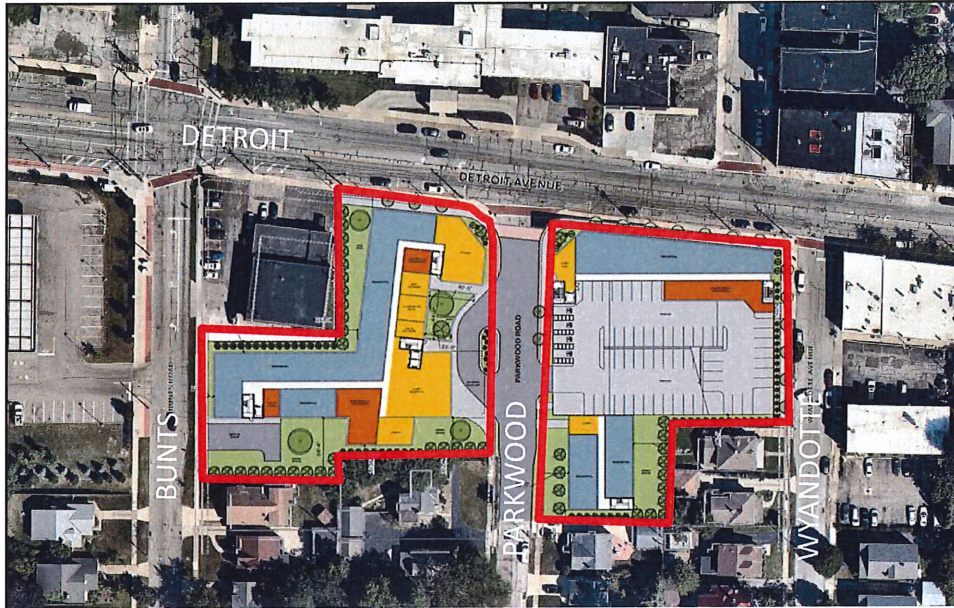


13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning



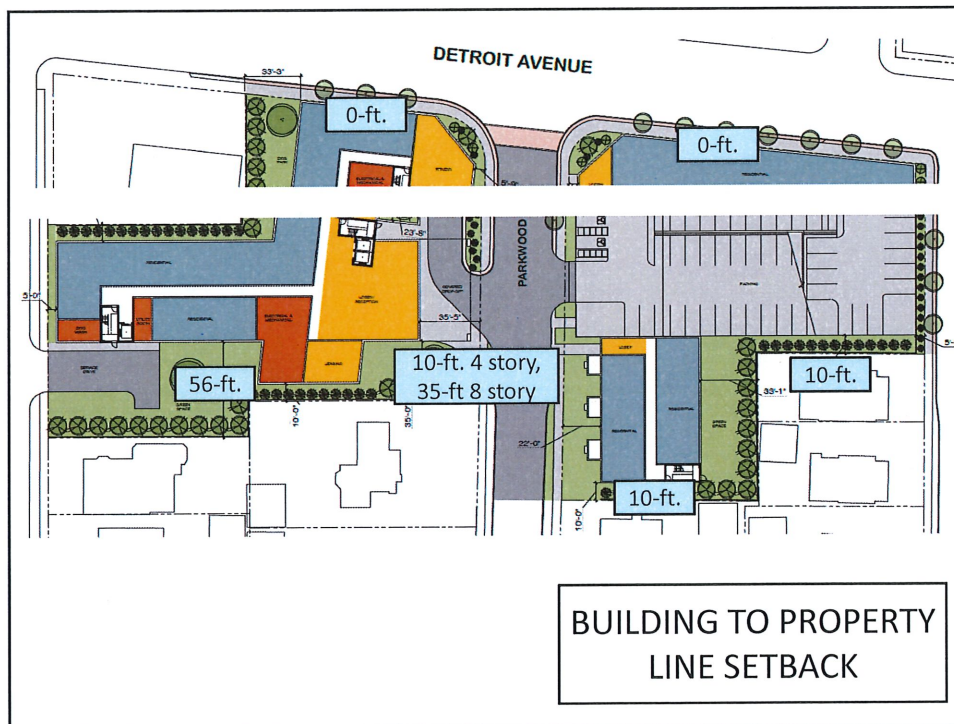
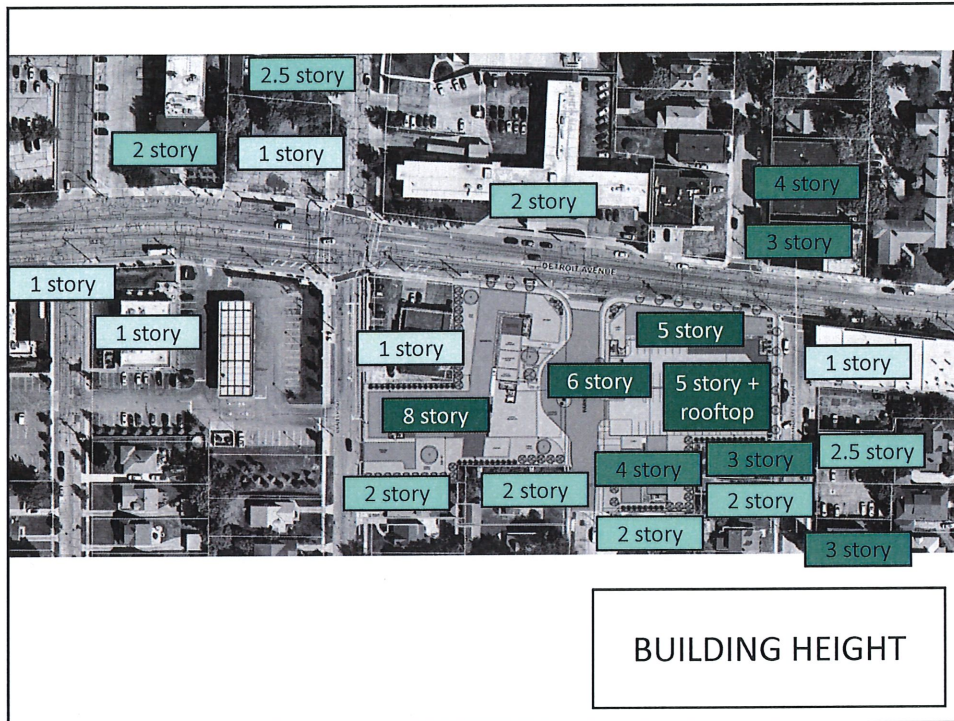
PREVIOUS PLAN

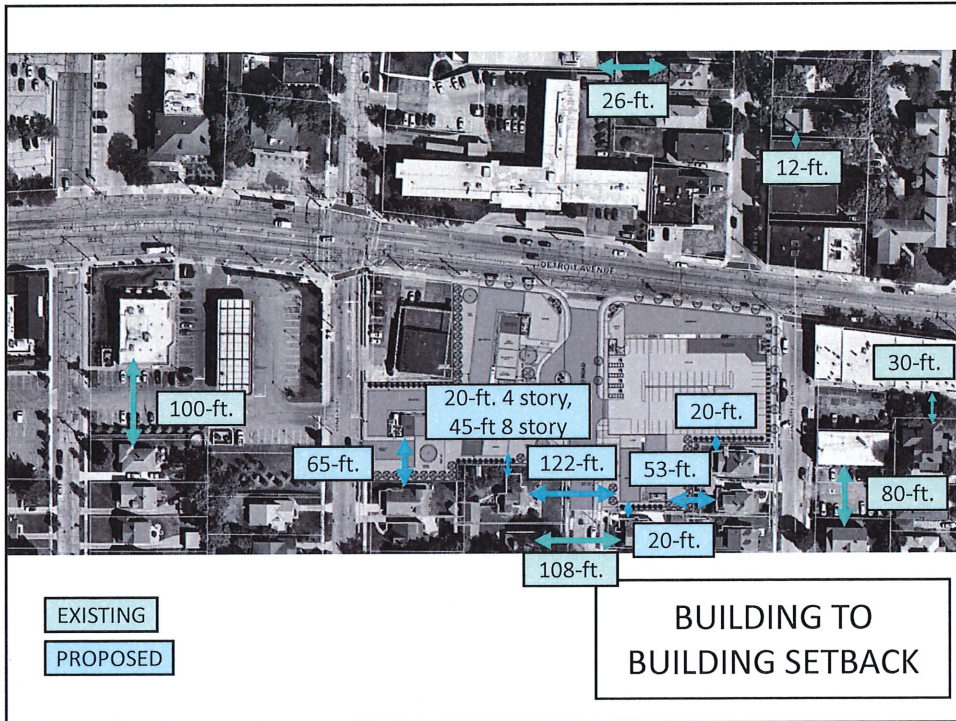
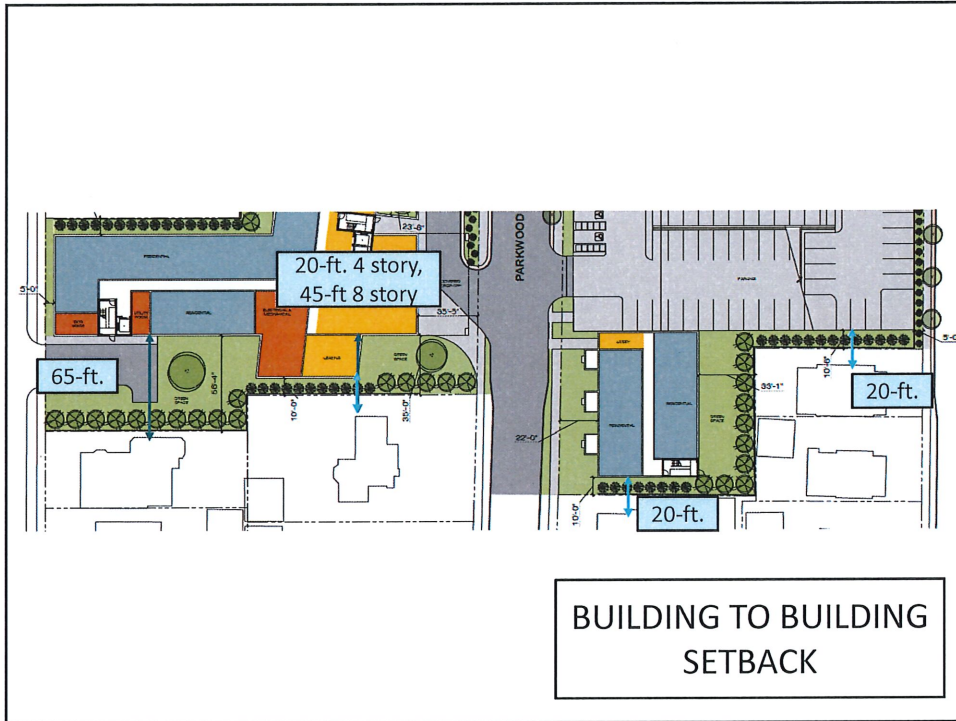
13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

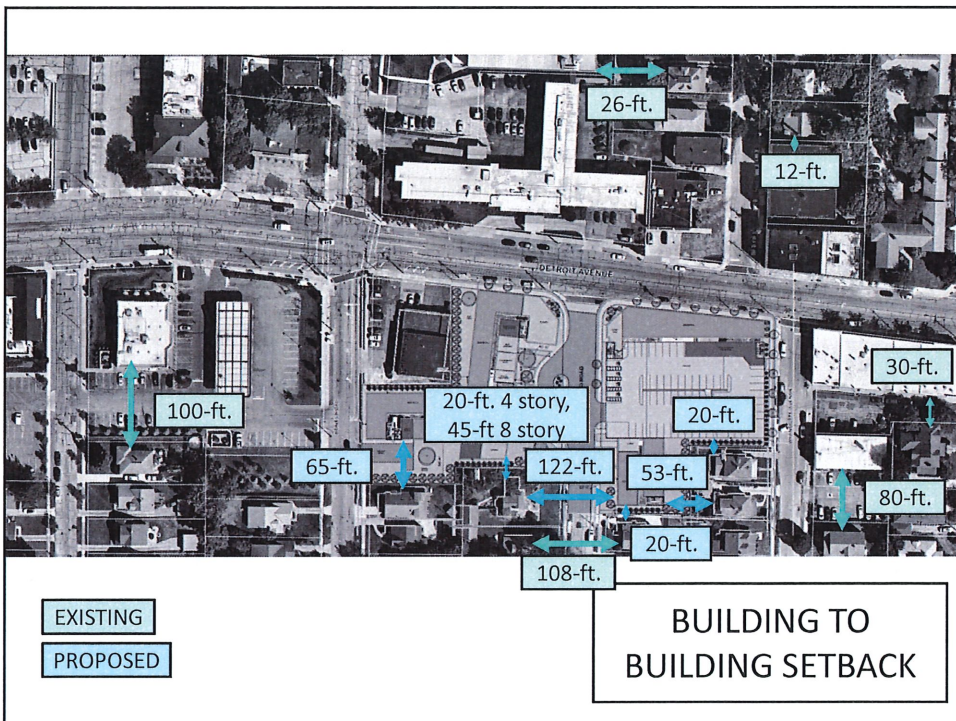
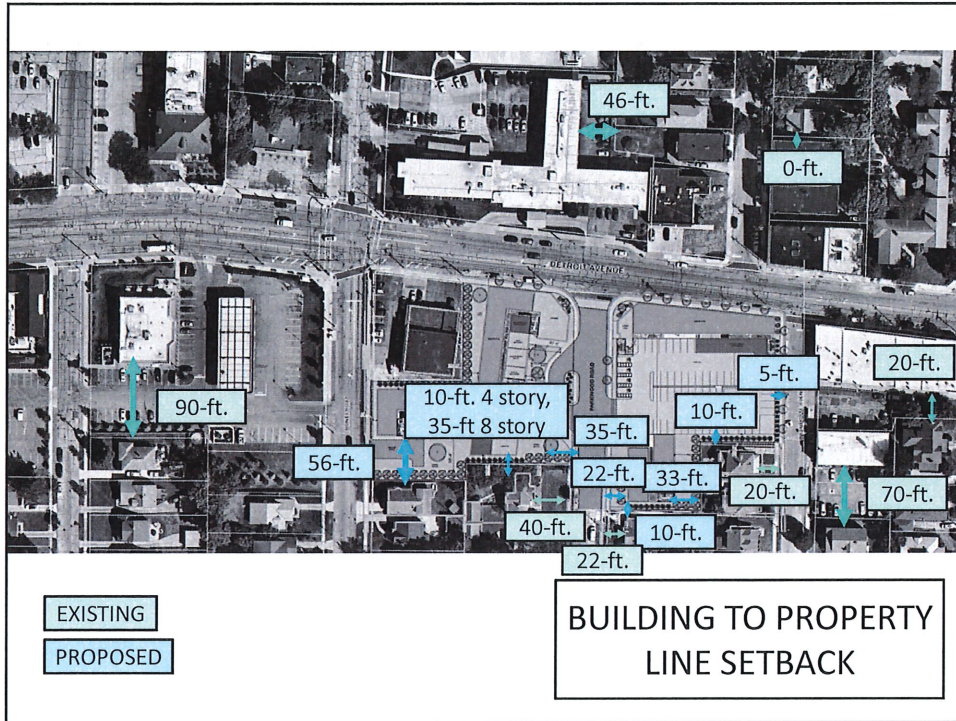


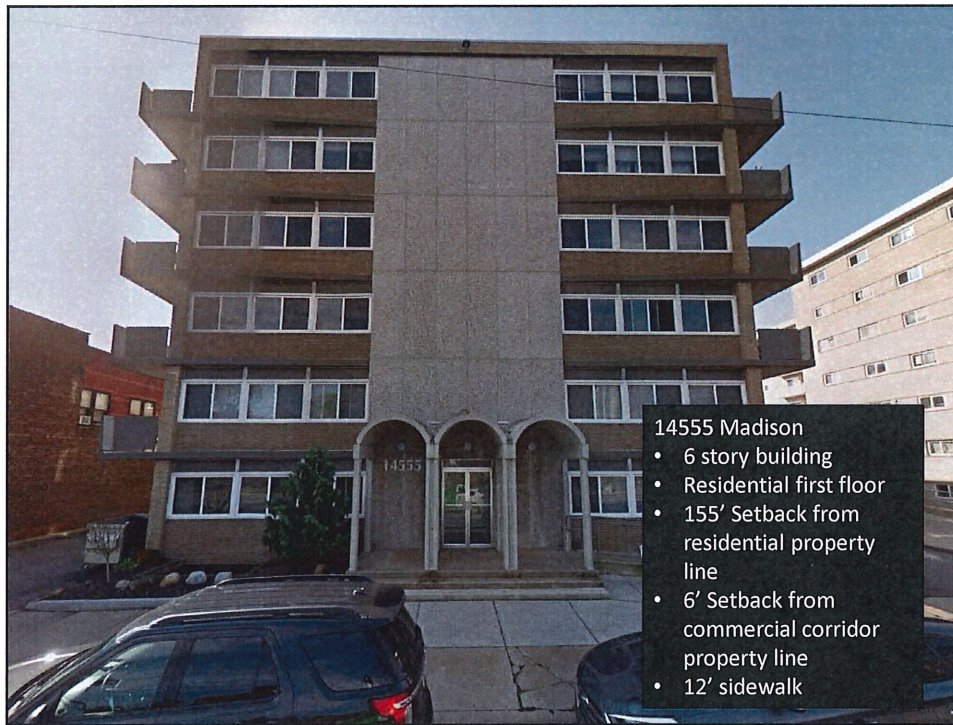
13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

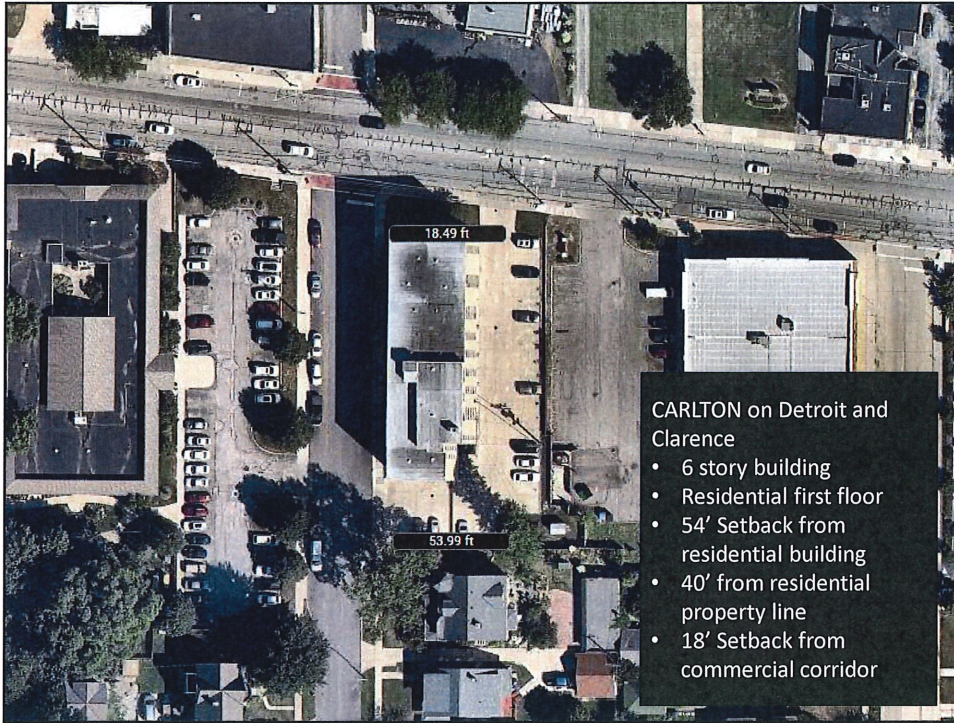


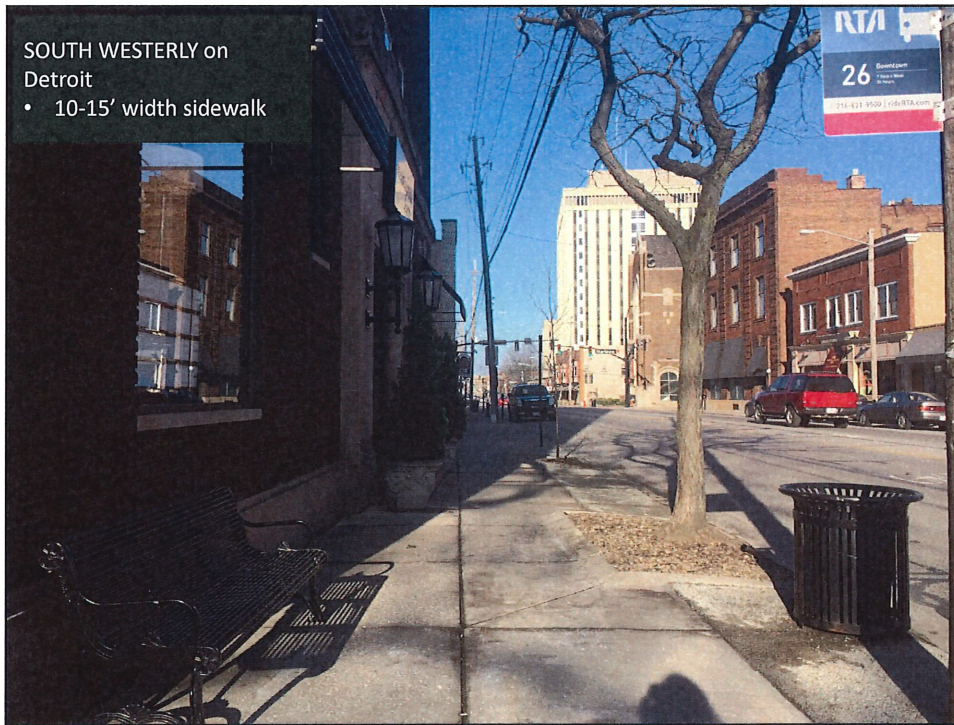
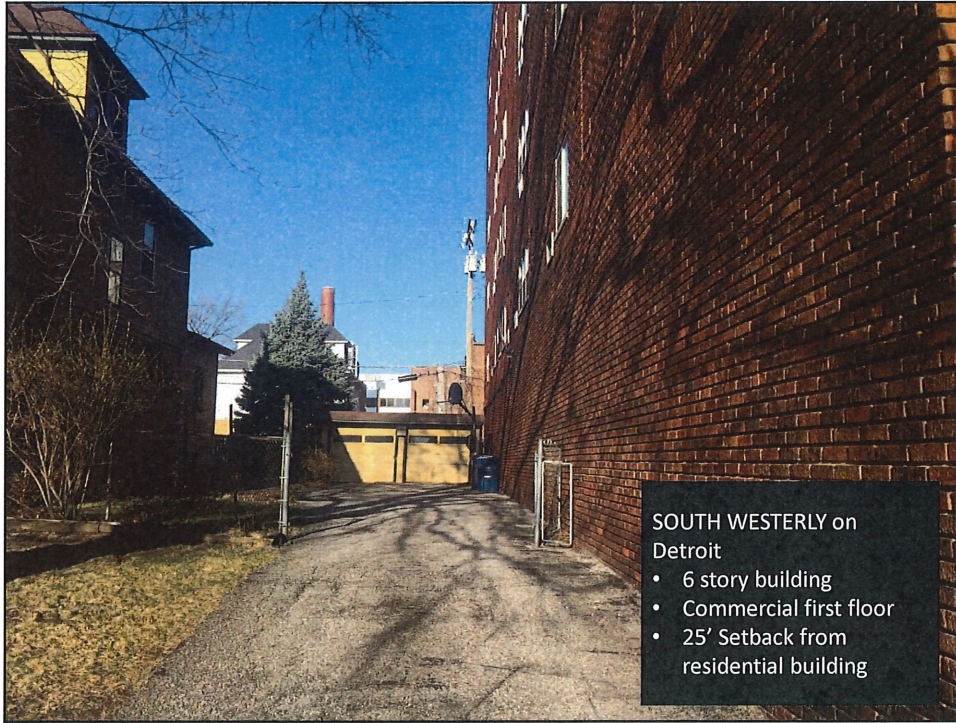




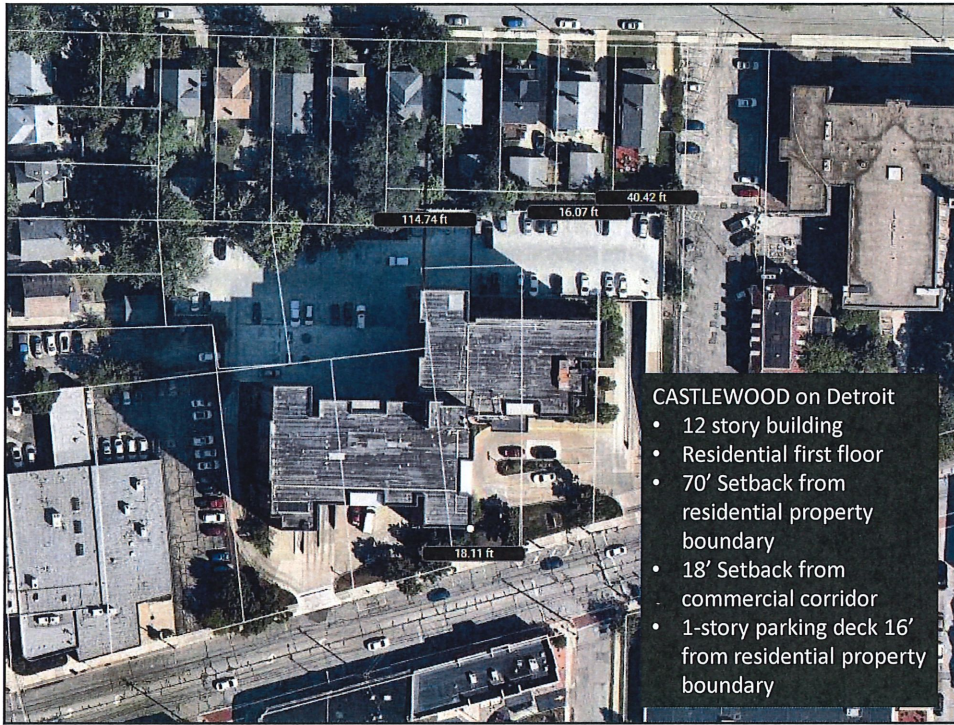


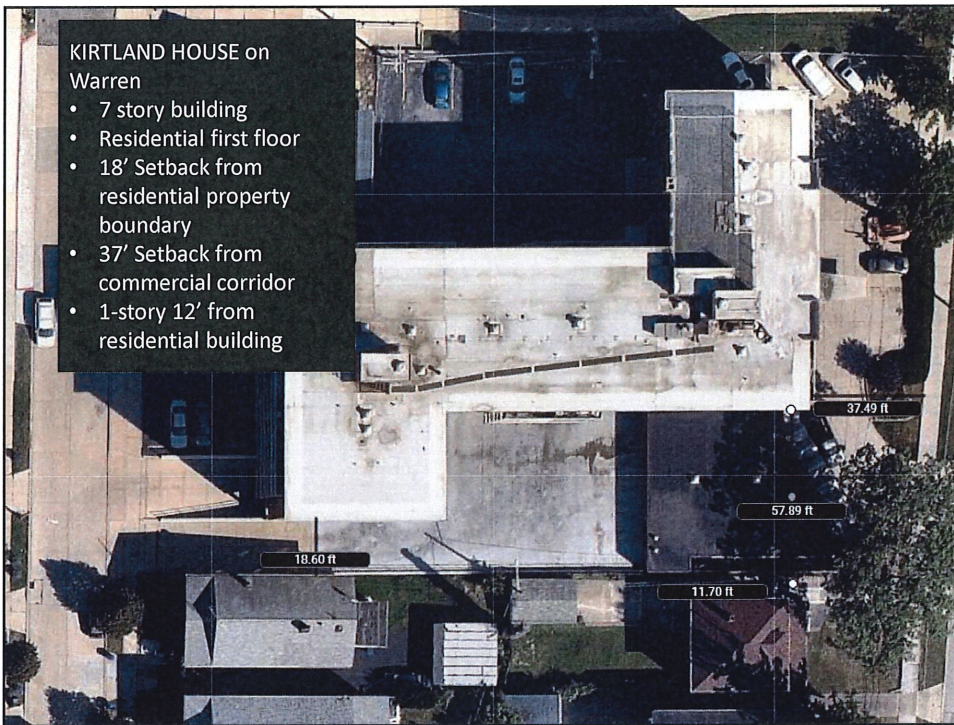






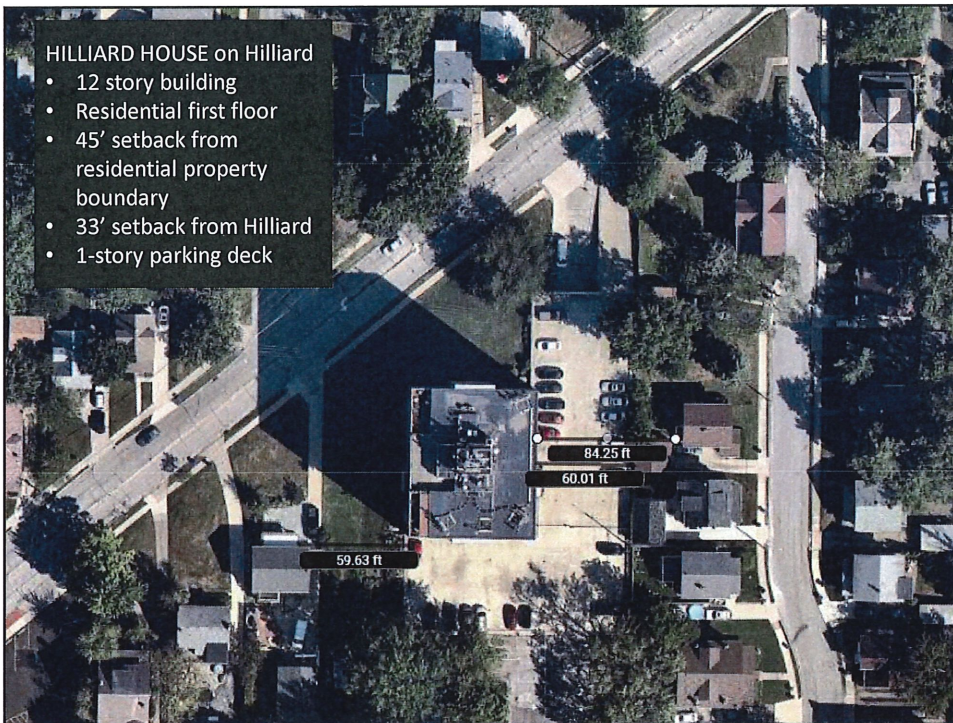


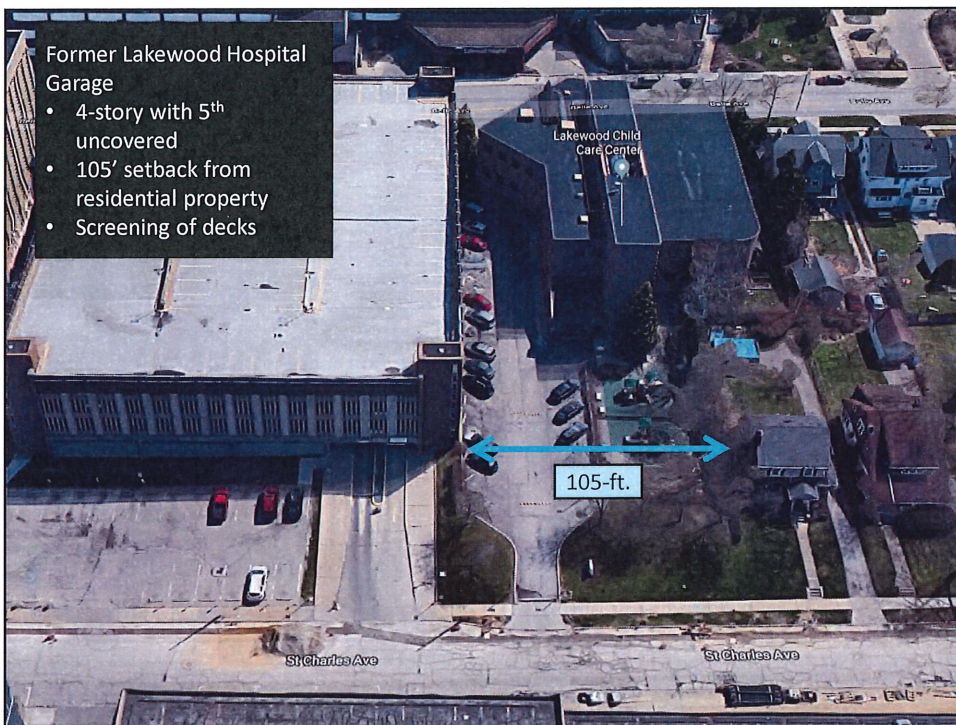
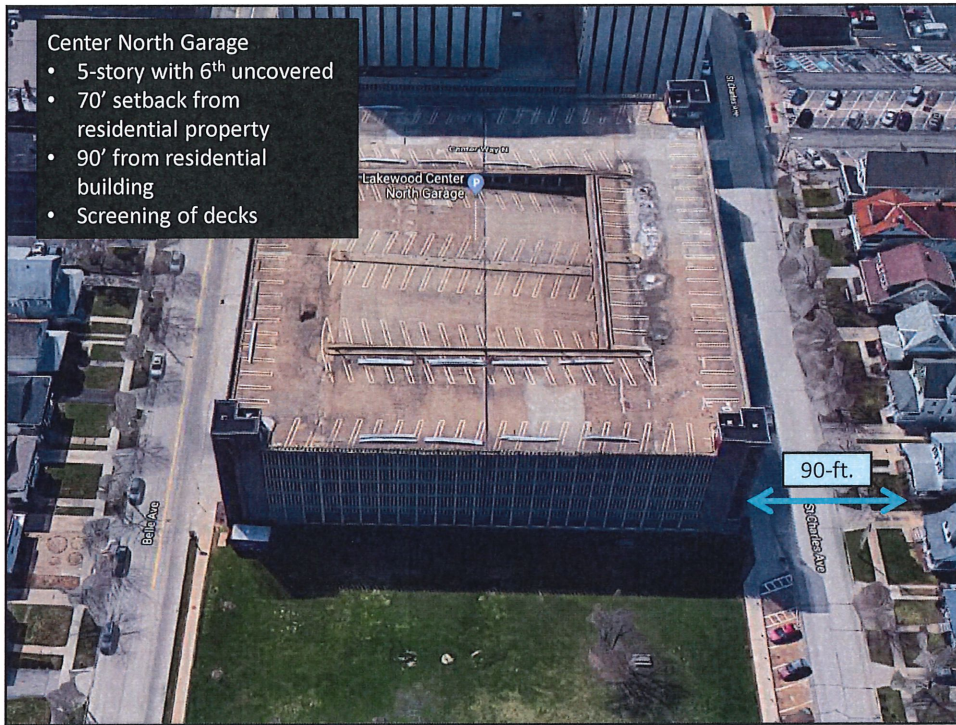


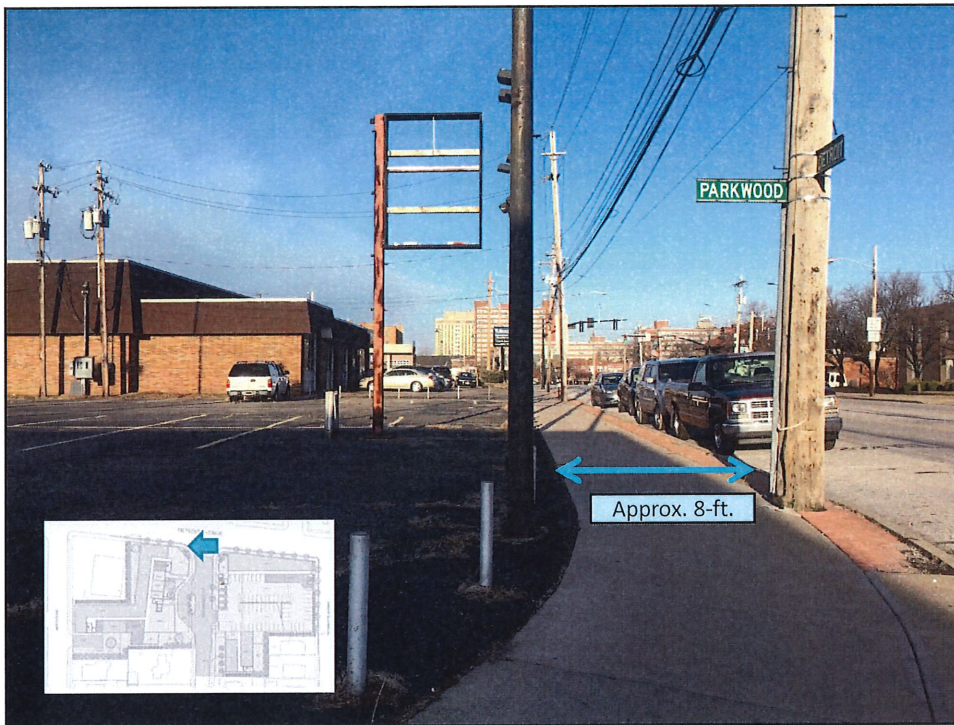


## Density Comparison

Housing Name	Stories	Units	Land (acre)	Density (units/acre)
South Westerly		6	65	0.376
Fedor Manor		11	145	0.944
D&B		8	275	2.009
Westerly Complex	7-15	499	4.262	117
Castleton		12	156	1.731
Lake Shore Towers		9	180	2.235
Carlton		6	40	0.505















**Request - Deferral  
Preliminary Plan Review**

**1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

**1156.03**

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

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

**Request  
Preliminary Plan Review**

**1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

**1156.03**

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

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

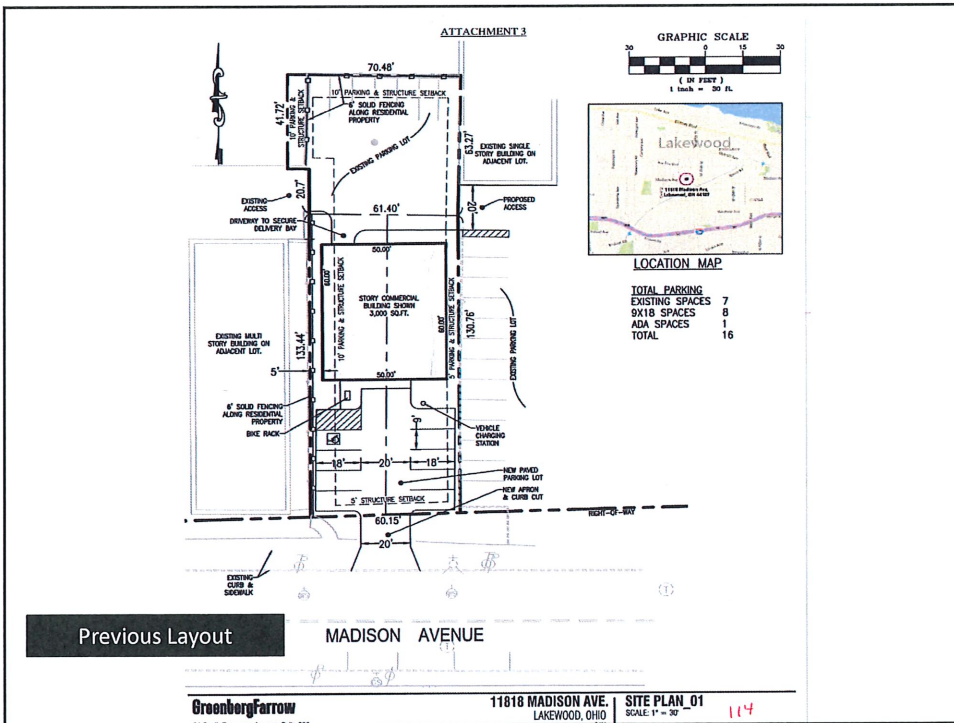
Docket No. 03-08-19  
11818 Madison Avenue

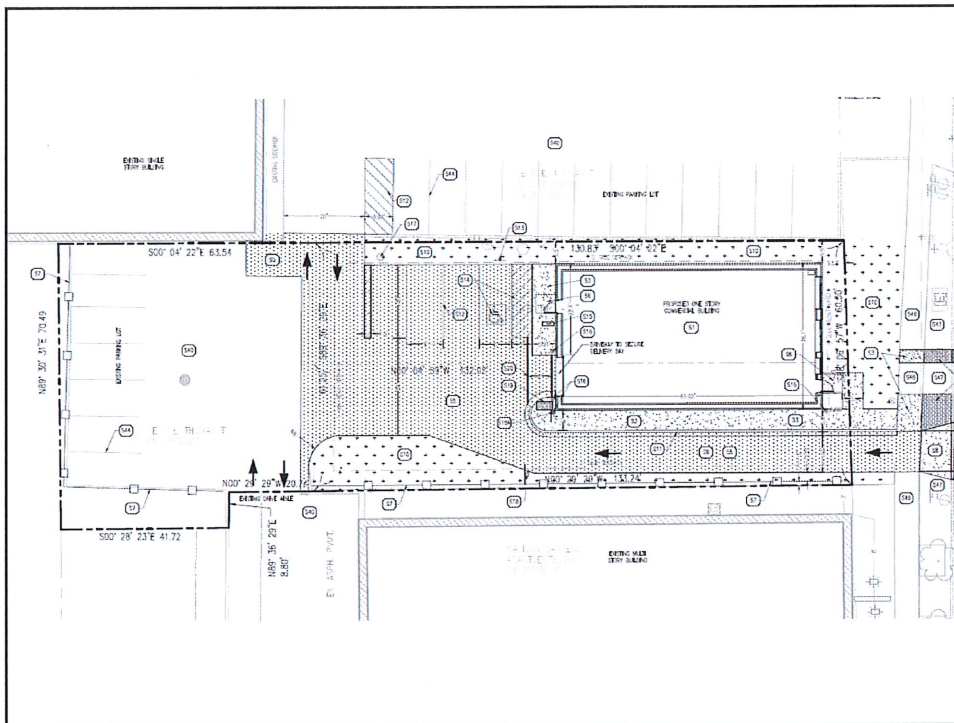
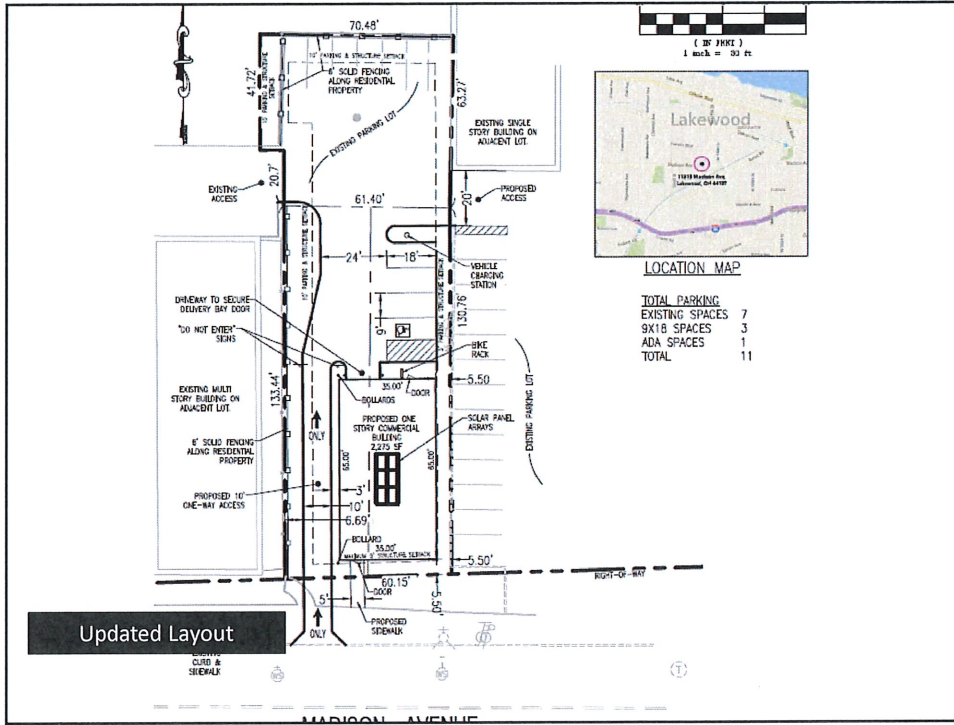
**GTI OHIO LLC**

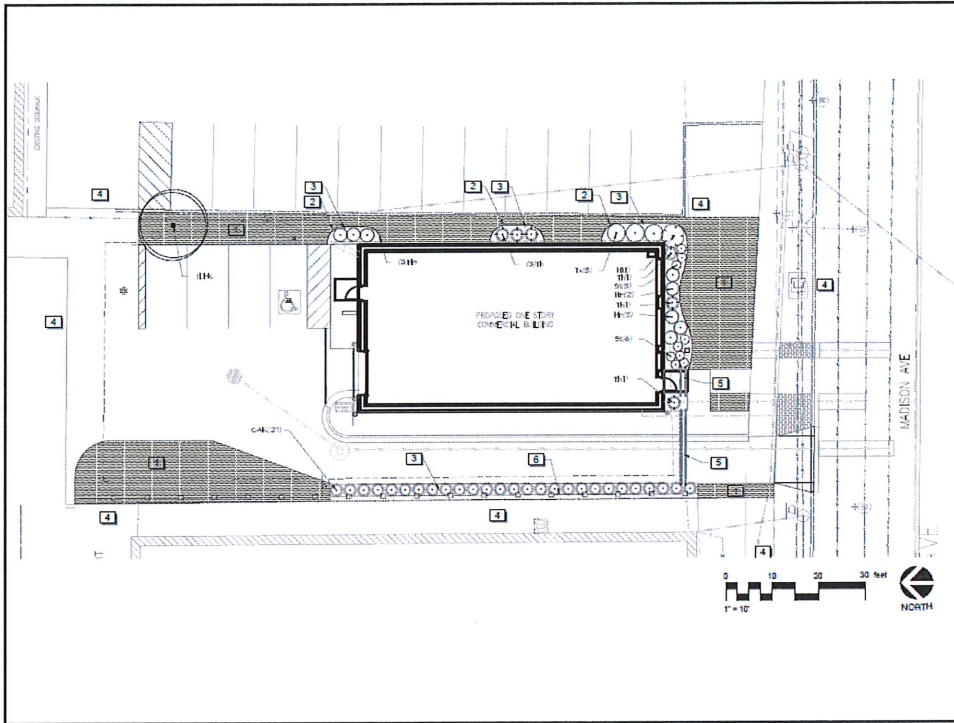




11818 Madison Avenue  
 GTI Ohio LLC  
 Conditional Use- Medical Marijuana









**Request**

The review and approval for the construction and operation of a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business district.

11818 Madison Avenue  
GTI Ohio LLC  
Conditional Use- Medical Marijuana

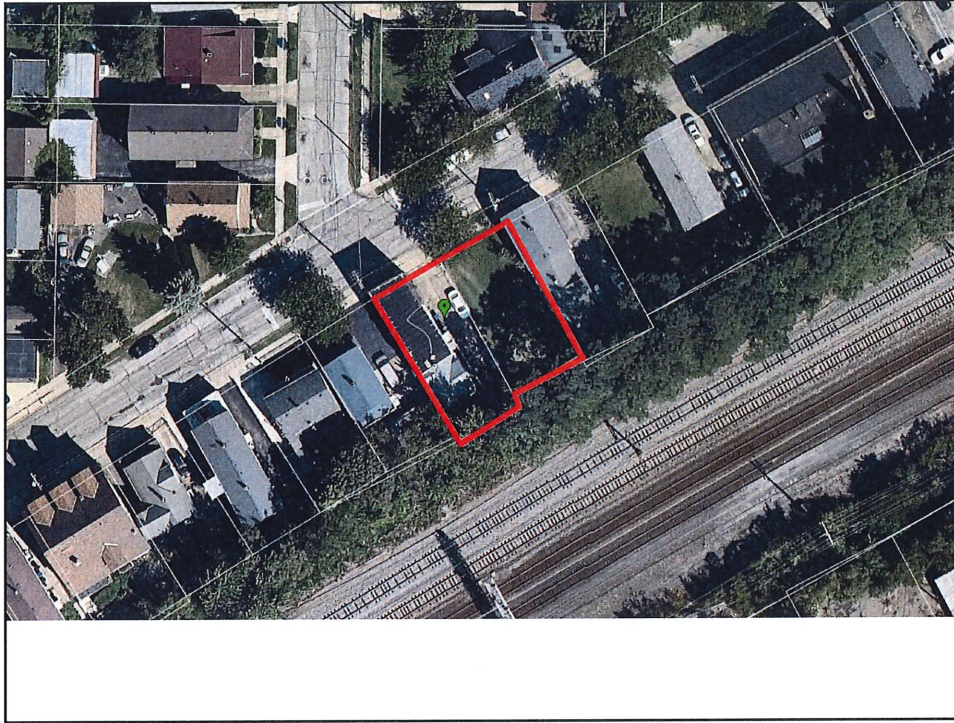
## Previous Conditions

- The new building is built to city code and approved by ABR,
- The security plan is approved by the Chief of Police including cameras approval,
- A security guard will be onsite for all hours,
- Compliance to all ABR requirements,
- Comply with all city business licensing requirements,
- A mandatory one year annual review,
- Compliant with all state codes and licenses granted,
- Conditional use is in effect upon legislation as of November 13, 2017, and
- Approved bollards in front and rear of the building.

Docket No. 04-09-19  
12529 Plover Avenue

**APARTMENTS**





**Request**

The review and approval of an additional residential unit in the downstairs, front of the building, pursuant to Chapter 1161.03 (o) reuse of an existing non-conforming structure.

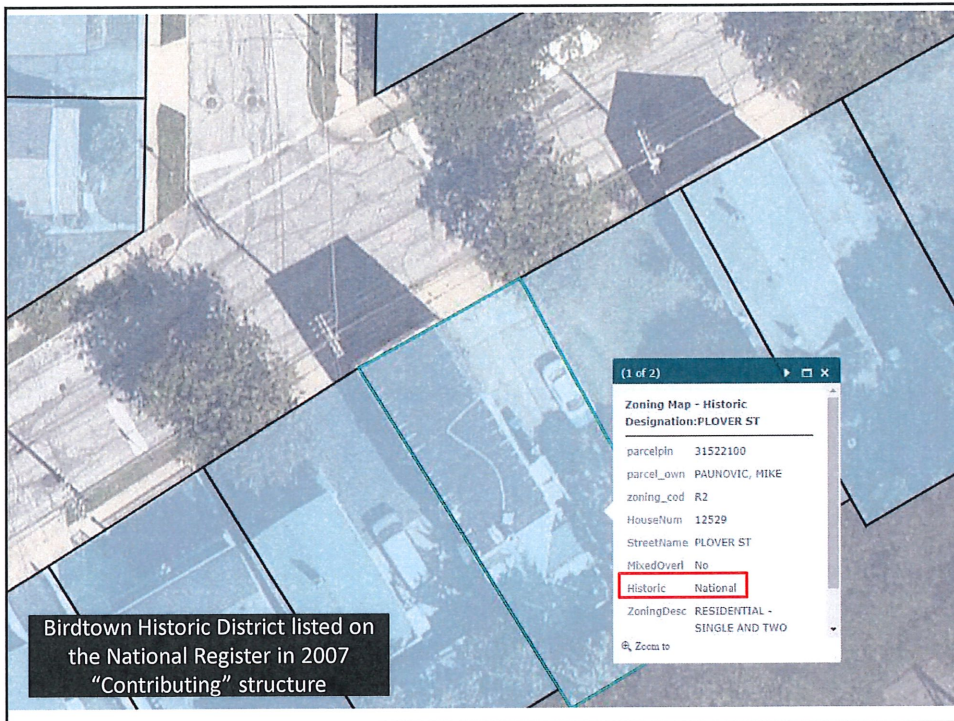
11818 Madison Avenue  
GTI Ohio LLC  
Conditional Use- Medical Marijuana

**1161.03 (o)**

An existing non-conforming structure found by the Lakewood Heritage Advisory Board to be of historical value may, as a conditional use, be converted to a multi-family use, where the Commission finds:

- (1) That re-use of the existing structure is preferable to destruction and redevelopment of the site;
- (2) That the proposed use will not be more intense than the existing non-conforming use;
- (3) That landscaping and screening, approved by the Architectural Board of Review pursuant to Chapter 1141, will be provided;
- (4) That the proposed renovation will be in harmony with the historic character of the structure; and
- (5) That the proposed use will comply with the parking requirements of Chapter 1143.

11818 Madison Avenue  
GTI Ohio LLC  
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## Lakewood Heritage Advisory Board Support

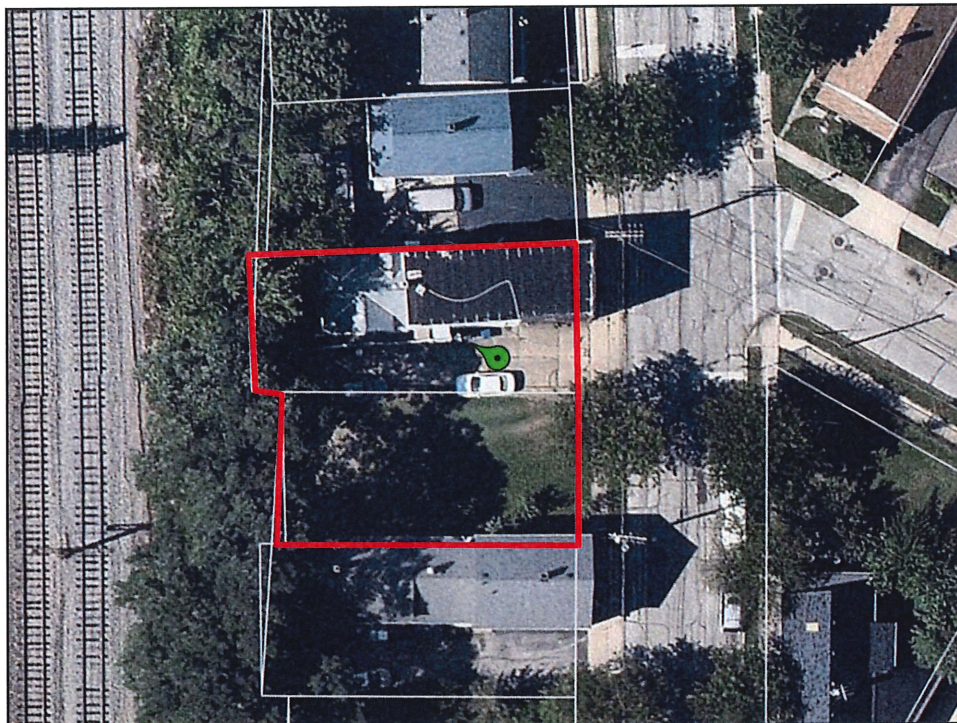
Hi Katelyn,

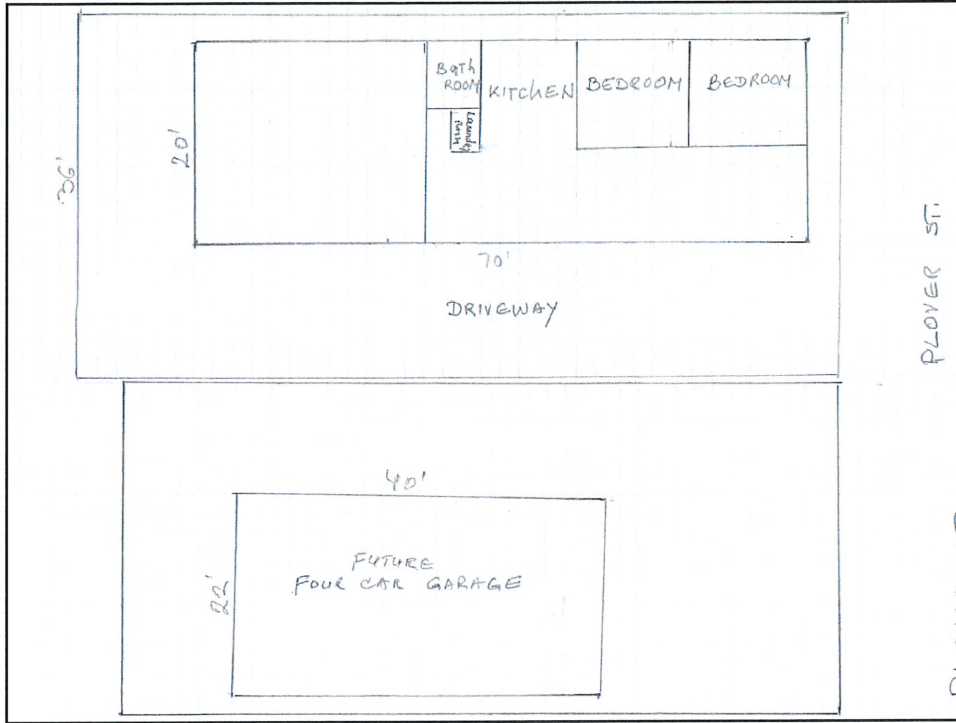
During LHAB's regularly scheduled meeting on March 28, 2019 the Board reviewed the property at 12529 Plover in the Birdtown neighborhood. This property is listed as "Contributing" on the National Register of Historic Places document for Birdtown. As such and in accordance with Section 1161.03 (e), the first floor may be converted for residential use on the interior. Any changes to the exterior must be approved by the Architectural Board of Review with counsel from the Lakewood Heritage Advisory Board.

If you need anything else, please let me know.

Respectfully submitted,

Jeffery A. Weber  
Lakewood Heritage Advisory Board member







## Communication

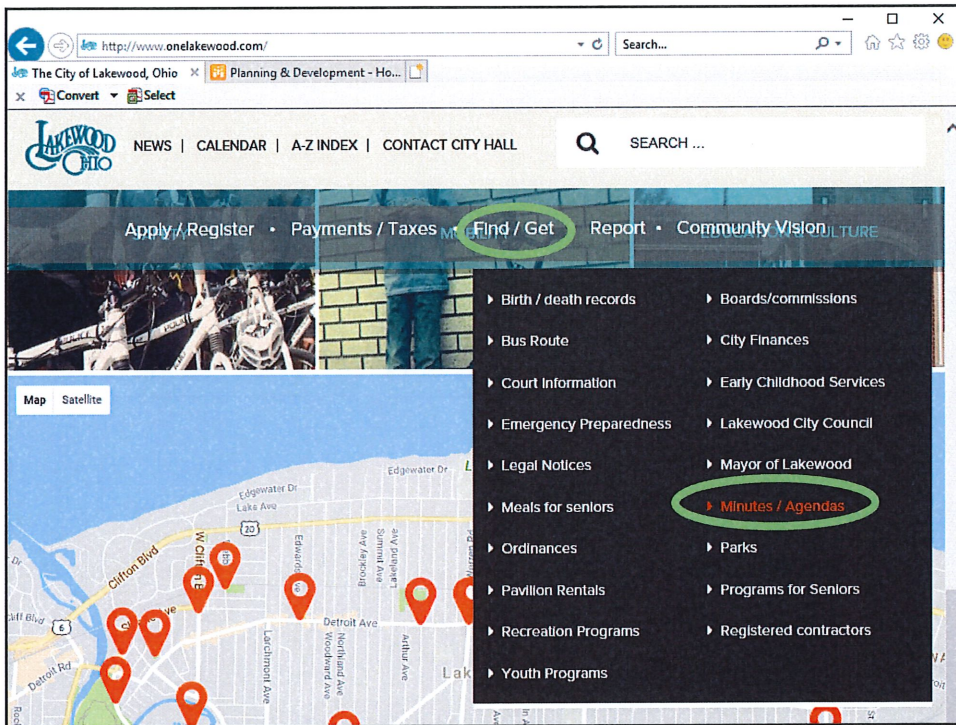
The following businesses received approval for renewal of a Conditional Use permit for the year of 2019 through the annual administrative review by the Department of Planning and Development:

- |     |   |     |  |
|-----|---|-----|--|
| 1.  | 11801 Clifton Boulevard, Dinerbar on Clifton;         | 19. | 17625 Detroit Avenue, Salt+;                         |
| 2.  | 11904-08 Detroit Avenue, Five O'Clock Lounge;         | 20. | 18401 Detroit Avenue, Molto Bene Italian Restaurant; |
| 3.  | 12401 Detroit Avenue, Peppers Italian Restaurant;     | 21. | 18405 Detroit Avenue, India Garden Bar & Restaurant; |
| 4.  | 14013 Detroit Avenue, GetGo;                          | 22. | 18616-18622 Detroit Avenue, Around the Corner;       |
| 5.  | 14018 Detroit Avenue, Winking Lizard                  | 23. | 12700 Lake Avenue, Pier W Restaurant;                |
| 6.  | 14018 Detroit Avenue, Lizardville;                    | 24. | 11926 Madison Avenue, The Flying Rib;                |
| 7.  | 14600 Detroit Avenue, Forage Public House;            | 25. | 12112 Madison Avenue, The Winchester;                |
| 8.  | 14718 Detroit Avenue, Melt Bar & Grilled;             | 26. | 12906 Madison Avenue, Barroco);                      |
| 9.  | 14900 Detroit Avenue, Rozi's Wine House;              | 27. | 13362 Madison Avenue, Woodstock aka Trio's;          |
| 10. | 15008 Detroit Avenue, Yogurt Treats 'menchie's';      | 28. | 13368 Madison Avenue, The Bottlehouse Brewery;       |
| 11. | 15012 Detroit Avenue, 16-Bit + Arcade;                | 29. | 13427 Madison Avenue, Euro Gyro;                     |
| 12. | 15326 Detroit Avenue, Voodoo Tuna;                    | 30. | 13603 Madison Avenue, YUZU;                          |
| 13. | 15400 Detroit Avenue, Humble Wine Bar;                | 31. | 13715 Madison Avenue, Angelo's Pizza;                |
| 14. | 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille; | 32. | 14224 Madison Avenue, El Tango Taqueria;             |
| 15. | 16612 Detroit Avenue, Cozumel Mexican Restaurant;     | 33. | 14810 Madison Avenue, The Red Rose Cafe;             |
| 16. | 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue;  | 34. | 15314 Madison Avenue, Mars Bar;                      |
| 17. | Lakewood Beer Garden + Food Truck Park;               | 35. | 15527-33 Madison Avenue, Barrio's Lakewood;          |
| 18. | 16934 Detroit Avenue, Midtown Booths;                 | 36. | 17014 Madison Avenue, Mullen's of Madison;           |
| 19. | 17103 Detroit Avenue, Come On Lakewood;               | 37. | 1332 West 117th Street, Dianna's Restaurant;         |
|     |   | 38. | 1528 West 117th Street, Dunkin' Donuts;              |

Conditional Use- Outdoor Dining



**Planning Commission**  
April 4, 2019



http://www.onelakewood.com/

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Loan Approval Board Agendas +

Loan Approval Board Minutes +

**Planning Commission Agendas** -

2018

- November 1, 2018
- October 4, 2018
- September 6, 2018
- August 2, 2018
- June 7, 2018
- May 3, 2018
- April 5, 2018
- March 27, 2018
- March 1, 2018
- February 22, 2018
- February 1, 2018
- January 4, 2018

2017

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**Upcoming**

- Toddler Tuesdays  
November 27, 2018
- Family Room East Drop-In  
November 28, 2018

Events for November 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
	LE Artists Drop-In Division of Aging Self-Serve Breakfast Conference at the Division of Aging Division of the Senior Meeting	Family Room Drop-In Division of Aging Learning and Outreach Office Division of Aging Phone Group	Division of Aging Self-Serve Breakfast Family Room Drop-In Planning Month Call Division of Aging Local Group Board of Old Dominion of Aging Division of Adult Probate Group Behavioral Services Team	Family Room Drop-In Division of Aging Self-Serve Breakfast Board of Building Standards / Architectural Board of Review / Sign Review Pre-Review Meeting Planning Commission Meeting	Division of Aging Self-Serve Breakfast Literacy Through Play Tai Chi Exercises for Seniors Division of Aging Phone Group		
	LE Artists Drop-In	Toddler Tuesdays	Division of Aging Self-Serve Breakfast	Family Room Drop-In	Division of Aging Self-Serve Breakfast		

**Planning Commission Meeting**  
November 1 @ 7:00 pm - 9:00 pm

Pre-Review Meetings for the Commission start at 6:30 P.M. in the Auditorium unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

Review Meetings start at 7:00 P.M. in the Auditorium at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.

Click [here](#) for the agenda.

**AGENDA**  
**PLANNING COMMISSION**  
**NOVEMBER 1, 2018**  
**LAKEWOOD CITY HALL**  
**PRE-REVIEW MEETING**  
**6:30 P.M.**  
**EAST CONFERENCE ROOM**  
 Review docket items  
**REGULAR MEETING**  
**7:00 P.M.**

**Posted to the website one week prior to the meetings**

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