

**MINUTES**  
**(Recording is available)**  
**PLANNING COMMISSION**  
**APRIL 2, 2017**  
**LAKESWOOD CITY HALL**

**PRE-REVIEW MEETING**  
**6:30 P.M.**  
**LOWER CONFERENCE ROOM**

**REGULAR MEETING**  
**7:00 P.M.**  
**AUDITORIUM**

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

1. Roll Call

MEMBERS PRESENT

Kyle Baker  
Glenn Coyne  
William Gaydos, Vice Chairman  
Monica Jordan  
Louis McMahon, Chairman  
Patrick Metzger  
Mark Papke

OTHERS PRESENT

Bryce Sylvester, P&D Director, Board Secretary  
Jennifer Swallow, Chief Assistant Law Director  
Katelyn Milius, Planner

2. Approve the Minutes of the March 2, 2017 meeting

A motion was made by Mr. McMahon, seconded by Mr. Metzger, to **APPROVE** the minutes of the March 2, 2017 meeting as amended. Mr. Baker, Mr. Coyne, Ms. Jordan, Mr. McMahon, and Mr. Metzger voting yea, and Mr. Gaydos and Mr. Papke abstaining, the motion passed.

3. Opening Remarks

Mr. Sylvester read the Opening Remarks

**OLD BUSINESS**  
**CONDITIONAL USE**

4. **Docket No. 03-02-17**  
**1329 Nelson Street**

Clara Papp-McClellan, applicant, requests the review and approval of a roomer (Conditional Use) at her single family home, pursuant to Section 1161.03 (q) - supplemental regulations for conditional use. The property is located in an R2, Single and Two Family district. This item was deferred from the April Meeting. (Page 3)

- Note: On Thursday, March 23<sup>rd</sup>, the applicant requested this item to be withdrawn from consideration.

Mr. Sylvester reported to the Commission that City administration met with the applicant to discuss the options. At that time, the **applicant asked to withdraw** the item and pursue a different route. No further action was required by the Commission.

**LOT SPLIT/CONSOLIDATION**

5. **Docket No. 03-03-17**

## **14823 Lake Avenue and 14818 Clifton Boulevard**

Christopher J. Dempsey, Dempsey Surveying Company, applicant, requests the review and approval of a lot split and consolidation pursuant to Section 1155.06 – procedures for lot consolidation. The property at 14818 Clifton Blvd. (original PPN 312-15-023) is located in an R2 Single and Two Family district, and the property at 14823 Lake Avenue (original PPN 312-15-022) is in the R1H Single Family, High Density district. This item was deferred from the April Meeting. (Page 10)

Mr. Sylvester reported to the Commission that City administration met with the applicant to discuss other options. At that time, the **applicant asked to withdraw** the item to pursue differing routes. No further action was required by the Commission.

### **NEW BUSINESS CONDITIONAL USE**

7. **Docket No. 04-07-17  
13500 Detroit Avenue  
St. Edward High School**

Jeff Grusenmeyer, Jeffrey A. Grusenmeyer & Associates, Inc, Architects, applicant requests the review and approval of Conditional Use for the expansion of an existing parking lot into an R2, Single and Two-Family district on Nicholson Avenue (PPN 312-30-042, PPN 312-30-043, and PPN 312-30-044), pursuant to section 1161.03(a) – Accessory Parking in residential districts, and section 1143.09 - Parking Plan Review: Planning Commission. The property is located in a C3, Commercial and General Business district. (Page 22)

Mr. Sylvester announced that although city staff would request the item to be deferred until next month, the presentation and public comment would be taken.

Jeff Grusenmeyer, Jeffrey A. Grusenmeyer & Associates, Inc, Architects, applicant James Kubaci, President of St Edward High School were present to explain the request.

The Commission asked if the curb cuts would be removed after the three houses were demolished. The answer was yes.

Public comment was taken. Written comments received from the public were to be provided to the Commission in hardcopy and via e-mail (made part of record).

The Commission asked if the conditional use was granted, could that approval include that the parking of vehicles would be restricted to individual cars and not busses, dumpster, vans, etc. Mr. Sylvester replied yes.

A motion was made by Mr. Gaydos seconded by Mr. Coyne to **DEFER the request until the May 4, 2017 meeting**. all of the members voting yea, the motion passed.

Mr. Sylvester announced the item would be discussed at the April 13, 2107 Architectural Board of Review meeting.

The Commission said that both sides needed to be considered equally, and that both sides needed to meet and come to a compromise. Comments from the community were encouraged as the Commission took them into consideration when reaching a decision.

### **COMMUNICATION**

6. **Docket No. 04-06-17**  
**Communication from Katelyn Milius, Planner**  
**Renewal of Conditional Use Permit for Outdoor Seasonal Dining**

The following received approval of the annual renewal of Conditional Use permit for the year of 2017 through administrative review by the Department of Planning and Development:

- 11904-08 Detroit Avenue; Five O’Clock Lounge,
- 12401 Detroit Avenue; Peppers Italian Restaurant,
- 13601 Detroit Avenue; O’Toole’s Pub & Restaurant,
- 14013 Detroit Avenue; GetGo,
- 14018 Detroit Avenue; Winking Lizard (two front patios; SE and SW),
- 14018 Detroit Avenue; Lizardville,
- 14600 Detroit Avenue; Forage Public House,
- 14718 Detroit Avenue; Melt Bar & Grilled,
- 14900 Detroit Avenue; Rozi’s Wine House,
- 15008 Detroit Avenue; Yogurt Treats, LLC (“menchie’s”),
- 15012 Detroit Avenue; 16-Bit + Arcade,
- 15326 Detroit Avenue; Voodoo Tuna,
- 15400 Detroit Avenue; Humble Wine Bar,
- 15605-07 1/2 Detroit Avenue; Merry Arts Pub + Grille,
- 16512 Detroit Avenue; Cozumel Mexican Restaurant,
- 16934 Detroit Avenue; Midtown Booths,
- 17103 Detroit Avenue; Game On Lakewood,
- 18405 Detroit Avenue; India Garden Bar & Restaurant,
- 18622 Detroit Avenue; Around the Corner,
- 12700 Lake Avenue; Pier W Restaurant,
- 11926 Madison Avenue; The Flying Rib,
- 12112 Madison Avenue; The Bevy in Birdtown,
- 12906 Madison Avenue; Barroco (rear patio),
- 12906 Madison Avenue; Barroco (sidewalk dining),
- 13362 Madison Avenue; Woodstock aka Trio’s,
- 13368 Madison Avenue; The Bottlehouse Brewery,
- 13603 Madison Avenue; YUZU,
- 13715 Madison Avenue; Angelo’s Pizza,
- 14224 Madison Avenue; El Tango Taqueria,
- 14810 Madison Avenue; The Red Rose Café,
- 15527-33 Madison Avenue; Barrio’s Lakewood aka Tres Amigos,
- 17014 Madison Avenue; Mullen’s of Madison,
- 1332 West 117<sup>th</sup> Street; Dianna’s Restaurant,
- 1528 West 117<sup>th</sup> Street; Dunkin’ Donuts.

(Page 20)

Mr. Sylvester informed the Commission that the police had provided reports, and the CAD reports were reviewed by administrative staff. There had been one call to the police as related to problems on a patio.

There were no comments or questions from the public, Commission or administrative staff.

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

**COMMUNICATION**

8. **Docket No. 04-08-17**  
**Communication from Katelyn Milius, Planner**  
**Regarding the 2017 Community Vision Update**

The Planning Commission will receive communication from Katelyn Milius regarding the proposed updates to the Community Vision in 2017. (Page 32)

Katelyn Milius, Planner for the City of Lakewood was present to provide the update.

The Commission said the Lakewood Community Vision was a living document and thanked the administration for their dedication and hard work. Discussion continued with the solar house and its federal funding. It progressed to how things could be incorporated interactively on the City's website. It was noted that the number of employers and employees within the City was inaccurate and needed amending. City staff asked the Commission for guidance with the objectives, goals and direction in future updates within the Vision. It was suggested that the work be ratified by City Council, as it would strengthen the City's position when seeking federal funding/grants. Concern was expressed about those who were not computer savvy, it was suggested the information be available at the libraries. Regional collaboration was suggested. The map could be enlarged to include all the City's streets. The recycling information was provided by the County.

A motion was made by Mr. Papke, seconded by Mr. Metzger to **RECEIVE AND FILE** the presentation. All of the members voting yea, the motion passed.

A motion was made by Mr. Baker, seconded by Mr. McMahon to **RECOMMEND TO COUNCIL** ratification of Lakewood's **Community Vision Update** at its next meeting. All of the members voting yea, the motion passed.

**ADJOURN**

A motion was made by Mr. Baker, seconded by Mr. Coyne to **ADJOURN** the meeting at 8:33 p.m. All of the members voting yea, the motion passed.

Katelyn Milius  
Signature  
on behalf of the chairman

5/4/17  
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. JEFFREY A. GRUSENMEYER
- 2. JIM KURBACI
- 3. LINDA Schaefer
- 4. GEO DRBAST
- 5. JAMES WENTZEL
- 6. Tom Murray
- 7. John Litten
- 8. Irena Warkzal
- 9. Cindy Mary
- 10. Katelyn Milius
- 11. \_\_\_\_\_

- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [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 6, 2017

## Schwarz, Johanna

---

**From:** Milius, Katelyn  
**Sent:** Thursday, March 23, 2017 11:28 AM  
**To:** Schwarz, Johanna  
**Subject:** FW: Conditional use

FYI- for documentation.

Katelyn Milius, PE | City of Lakewood | 216-529-6634

-----Original Message-----

**From:** Clara Papp-McClellan [<mailto:mcc200300@yahoo.com>]  
**Sent:** Wednesday, March 8, 2017 6:04 PM  
**To:** Milius, Katelyn  
**Subject:** Conditional use

Katelyn,  
Please withdraw my request for a conditional use permit for 1329 Nelson St.

Thanks

Sent from my iPhone

## Schwarz, Johanna

---

**From:** James Wentzel <JTWentzel@aol.com>  
**Sent:** Thursday, April 06, 2017 11:16 AM  
**To:** Planning Dept  
**Subject:** Docket No. 04-07-17  
**Attachments:** Docket 04-07-17.pdf

To whom it may concern,

Please distribute copies of the attached PDF to members of the Planning Commission.

Thank you,

James Wentzel  
1370 Nicholson Ave.



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

James Wentzel  
1370 Nicholson Ave  
Lakewood, Ohio 44107  
April 5, 2017

Planning Commission  
City of Lakewood Ohio  
12650 Detroit Avenue  
Lakewood, Ohio 44107

Re: **Docket No. 04-07-17**  
**1350 Detroit Avenue**  
**St. Edward High School**

To whom it may concern:

As per the PUBLIC NOTICE dated 3/28/17, I wanted to take some time to express my fears concerning the proposed demolition of existing residences and the ensuing paving of the empty parcels. Aside from the most glaring absurdity of surrounding two residences on three sides with St. Edward High School (the 1366 and 1346/1348 houses), I will attempt to briefly summarize my thoughts...

I have rented an apartment at the 1368/1370 residence from Mr. and Mrs. George Orbash (of Avon Lake) since 1985. As you might expect, I have seen many changes in the 32 years that I have lived on Nicholson Ave. Some of them involve my neighbor, St. Edward High School. As such, please consider the following;

- **St. Edward High School has had many more students with fewer parking places in the past.** In the proposal cover letter (page 24 of the posted full agenda, *attached*), Mr. John F. Goers states that St. Edward High School is most in need of parking for its growing faculty and student body (960 students this year). An article appearing in the May 21, 1992 Lakewood Sun Post (*attached*) quotes St. Edward's Public Relations Director John Butler Jr. as describing the student body as "a little less than 1,000". Further, the article cites that the enrollment climbed as high as 1,700 in the 1970s. I would note that in 1992 the parking lot on the Bobson's parcel(s) of land did not exist.
- **Routine maintenance of the landscaping surrounding the existing parking is often lacking.** Following the razing of Bobson's Hardware and the historic 1910 Stranahan House in 2004 for parking lot expansion, I expressed concerns at a City of Lakewood public forum about the visually unappealing expanse of asphalt. I was assured at the time that top-notch landscaping would aesthetically soften the sea of black. If history serves as an indicator, the residents of Nicholson Avenue can expect that as the initial vegetation dies off very little effort and capital will be applied toward replacing it. Bare spots then become areas where weeds prosper and litter

collects.



- **Traffic on Nicholson Avenue will worsen during peak school hours.** By my count the proposed parking lot adds another 63 vehicles (page 28 of the posted full agenda, *attached*) that will exit onto Nicholson Ave. My wife and I already plan any daily outings so that we are not attempting to enter or exit our driveway when school lets out.



- **Being a neighbor of St. Edward's High School already requires considerable patience.** Removing three residences will worsen this experience. There is constant noise (traffic, car doors and horns, weight room, Brother James Everett Stadium, and the *marching band*), bus exhaust, light pollution (from the remodeled gymnasium and the stadium), pedestrian traffic, and litter (recognizing that only the litter in the back yard can be directly attributed to St. Edward High School).
- **Surrounding the parcels of land not owned by St. Edwards with pavement diminishes their property values.** A cynic might speculate that this appears to be a deliberate and heavy-handed ploy to drive down the potential prices of the remaining houses and force the remaining tenants to flee. For decades, my landlords have been dedicated to provide safe, clean housing for their tenants and to abide by the numerous rules and regulations of the City of Lakewood. Last summer alone the

exterior of the 1368/1370 house was completely repainted, extensive exterior trim was replaced, and they paid for the repair of sidewalks in front of two houses. As a tenant, I wonder why they would want to put any additional money into maintaining their properties.

- **The proposed vinyl privacy fence shifts and leaves gaps over time.** Additionally, the beige colored fencing erected following the Bobson's expansion is apparently no longer available and when in need of repair, sections of mismatched color are used.



- **How many residential properties were razed during Lakewood City Schools' 10-year facilities master plan?** Lakewood City Schools rebuilt Garfield and Harding Middle Schools, Grant, Lincoln, Roosevelt, Hayes and Harrison Elementary Schools and renovated Emerson and Horace Mann Elementary Schools. The final phases of construction being undertaken at Lakewood High School will be completed this fall. These **public** schools could be modernized without destroying adjacent neighborhoods. In fact, the Lakewood City Schools' process created new residential properties. To be fair, St. Edward High School owns two of the three parcels on Nicholson Avenue but they currently remain **residential** properties.

- **What efforts, if any, has St. Edward High School undertaken to promote car-pooling?** The clear majority of vehicles entering and exiting the parking lots on the eastern side of the campus have single occupants.

- **Allowing the paving of three residential properties on Nicholson Avenue for the benefit of transient students and their parents diminishes a historic neighborhood at the expense of its residents.** Future visitors to the James Nicholson House may no longer be able to stand on the front porch and see a house-lined street that stretches to Lake Erie. Further, the recently placed Cowan Pottery historical marker will permanently reside in front of a swath of bleak blacktop.



In conclusion, it is not my intention to be critical of St. Edward High School. The brothers that I have come to know over the years have been exemplary and the few students I have interacted with seem to be fine young men. All the school's sports championships bring positive attention to our city. My genuine concern is that what is proposed will permanently scar a half-block of Nicholson Ave. and displace my neighbors (some of whom have lived here *longer* than I). Perhaps this can be tabled until such time that St. Edward High School owns all the residential parcels from the railroad tracks to Detroit Avenue.

While I suspect this is already a done deal, I thank the committee for allowing me to express my concerns.

Sincerely,

James Wentzel

*Attachments*

## Proposal for Parking Expansion at St. Edward High School

Founded in Lakewood, Ohio in 1949, the Brothers of Holy Cross, based in Notre Dame, Indiana, made the commitment to open an all-boys, Catholic high school to service the City of Lakewood and it's surrounding communities. As enrollment grew, so did the school. The original building was expanded in 1965 to accommodate all the students that wanted to attend our school. We have built three new buildings, the Student Activity Center (2002), the Jack Kahl Student Life and Leadership Building (2003), and the Joseph and Helen Lowe Technology Center which is connected to the Holy Family Chapel. The entire facility now stands at approximately 225,000 square feet.

Improvements to the property include the Brother James Everett Stadium and additional parking lots on the land purchased from Bobson Hardware. We have worked very hard to maintain our campus grounds and building so as to remain a proud member of the Lakewood Community.

In 2010, we became an International Baccalaureate school. This internationally recognized enriched studies programme has been the basis of our enrollment resurgence over the last several years. Coupled with our outstanding academic, sports and arts programs, we have been growing in size with each Class over the six years. Our enrollment has grown from just 800 in 2010 to 960 this school year.

Our commitment to serving the young men of Lakewood and those from around the Greater Cleveland area is not only unwavering, but as strong as ever. To that end, we have looked very hard at our options to grow our campus. From exploring the purchase of properties across Detroit Avenue to buying homes on Nicholson Avenue, the need for more space is becoming urgent. At this time, we are most in need of more parking for our growing enrollment and the added faculty and staff needed to serve our student body.

The proposed additional parking will allow us continued growth and involvement in the City of Lakewood.

Respectfully submitted,



John F. Goers

Associate Vice President, Buildings and Grounds  
St. Edward High School

## Cows once grazed where young men now are raised

Construction of St. Edward High School at 13500 Detroit Ave. in Lakewood began 43 years ago on what was once a cow pasture.

Early this century, cattle trains coming in from western states over what is now the Norfolk Southern roadbed would stop there to let their animals rest and feed before continuing to eastern markets.

The St. Ed site, extending from Nicholson west to Giel and from Detroit north to the railroad tracks, also was a kid's delight, according to John Butler Jr., who grew up in the neighborhood, graduated from the school in 1954 and is now its public relations director.

"It was a great place for us to build tree houses and forts and to play war," he said with a tug of nostalgia.

"The property at the time was owned by the Nickel Plate Road, and one of the railroad's guards, stationed at the Nicholson crossing, was supposed to keep us out of the pasture, but didn't."

St. Ed's was founded as an educational facility of the Holy Cross Order of Notre Dame, Ind., and construction began in 1949 when Cleveland Archbishop Edward F. Hoban evinced an interest in opening a Catholic high school in Lakewood.

The 159 students of the first graduating class in 1953 spent their first two years studying at the former St. Theresa's Academy on Detroit at Robinwood, while St. Ed's was being built.

Butler, a member of the second graduation class, recalled there was still considerable work to be done at St. Ed's in 1951 when he transferred there from temporary freshman classroom quarters in the basement of St. James School on Detroit at Granger.

Butler, namesake son of a widely known local attorney who celebrated his 87th birthday this month, joined the staff of St. Ed's last January after completing a career with Ohio Bell Telephone Co., where he served as director of corporate communications.

First principal of the school was the late Holy Cross Brother John William. Since 1988, Brother James Spooner has headed the institution as president and principal. (When dealing in his official capacity with the board of trustees, he is the president; for day-to-day operations at the school, he is the principal.)

Brother Spooner is the eighth principal and an alumnus as well, having graduated there in 1964.

Originally, most of St. Ed's teachers were Holy Cross brothers. Today there are also a substantial number of lay persons on the faculty. The brothers live on the grounds, in a home attached to the school.

St. Ed's has high standards. Each applicant is carefully screened and must pass an entrance examination.

"We are not interested in young men with bad records," Butler said. "We have zero drug problems. Discipline is the secret. In this school, we have no concern about opening a locker to search its contents.

Students must wear shirt, collar and tie -- no jeans, earrings or long hair. Our dress code makes for a business-like atmosphere. After all, education is serious business.

"No profanity, either, or students go to detention, which means stay after school," he added.

St. Ed's is strictly a boys' school and has no intention of changing, according to Butler. It draws from numerous westerly suburbs plus Cleveland's intercity. Tuition is \$3,500 a year, but about 35 percent of the students are receiving some form of financial aid.

In the '70s, enrollment climbed as high as 1,700. Right now, however, it is a little less than 1,000. "And that's kind of where we'd like it to stay," Butler commented.

The school has an enviable reputation in sports, especially wrestling and ice hockey. In 1992, it won the state wrestling championship for the 12th time in 15 years and then went on to take the national title. It now has the distinction of being best for eight times in 15 years.

Last year it also won the Ohio hockey championship, and it currently holds the record of being the only high school to capture this crown four times ('85, '36, '90 and '92).

Besides its athletic prowess, St. Ed's scores well academically. In 1991, its yearbook took first place in the annual Columbia University Scholastic Contest for the third time in four years. Also, "Flight," its literary magazine of student poems, essays and other writings, was the recipient of Columbia's Medalist Award for the 13th time in 23 competitions.

**This article appeared in the Lakewood Sun Post May 21, 1992. Reprinted with permission.**

More Lakewood Lore





ST. EDWARD HIGH SCHOOL EXPANSION PROPOSAL  
LANDSCAPED PARKING AREA



## Committed to Lakewood, Our Home

- Founded in 1949 – nearly 68 years in Lakewood!
- A Holy Cross Mission centered on:
  - Faith Formation
  - Excellence
  - Relationships
  - Servant Leadership
- Forward thinking approaches to education
  - World-class academics
  - Championship athletics
  - Award-winning performing arts
  - An unmatched commitment to innovation

## A Good Neighbor

- Spring Day of Service, in partnership with LakewoodAlive
- St. Edward Community Meal
- St. Edward Produce Distribution
- LCSC Food Delivery
- LCSC Garden
- LCSC Thanksgiving Food Drive
- LakewoodAlive Volunteer Champion Award – 2016
- Association of Fundraising Professional's Youth Group Philanthropy Award – 2015
- Lakewood Charitable Service Corporation Volunteer of the Year Award – 2013

## An Economic Development Engine

- Students from 80 Northeast Ohio communities
- 160 annual home athletic events, attracting 53,500 visitors to Lakewood in 2016
- Lakewood's 9<sup>th</sup> largest employer
  - 137 full-time employees
  - More than 100 part-time employees, moderators, coaches and volunteers
- Engaged in an \$18 million campaign of which \$14 million will be spent on capital projects
- Since 2000 have renovated all classrooms and added Student Activity Center (2001), Student Life Center (2003), Athletic Field & Track (2004), Chapel (2008), Engineering Center (2008)

## The Case for Expansion

- St. Edward High School is in the midst of the longest period of sustained enrollment growth since the 1960s

### Student enrollment since 2010

2010-11: 828  
2011-12: 863  
2012-13: 892  
2013-14: 924  
2014-15: 948  
2015-16: 946  
2016-17: 963

## The Case for Expansion

- An increase in enrollment and the addition of programming has created significant growth in our full-time workforce:

### Full-time faculty/staff since 2010

2010-11: 100  
2011-12: 106  
2012-13: 114  
2013-14: 125  
2014-15: 130  
2015-16: 134  
2016-17: 137

## The Case for Expansion

- Students and faculty travel from 80 communities and rely on cars as the primary means of transportation to campus
- St. Edward has sought every alternative to ease the parking challenge
  - Investigated all lots with 20 or more spaces
  - Leases with Spitzer and Church of the Ascension
- Approximately 100 students park on neighborhood streets
- Land locked – apartments to the west, train tracks to the north
- Typical private school sits on 35 acres (11 for St. Edward)

## The Case for Expansion

- St. Edward has made every effort to expand efficiently and build vertically to meet space needs
- Currently, 337 parking spots are available to serve:
  - 963 students
  - 137 faculty
  - All part-time employees and volunteers
  - 12 auxiliary staff members
  - Cafeteria staff
  - Daily campus visitors

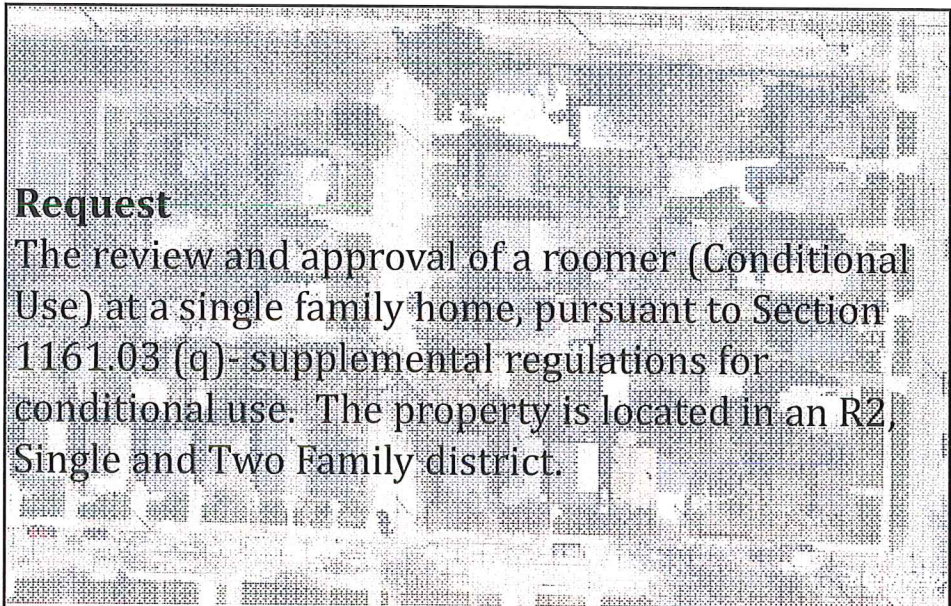




Planning Commission  
April 6, 2017



1329 NELSON STREET  
Conditional Use



**Request**  
The review and approval of a roomer (Conditional Use) at a single family home, pursuant to Section 1161.03 (q)- supplemental regulations for conditional use. The property is located in an R2, Single and Two Family district.

1329 NELSON STREET  
Conditional Use

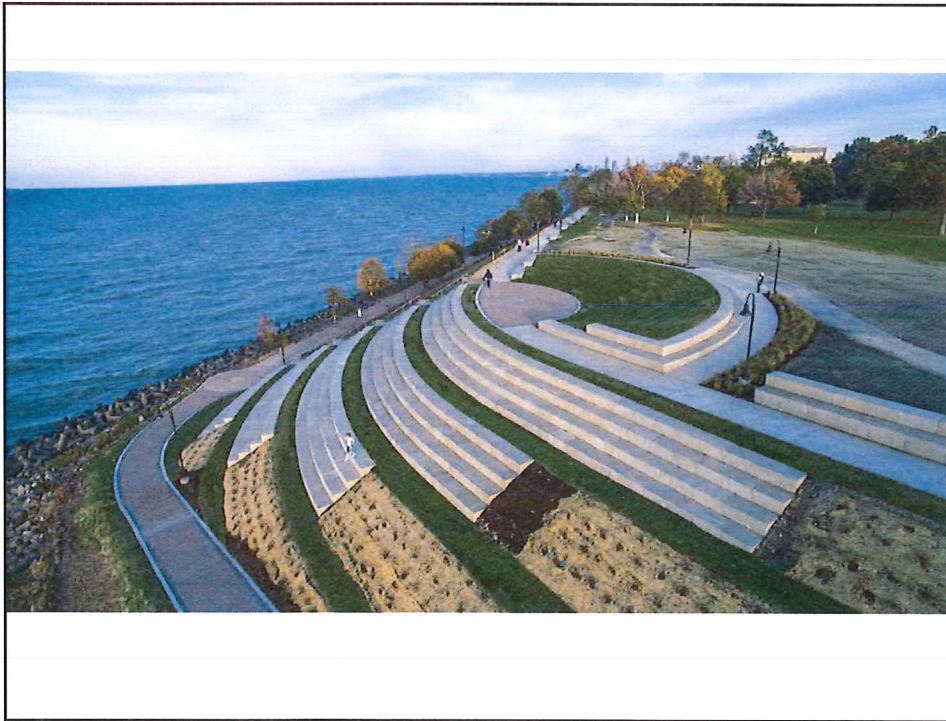


14823 Lake Ave & 14818 Clifton Blvd  
Lot Split and Consolidation

## Request

The review and approval of a lot split and consolidation pursuant to Section 1155.06 – procedures for lot consolidation. The property at 14818 Clifton Blvd. (original PPN 312-15-023) is located in an R2 Single and Two Family district, and the property at 14823 Lake Avenue (original PPN 312-15-022) is in the R1H Single Family, High Density district.

14823 Lake Ave & 14818 Clifton Blvd  
Lot Split and Consolidation



## Request

Receive and file communication for the renewal of Conditional Use Permit for outdoor seasonal dining.

1. 11904-08 Detroit Avenue; Five O'Clock Lounge,
2. 12401 Detroit Avenue; Peppers Italian Restaurant,
3. 13601 Detroit Avenue; O'Toole's Pub & 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; Rözi's Wine House,
10. 15008 Detroit Avenue; Yogurt Treats, LLC ("menchte'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. 16934 Detroit Avenue; Midtown Booths,
17. 17103 Detroit Avenue; Game On Lakewood,
18. 18405 Detroit Avenue; India Garden Bar & Restaurant,
19. 18622 Detroit Avenue; Around the Corner,
20. 12700 Lake Avenue; Pier W Restaurant,
21. 11926 Madison Avenue; The Flying Rib,
22. 12112 Madison Avenue; The Bevy in Birdtown,
23. 12906 Madison Avenue; Barroco (rear patio),
24. 12906 Madison Avenue; Barroco (sidewalk dining),
25. 13362 Madison Avenue; Woodstock aka Trio's,
26. 13368 Madison Avenue; The Bottlehouse Brewery,
27. 13603 Madison Avenue; YUZU,
28. 13715 Madison Avenue; Angelo's Pizza,
29. 14224 Madison Avenue; El Tango Taqueria,
30. 14810 Madison Avenue; The Red Rose Cafe,
31. 15527-33 Madison Avenue; Barrio's Lakewood,
32. 17014 Madison Avenue; Mullen's of Madison,
33. 1332 West 117th Street; Dianna's Restaurant,
34. 1528 West 117th Street; Dunkin' Donuts.

**Request**

Receive and file communication for the renewal of Conditional Use Permit for outdoor seasonal dining.



13500 Detroit Avenue  
St. Edward High School  
Conditional Use



### **Request- Defer**

1. The review and approval of Conditional Use for the expansion of an existing parking lot into an R2, Single and Two-Family district on Nicholson Avenue, pursuant to section 1161.03(a).
2. The review and approval of a Parking Plan pursuant to sections 1143.05 and 1143.09.

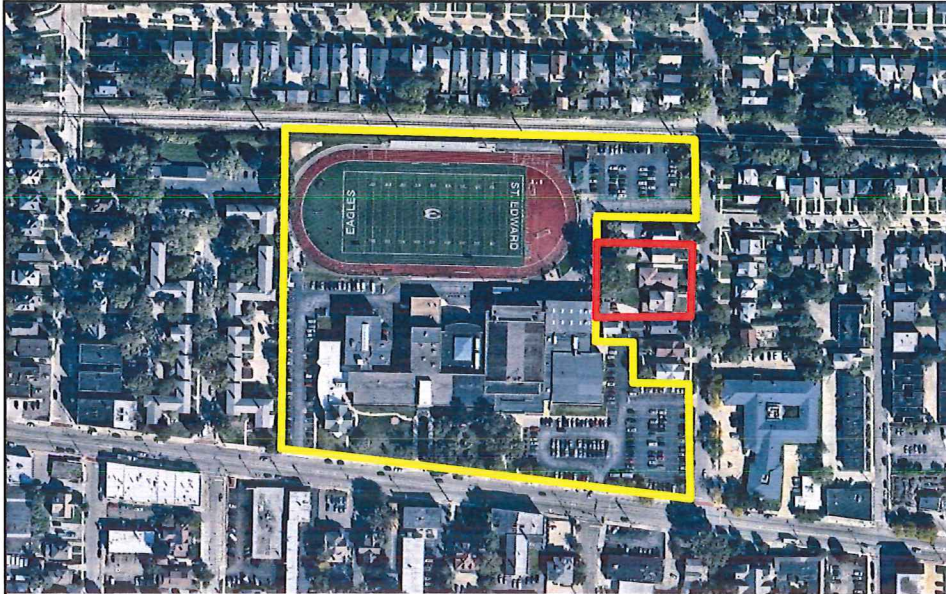
13500 Detroit Avenue  
St. Edward High School  
Conditional Use

### **Section 1143.09**

- (a) Impact on central character of residential neighborhoods taking on overflow parking;
- (b) Available surface parking lots in the neighborhood that could be used for shared parking;
- (c) Similarly scaled projects throughout the City to compare parking footprint;
- (e) Total number of employees;
- (f) Alternative forms of transportation available in the neighborhood;
- (g) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
- (h) Peak demand for parking spaces from all uses compared to the total supply of spaces;
- (i) Traffic impact analysis and/or a traffic demand study;
- (j) For uses defined as Institutional or Public Assembly in Schedule 1143.05, the following guidelines:
  - (1) One space for each 80 square feet of all auditoria and public assembly rooms; and
  - (2) One space for each employee.

(Ord. 36-14. Passed 1-20-2015.)

13500 Detroit Avenue  
St. Edward High School  
Conditional Use



13500 Detroit Avenue  
St. Edward High School  
Conditional Use



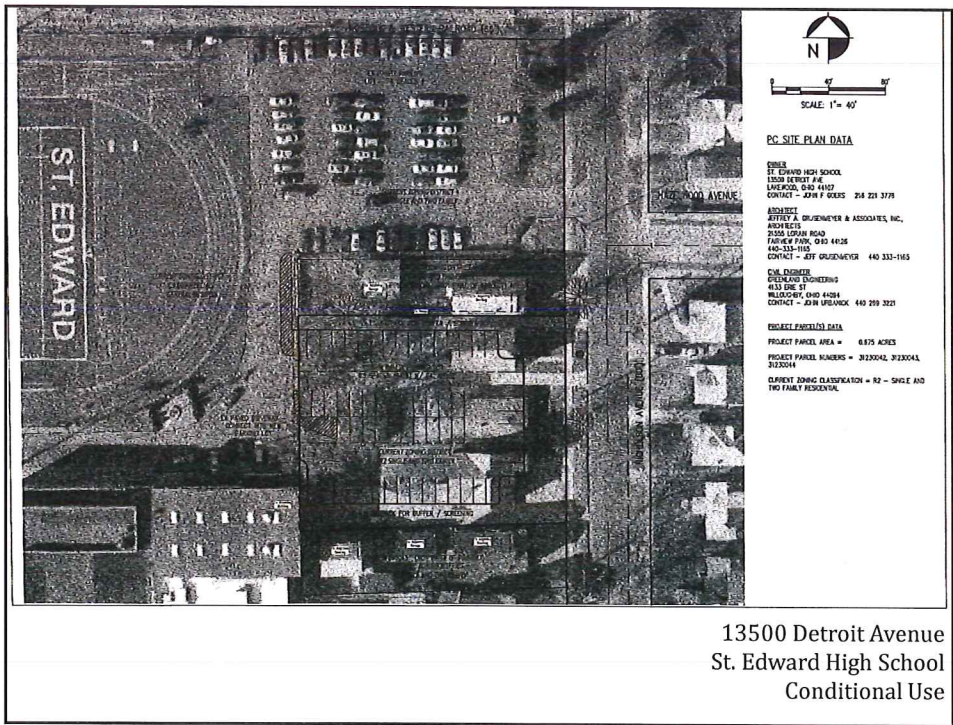
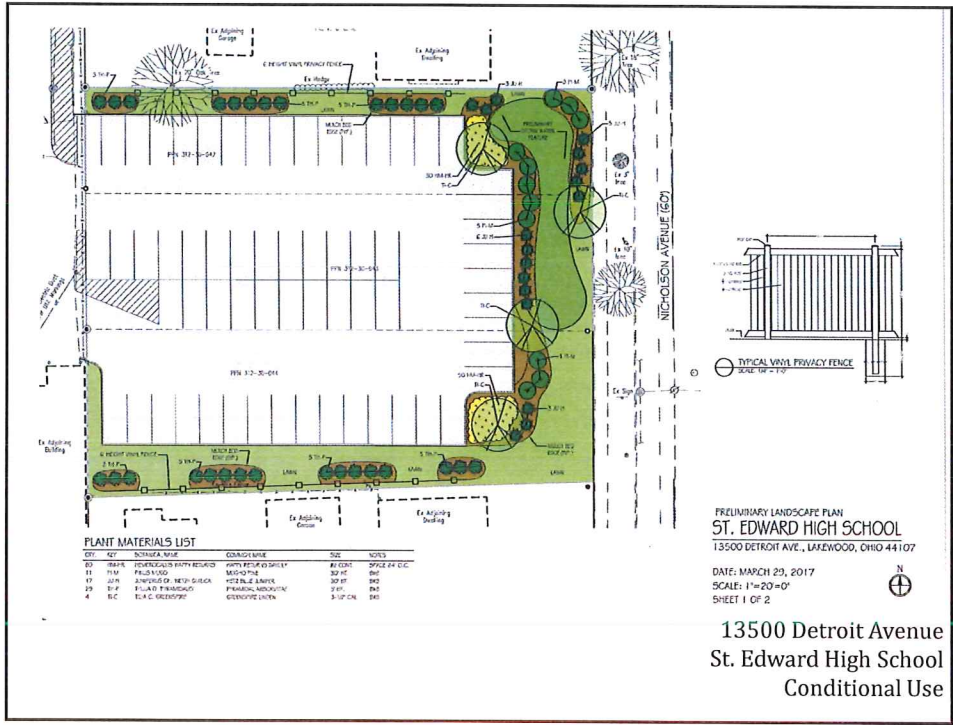
13500 Detroit Avenue  
St. Edward High School  
Conditional Use



13500 Detroit Avenue  
St. Edward High School  
Conditional Use



13500 Detroit Avenue  
St. Edward High School  
Conditional Use

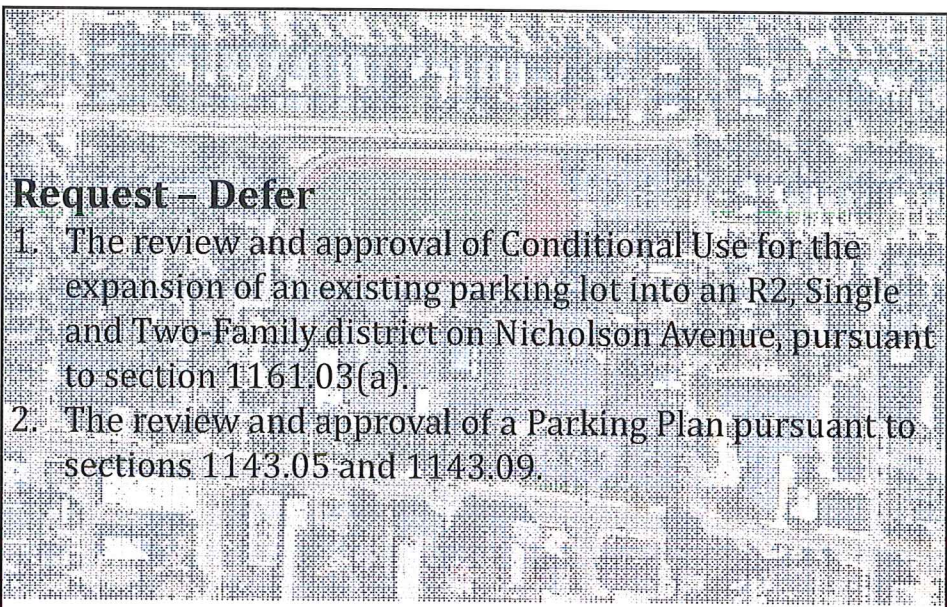




**Comparison to Lakewood High School**

	Students	Staff	Parking Spaces (including handicap)	Ratio (Person/Parking Space)	Zip Codes Represented
St. Edward High School	963	137	337	3.26	71
Lakewood High School	1420	150	475	3.31	1

13500 Detroit Avenue  
St. Edward High School  
Conditional Use



**Request – Defer**

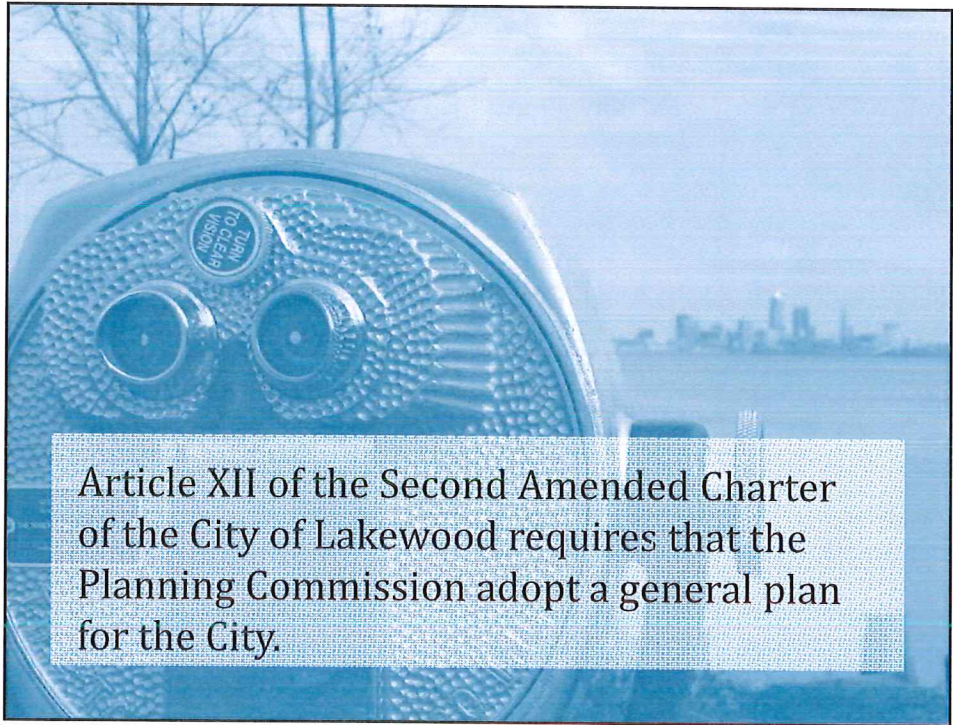
1. The review and approval of Conditional Use for the expansion of an existing parking lot into an R2, Single and Two-Family district on Nicholson Avenue, pursuant to section 1161.03(a).
2. The review and approval of a Parking Plan pursuant to sections 1143.05 and 1143.09.

13500 Detroit Avenue  
St. Edward High School  
Conditional Use

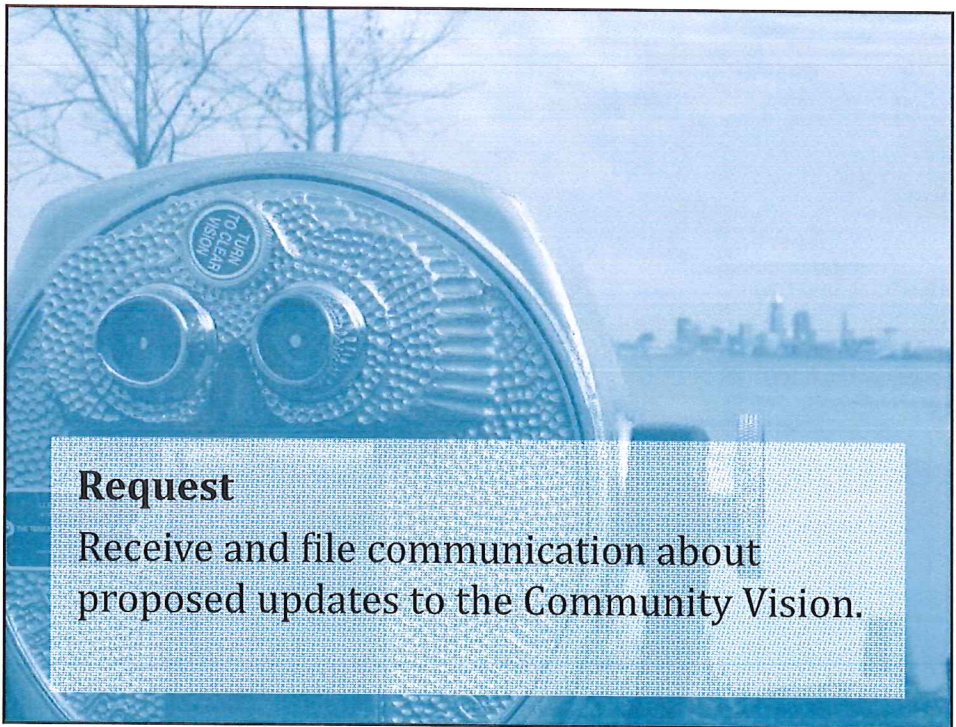


*Lakewood*  
COMMUNITY VISION

**2017 VISION UPDATE**  
Planning Commission  
April 2017



Article XII of the Second Amended Charter of the City of Lakewood requires that the Planning Commission adopt a general plan for the City.

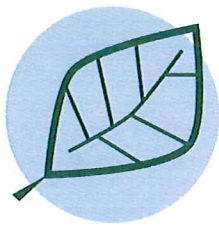


**Request**

Receive and file communication about proposed updates to the Community Vision.

**Goals:**

- To review the goals and objectives for relevancy and support a “living document”;
- To update the Community Vision with current data and accomplishments;
- To better integrate and communicate the Vision’s impact on past and present project goals; and
- To find ways to represent the Vision through mapping and icons.



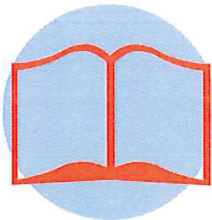
Community  
Wellness



Housing



Mobility



Education &  
Culture



Safety



Commercial  
Development



## WHERE WE ARE TODAY

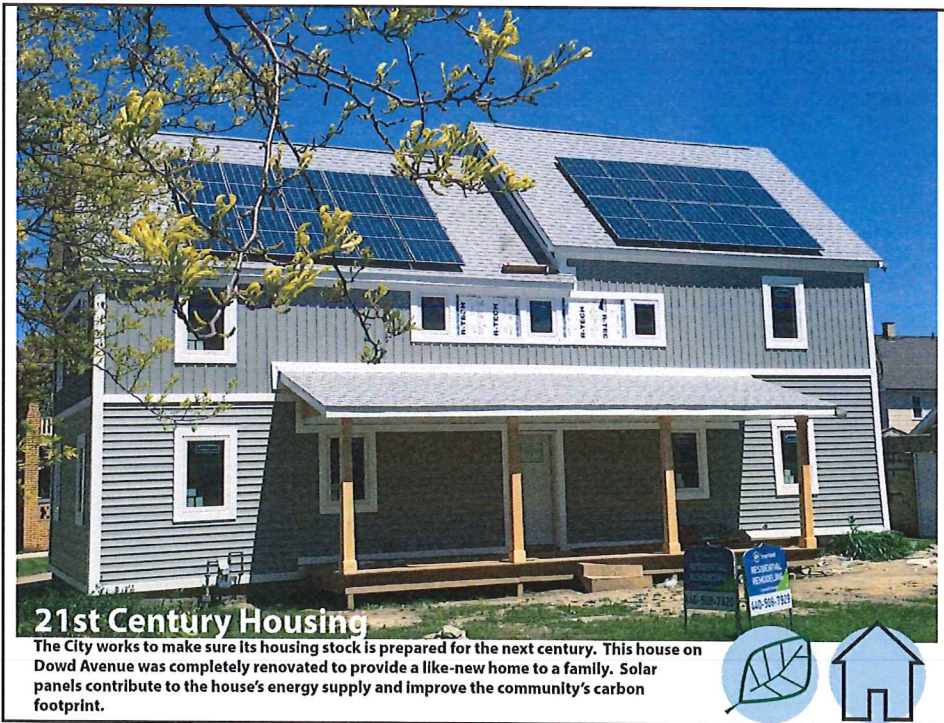
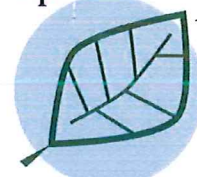
### Highlights:

- Cove and Wagar Park Plans completed as part of the Parks Masterplan
- Clean Water Task Force Created
- Active Living Task Force Recommendations Report
- Family Health Center Construction
- Recycling Rate up to 52%
- 600+ trees planted



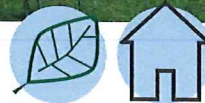
## OBJECTIVE UPDATES

- Ensure that Lakewood Hospital continues to be **Lakewood Family Health Center and the Wellness Foundation** are an asset in our community
- Grow our strong recycling program by exploring new strategies to improve compliance including ~~container pick-up or~~ fees for refuse collection by volume



### 21st Century Housing

The City works to make sure its housing stock is prepared for the next century. This house on Dowd Avenue was completely renovated to provide a like-new home to a family. Solar panels contribute to the house's energy supply and improve the community's carbon footprint.





## WHERE WE ARE TODAY

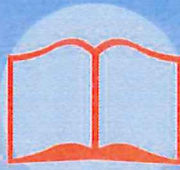
### Highlights:

- 136 new businesses since 2012
- Storefront Renovation has disbursed over \$700,000 to help 27 businesses make façade and building improvements.
- Madison on the Move - \$6M in infrastructure improvements in place





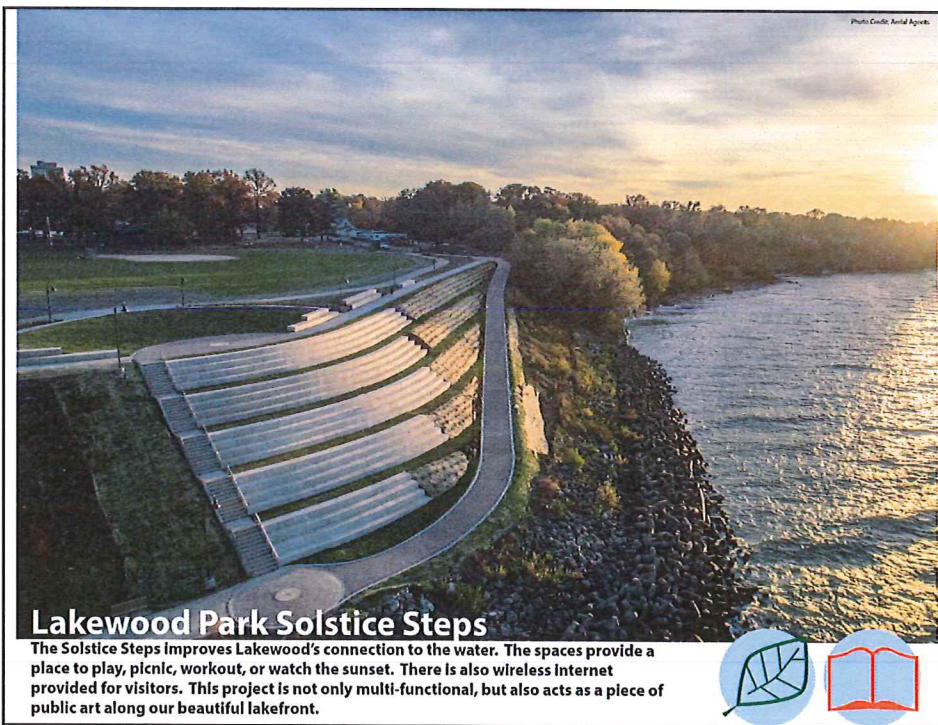
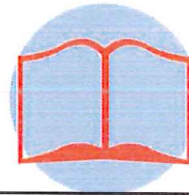
**Madison Avenue Bike Lanes**  
The bike lanes on Madison Avenue, not only improve mobility, but also contribute to community wellness, improve rider safety, and increase access to this important commercial corridor.



**EDUCATION AND CULTURE**

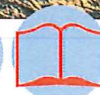
## WHERE WE ARE TODAY

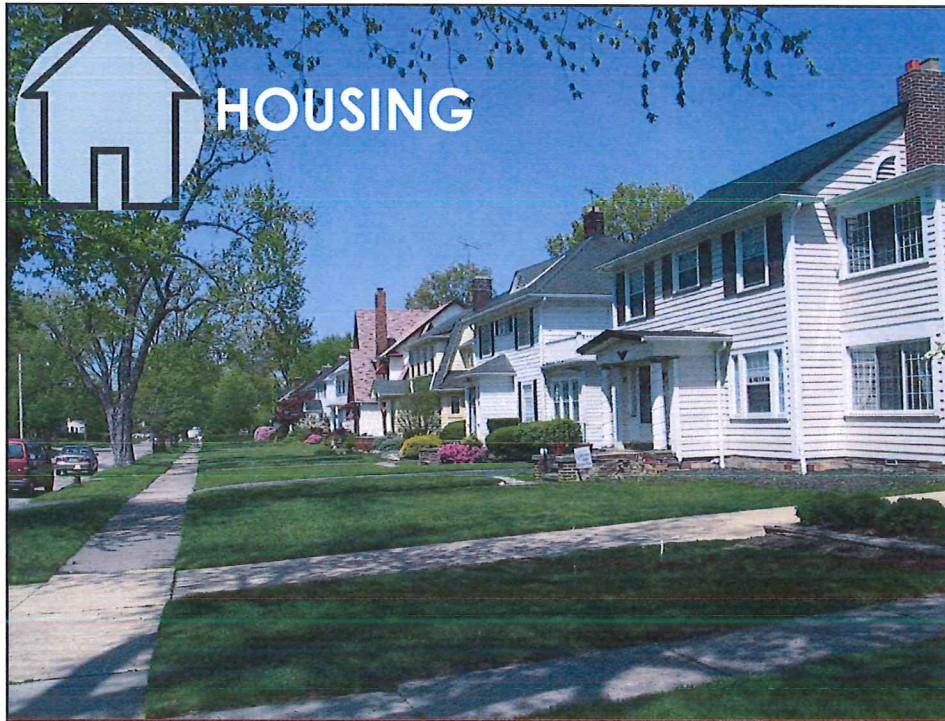
- All of Lakewood's public schools have undergone a rebuild or major renovation in last 10 years
- Public Art Task Force Created
- Continued success of the Public Library
- Variety of classes offered through University of Akron, Beck Center, and Recreation Department
- Year-round events sponsored by the city and LakewoodAlive



### Lakewood Park Solstice Steps

The Solstice Steps improves Lakewood's connection to the water. The spaces provide a place to play, picnic, workout, or watch the sunset. There is also wireless Internet provided for visitors. This project is not only multi-functional, but also acts as a piece of public art along our beautiful lakefront.

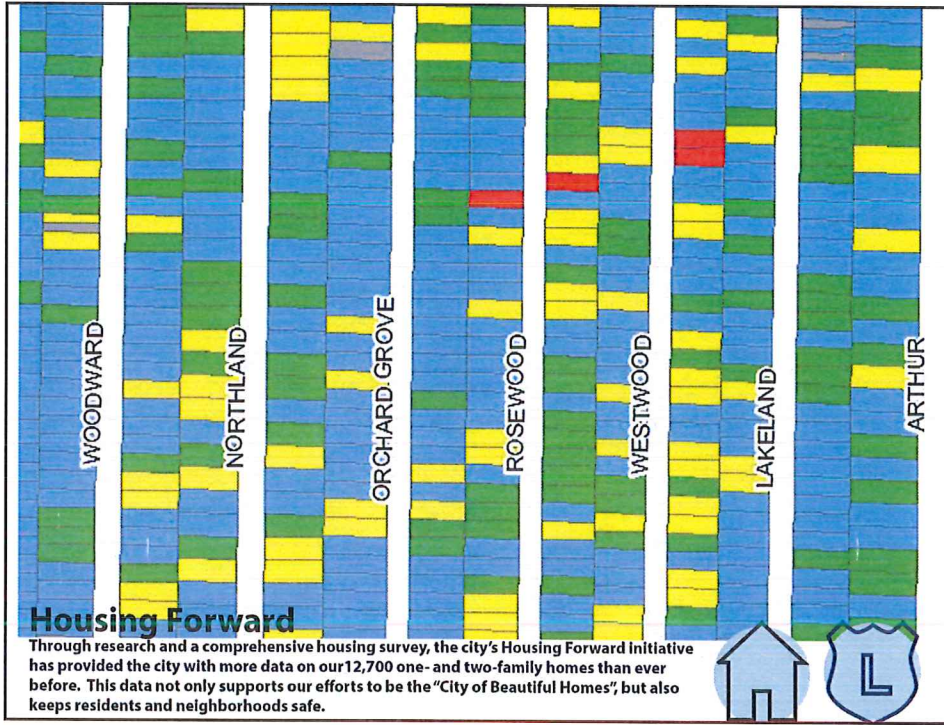




## WHERE WE ARE TODAY

- The average home value has increased since 2012
- 90% of homes are in “good” or better exterior condition
- Less than 1% of Lakewood Single family homes were in active foreclosure in 2017
- The city continues to redevelop challenged properties and provide opportunities for home ownership





## WHERE WE ARE TODAY

- Over 71 miles of sidewalks have been inspected and repaired since 2013.
- In 2013, the League of American Cyclists designated Lakewood as Bicycle Friendly City at the bronze level
- 1.6 miles of bike lanes on Franklin Blvd
- 2.7 miles of bike lanes on Madison Ave



## OBJECTIVE UPDATES

- Enhance and expand **dedicated** bike routes citywide
- Obtain ~~bronze~~ **gold** medal designation from League of American Cyclists

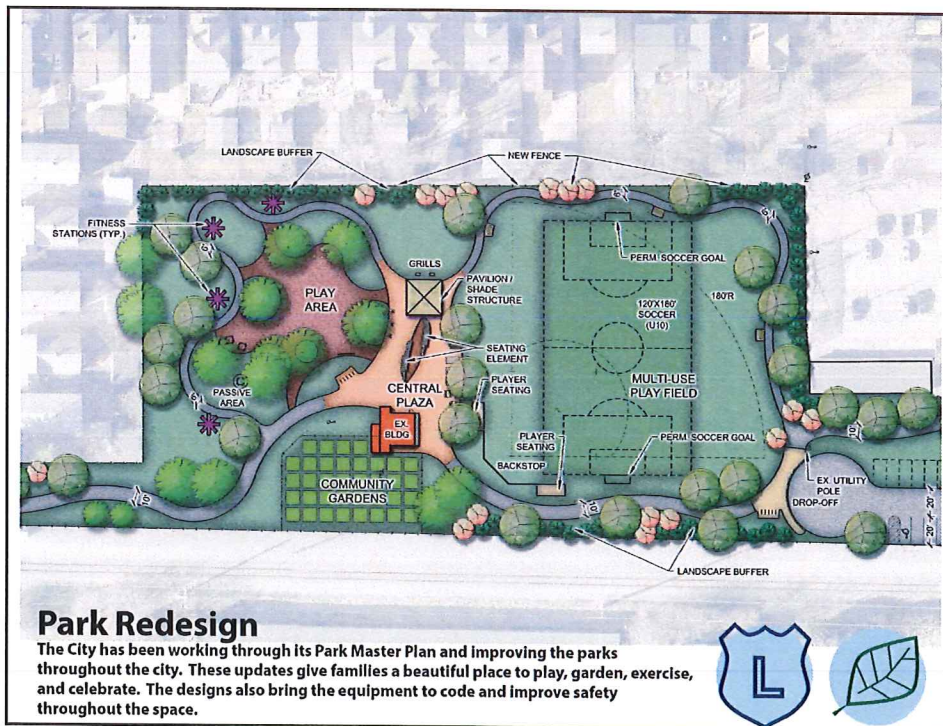


**Sidewalk Program**  
 Lakewood over half-way done with a ten year project to repair all city sidewalks. Over \$600,000 has been spent, and over 71 miles of sidewalks have been approved or repaired since 2013. Well maintained sidewalks increase safety, improve health of residents and the environment, and preserve the walkability of our neighborhoods.

 **SAFETY**

## WHERE WE ARE TODAY

- Public safety forces have maintained an excellent average response time of just over 3 minutes
- High level staff training on-going for typical and special emergencies
- Installed 43 surveillance cameras and other equipment to improve response quality and speed
- Proactively researching best management practices to address narcotics abuse



FOCUS AREAS - SHARE YOUR LAKEWOOD GET INVOLVED -

**Lakewood**  
COMMUNITY VISION

The Lakewood Community Vision is an expression of where we stand as a community and where we hope to be in the future

*The Vision in Action*

Modify links to redirect to resources that have been developed since 2012.

Photos to highlight projects shaped by the Vision.

# Commercial Development

**retention, attraction, redevelopment**

Achieve sustainable development practices to ensure long term viability of our commercial corridors

**WHERE WE ARE TODAY**

Lakewood is a robust place to do business, with over 1,900 employers and a labor force of 33,000 people. The top occupation categories include (1) educational services, healthcare and social assistance, (2) sales and office occupations, and (3) service occupations. Lakewood has seen over \$65 million invested on Detroit and Madison Avenues from 2007-2012, with one third of the investment being in the downtown core and over 25 businesses participating. The city's popular **Storefront Renovation Program** helped more than 15 Lakewood businesses make façade and building improvements in 2012. The Architectural Board of Review, which considers architectural proposals for commercial and residential properties, reviewed 275 applications in the past two years. Investment from both the private and public sectors, paired with an actively engaged business community, have helped Lakewood realize 91% occupancy along Detroit Avenue and 85% along Madison Avenue.

In 2014, the city will begin infrastructure improvements on Madison Avenue to make a more multi-modal corridor. The improvement will include resurfacing the road, installing new traffic signals and improving sidewalk conditions.

**GOALS**

**Goal 1:** Encourage a mix of development that meets community employment, shopping, and service needs

**Goal 2:** Require high quality design for all rehab and redevelopment projects

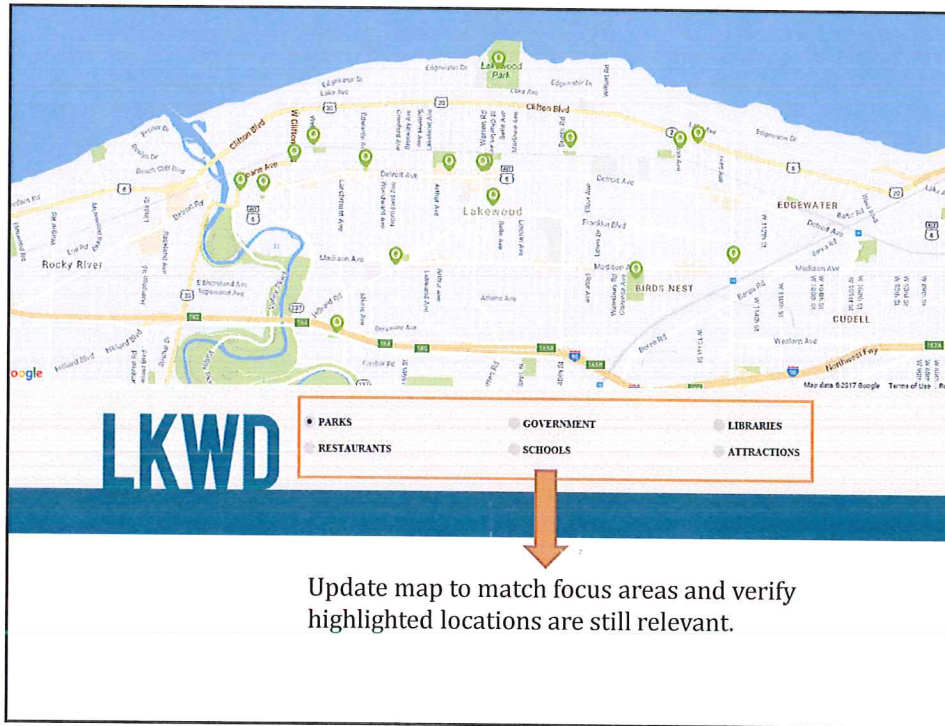
**Goal 3:** Support local business growth and entrepreneurship

**OBJECTIVES**

- BUILDING CONNECTIONS +
- ENHANCING EXISTING ASSETS +
- CREATING PLACES FOR PEOPLE +
- STRIKING A BALANCE +
- THINKING ABOUT TOMORROW +

Updated with 2016 data and accomplishments since 2012.

Only update where objective was accomplished or no longer applicable.



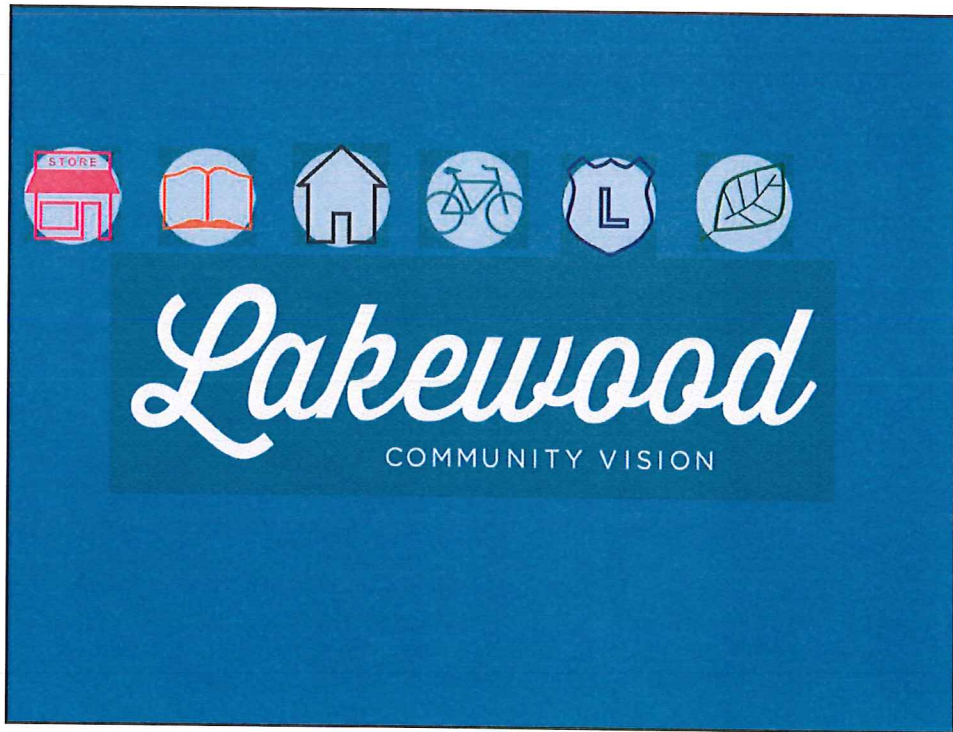
## Summary

- Support a “Living Document”
  - Regular integration of the Vision into our Community
- Annual review of data, project updates, and relevancy of the Vision
- Based on review, similar update will take place in 2022



**Request**

Receive and file communication about proposed updates to the Community Vision.

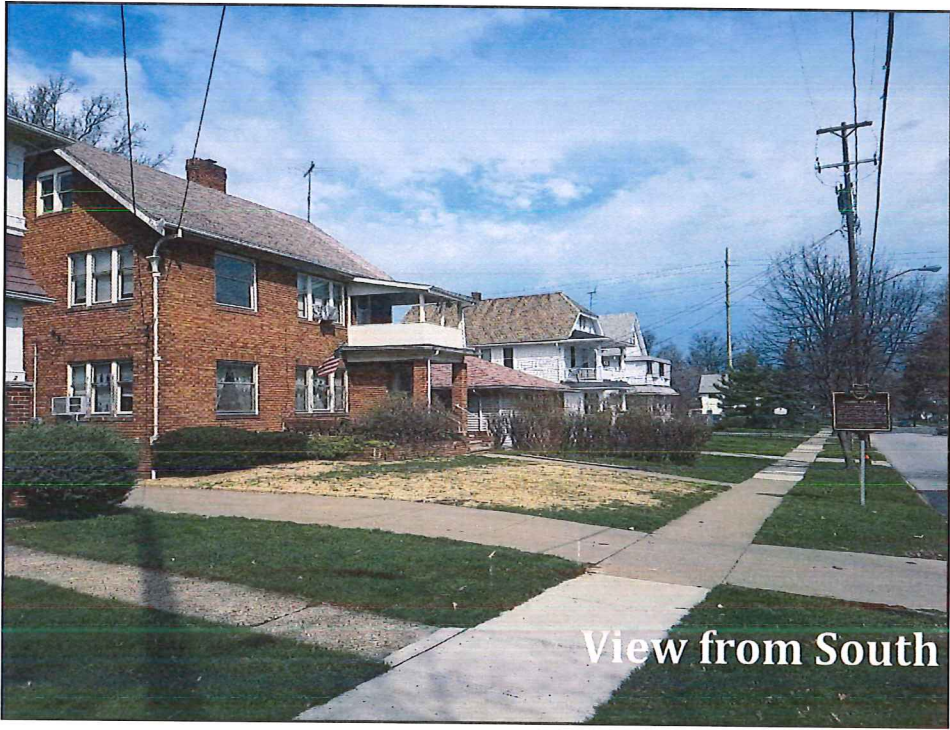




Planning Commission  
April 6, 2017







View from South



View from North

