

**MINUTES  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
APRIL 7, 2022  
6:30 P.M.  
MEETING RECORDED  
<https://www.lakewoodoh.gov/videos-2/>**

The meeting was called to order at 6:30 p.m.

**1. Introduction and Oath of New Member – William Sanderson**

The Oath was administered at the pre-review meeting.

**2. Roll Call**

Members Present

Kyle Krewson, Chair  
Nicholas LaPointe  
Sean McDermott, Vice Chair  
Kyle Reisz  
William Sanderson

Others Present

Michelle Nocht, Acting Secretary, Senior Planner  
Mark Papke, City Engineer

**3. APPROVE THE MINUTES OF THE FEBRUARY 3, 2022 MEETING**

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **APPROVE** the February 3, 2022 meeting minutes. All the members voting yea with Mr. Sanderson recusing himself, the motion passed.

A motion was made by Mr. Krewson, seconded by Mr. McDermott to **APPROVE** the February 3, 2022 meeting minutes. Mr. Krewson, Mr. LaPointe, Mr. McDermott, Mr. Reisz voting yea, and Mr. Sanderson recusing himself as he was not present, the motion passed.

**4. OPENING REMARKS**

Administrative staff (“staff”) read the Opening Remarks into record.

**NEW BUSINESS  
COMMUNICATION**

**5. Docket No. 04-05-22**

**Communication from Michelle Nocht, Senior 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 2022 through the annual administrative review by the Department of Planning and Development:

1. 11801 Clifton Boulevard, Dinerbar on Clifton.
2. 11904-0 Detroit Avenue, Five O’Clock Lounge.
3. 12401 Detroit Avenue, Peppers Italian Restaurant.
4. 14013 Detroit Avenue, GetGo.
5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW).
6. 14018 Detroit Avenue, Lizardville.
7. 14115 Detroit Avenue, Raising Cane’s Chicken Fingers.
8. 14600 Detroit Avenue, Forage Public House.

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

#### COVID- 19 Temporary Outdoor Dining

40. 11822 Detroit Avenue, The Ohio Inn.
41. 12401 Detroit Avenue, Peppers Italian Restaurant.
42. 13601-05 Detroit Avenue, O'Toole's Pub.
43. 14718 Detroit Avenue, Melt Bar and Grilled.
44. 15613 Detroit Avenue, Nature's Oasis.
45. 15625 Detroit Avenue, Bar Italia.
46. 16900 Detroit Avenue, Lakewood Food Truck (igloos).
47. 16918-24 Detroit Avenue, El Carnicero.
48. 17112 Detroit Avenue, Cleveland Vegan
49. 17625 Detroit Avenue, Salt+.
50. 18206 Detroit Avenue, Avenue Tap House.
51. 18260 Detroit Avenue, Cilantro Taqueria.
52. 18605 Detroit Avenue, Harry Buffalo.
53. 12301 Madison Avenue, LBM.
54. 12301 Madison Avenue, LBM (parklet).
55. 12401 Madison Avenue, Griffin Cider House and Gin Bar.
56. 13200 Madison Avenue, Mahall's 20 Lanes.
57. 13368 Madison Avenue, Rising Star Coffee.
58. 13735 Madison Avenue, Dang Good Foods.
59. 14319 Madison Avenue, Harlow's Pizza.
60. 14523 Madison Avenue, Sarita a restaurant.
61. 15314 Madison Avenue, Mars Bar & Café.
62. 15315 Madison Avenue, Buckeye Beer Engine (greenhouses).
63. 15527 Madison Avenue, Barrio.

Staff provided a review of the establishments and recommended that the business owners of Lakewood Food Truck Park and O'Toole's Pub appear before the Planning Commission at next month's meeting due to reported complaints. Public comment was heard, with questions about enforcement of the outdoor dining regulations. Ms. Swallow explained that enforcement of the regulations was ongoing, and complaints could be entered using the report- a problem app, and businesses who were non-compliant could be called back to Planning Commission at any time in the year. Ms. Nocht responded to concerns about complainants receiving follow-up to their complaints, and she asserted that when contact information is provided city policy is to follow-up promptly. Mr. McDermott asked if there was a way to remind businesses of the regulations, such as no advertising in the outdoor dining areas, Ms. Nocht responded that annually all applicants were reminded of the regulations in a summary message. Staff assured the members that the business owners were aware of the issues and would be at the next meeting for discussion, the conditional use would not be removed, and outdoor dining would be allowed to continue on the condition that applicants appear at the next planning commission meeting.

A motion was made by Kyle Krewson, and seconded by Nick LaPointe to **RECEIVE AND FILE** the communication with the following condition:

- The business owner of Lakewood Food Truck Park and the business owner of O'Toole's will be at the May 5, 2022 Planning Commission meeting for review of their conditional uses.

All the members voting yea, the motion passed.

#### **NEW BUSINESS CONDITIONAL USE**

**6. Docket No. 04-06-22  
14615 Detroit Ave.  
CHASE Bank**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district. (Page 8)

Terron Wright, The Architects Partnership, LTD, applicant was not present.

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

#### **PARKING PLAN**

**7. Docket No. 04-07-22  
14615 Detroit Ave.  
CHASE Bank**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C1, Commercial - Office district. (Page 24)

Terron Wright, The Architects Partnership, LTD, applicant was not present.

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

**8. Docket No. 04-08-22  
13222 Madison Ave.  
Mahall's 20 Lanes**

Joseph Pavlick, Mahall's 20 Lanes, applicant, requests approval of a parking plan for "Project Roxy". Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C2, Commercial - Retail district. (Page 39)

Joseph Pavlick, Mahall's 20 Lanes, applicant was present to explain the request. Administrative provided comments. Public comment was taken. Written public comment was relayed to the members (made part of record). The members thanked the applicant for a very thorough submission. The Commission discussed with the application different ways that Mahall's customers could be directed to the different locations for events, be it through the website, apps, or signage. There was discussion about any conflicts between events at Mahall's and planned events at Madison Park. Mr. Pavlick stated that they often are booking 120 days out which allows them ample time to see if there will be any conflicts. Mr. Reisz stated that he believed that the letters of intent that were provided showed that Mahall's had good relationships with their neighbors, and it would be in their businesses best interest to maintain those relationships. A neighbor spoke about issues currently where Mahall's patrons blocked her driveway on Clarence on multiple occasions. Mr. Sanderson suggested the city might look into the feasibility of installing no parking signs at her driveway and she was encouraged to call the police non-emergency number should it happen again. Mr. McDermott inquired as to how the parking arrangements could be monitored over time and suggested the applicant return to the Commission in two years to ensure they were maintaining compliance. Mr. Krewson suggested a staff level review might suffice, and Mr. McDermott concurred.

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

- There is administrative staff level review twenty-four (24) months after the date of the Certificate of Occupancy as issued by the Lakewood Division of Housing and Building.

All the members voting yea, the motion passed.

#### **ADJOURN**

A motion was made by Mr. Krewson, seconded by Mr. Sanderson to **ADJOURN** the meeting at approximately 8:00 p.m. All the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

5/5/2002  
\_\_\_\_\_  
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. Ralph Pinner

Ralph Pinner

2. Joseph Pavlicek

J Pavlicek

3. Linda Lee LINDA

Lee

4. \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

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

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, April 7, 2022

**OATH OF OFFICE**

I, William Sanderson, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Planning Commission of the City of Lakewood, Ohio so help me God.

 12-12

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Signature and Date



April 7, 2022

Shawn Leininger  
Planning and Development Director  
City of Lakewood Architectural Board of Review  
12650 Detroit Avenue  
Lakewood, OH 44107

RE: **April 4 Planning Commission Meeting**  
**Proposed Project:**  
**CHAS Bank - Docket No. 04-06-02**

Mr. Leininger,

On behalf of the LakewoodAlive Design Committee, I submit the following suggestions on the above referenced conditional use permit for a drive-thru ATM lane. I write this in the context of the Design Guidelines that the City of Lakewood has adopted which seeks to put the pedestrian first, seeking to avoid or amend proposed auto-centric designed site plans.

#### Current Site Conditions:

- St. Charles, south of Detroit Avenue to Lakewood Child Care Center is a very busy area with pedestrians, cars, on-street parking and delivery trucks (some as large as 53' tractor trailers).
- On-street parking is at a premium and many folks park to go to Panera, crossing the street mid-block creating frequent conflicts with vehicles.
- Deliveries of product, primarily for Panera, takes place with the trucks double-parked in the south-bound drive-lane forcing south-bound cars to veer into the north-bound lane.
- There is a busy curb-cut for the parking garage behind the INA Building with cars entering/exiting along with delivery and pickup for Master Pizza.
  - This curb cut directly faces the ATM entrance
- There is a fair amount of pedestrian foot traffic including families walking children to and from the day care.
- A curb cut exists for the Lakewood Family Health Center parking lot.

#### ATM Stacking and Circulation

- With regard to commercial drive-thrus, Lakewood has taken serious steps to strictly limit food-based drive-thrus as the stacking of cars not only inhibits pedestrians from using sidewalks but creates long ques that go into the street and possibly backing up into intersections.
- This plan shows that only two cars can be in line, off the street at a given time: one accessing the ATM and the second waiting to use the ATM. While this ATM will not have the frequency of a fast food drive-thru, we are very concerned that there could be times that cars are stacked onto St. Charles creating a possible back-up on the street, inhibiting north-bound traffic and inhibit pedestrians from using the sidewalk when more than 2 cars are in the ATM lane.
- The curb cut that shows the exit from the ATM as well as entrance and exit from the parking lot is very close to Detroit Avenue, where cars on St. Charles north-bound wait for the traffic light to change.
  - Cars exiting the bank will have a challenging time turning right when St. Charles has a red light.
  - It will be incredibly difficult for cars existing that curb cut turning left as there will be conflicts with waiting cars driving north, when the St. Charles light is red.
  - Cars turning left into the parking lot will also find this conflict when there are north-bound cars waiting for the light to turn, thereby backing up south bound cars coming from Detroit Avenue.

We will reserve our comments and input on the site plan for the Architectural Board of Review. Thank you for accepting this letter and I'm happy to discuss further.

Sincerely,

  
LakewoodAlive  
Ian Andrews  
Executive Director

14650 Detroit Avenue #LL40  
Lakewood, Ohio 44107

LakewoodAlive.org  
216.521.0655

## Johanna Schwarz

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**From:** Michelle Nochta  
**Sent:** Tuesday, April 5, 2022 3:04 PM  
**To:** rcpiunno@cox.net; Planning Dept  
**Subject:** RE: April 7 Planning commission meetings comments

**Expires:** Tuesday, April 19, 2022 12:00 AM

Hi Mr. Piunno,  
Please see my comments below in red.

Michelle Nochta, AICP  
Senior Planner and ADA Coordinator- Planning & Development

City of Lakewood  
Department of Planning & Development  
12650 Detroit Avenue  
Lakewood, Ohio 44107

(216) 529-6630 main  
(216) 529-5906 office

[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

[Sign up for the City's e-Newsletter](#)



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**From:** rcpiunno@cox.net <rcpiunno@cox.net>  
**Sent:** Monday, April 4, 2022 6:35 AM  
**To:** Planning Dept <Planning@lakewoodoh.net>; Michelle Nochta <Michelle.Nochta@lakewoodoh.net>  
**Subject:** April 7 Planning commission meetings comments

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

Michelle/ Planning Department

Below are my comments/questions for the April 7 agenda

Docket No. 04-05-22 – outdoor dining permits

- I fully endorse outdoor dining, but have some concerns based on previous years.
- What is this year's required width of sidewalk between the end of outdoor dining and any obstacle (parking meter, utility pole, traffic sign, curb....)? Waivers have been given in previous years to only require 36 inches clearance. Is the standard back to 48 inches like it was before the pandemic?

Temporary Covid rules are in effect until December 31, 2022

- Does anyone from the city go to each of the establishments to ensure that they have followed the provided guidelines? One example I have been fighting for at least two years is the Winchester bar. Last year, they did shorten the size of the dining area, so most of the sidewalk is now passable, but there still is a pinch point between the southwest corner of the outdoor dining area and the Birdtown bike rack on the sidewalk. The space between these two items is under three feet.

Yes

- If a violation is found for any outdoor dining at an establishment, who should it be reported to? In previous years, I have been told by the building department that it is a planning issue. Sending an email to "planning" does not seem to get a response. It appears the planning department does not have any enforcement authority other than sending a letter to the establishment owner asking them to make a change. For example, I know several letters were sent to Peppers asking them to fix their outdoor dining last year that appear to have been ignored, but they are still on this year's list for approved outdoor dining.

Report to the building department

- At the end of the year, will anyone from the city ensure that all outdoor dining is removed from the sidewalks/street? For example, Peppers left their flower fence barrier up all winter. There was not sufficient space in this area for wheelchairs between barrier and the street signs in the summer. Once the snow came in the winter, this area was completely impassable due to snow thrown from the street cleaning. Another establishment (Angelo's) now uses the sidewalk dining year round.

Temporary Covid rules are in effect until December 31, 2022

Docket No. 04-08-22-Mahall's 20Lanes

- I like the idea of the Mahall's expanding, but I am concerned about Birdtown parking (even though I know Mahall's is technically not in Birdtown).
- It was unclear from the agenda documents if the owner of Mahall's has received formal permission from the seven locations to be used as evening parking or is this a proposed idea. I assume this will be clarified on Thursday.

They have submitted signed Letters of Intent with each business where parking is proposed

- I do not think the average person coming to Mahall's will know that they can park in a few spaces in seven locations near the establishment. I think most people will just try to find a spot on the street that will spill over and further congest Birdtown street parking. To give an indication of how congested Birdtown parking already is, I am calling the police at least once a week because someone parks across my driveway at night to go to a bar or restaurant.

Wayfinding is included as part of the proposal

Thank you for time in reading these comments. I am going to try to attend this meeting in person.

Thanks – we will see you Thursday

Ralph Piunno

12223 Madison Avenue

[rcpiunno@cox.net](mailto:rcpiunno@cox.net)

216-978-7354



**Planning Commission**  
**April 7, 2022**

## Agenda

- **Annual Renewal of Conditional Use Permits-Seasonal Outdoor Dining**
  - Annual Seasonal Renewals and TEMP COVID
  - CAD report review
- **Chase Bank –**
  - Parking Plan Review
  - Conditional Use-Banking Drive-thru
- **Mahall’s –Project “Roxy”**
  - Parking plan review



**Planning Commission**  
**April 7, 2022**



# OATH OF OFFICE- BILL SANDERSON



**ROLL CALL**



**APPROVE THE MINUTES OF THE  
FEBRUARY 3, 2022 MEETING**



# OPENING REMARKS



**ANNUAL RENEWAL OF CONDITIONAL USE  
PERMITS-SEASONAL OUTDOOR DINING  
AND TEMP COVID**



## **Request #1 -Receive and File**

### **Communication -Renewal of Conditional Use permit for Outdoor Seasonal Dining**

- Annual review of the CAD reports
- Temp rules are in place until 12-31-2022
- Outdoor dining rules are being updated to reflect lessons learned through the temporary Covid outdoor dining rules

# Regular Seasonal Outdoor Dining(annual renewal required)

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

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

# Temporary COVID-19 Outdoor Dining \*

40. 11822 Detroit Avenue, **The Ohio Inn**
41. 12401 Detroit Avenue, **Peppers Italian Restaurant**
42. 13601-05 Detroit Avenue, **O'Toole's Pub\***
43. 14718 Detroit Avenue, **Melt Bar and Grilled**
44. 15613 Detroit Avenue, **Nature's Oasis**
45. 15625 Detroit Avenue, **Bar Italia**
46. 16900 Detroit Avenue, **Lakewood Food Truck (igloos)**
47. 16918-24 Detroit Avenue, **El Carnicero**
48. 17112 Detroit Avenue, **Cleveland Vegan**
49. 17625 Detroit Avenue, **Salt+**
50. 17900 Detroit Avenue, **Side Quest. (website reads that it is closed temporarily)**
51. 18206 Detroit Avenue, **Avenue Tap House**
52. 18260 Detroit Avenue, **Cilantro Taqueria**
53. 18605 Detroit Avenue, **Harry Buffalo**
54. 12301 Madison Avenue, **LBM**
55. 12301 Madison Avenue, **LBM (parklet)**
56. 12401 Madison Avenue, **Griffin Cider House and Gin Bar**
57. 13200 Madison Avenue, **Mahall's 20 Lanes**
58. 13368 Madison Avenue, **Rising Star Coffee**
59. 13735 Madison Avenue, **Dang Good Foods**
60. 14319 Madison Avenue, **Harlow's Pizza**
61. 14523 Madison Avenue, **Sarita a restaurant**
62. 15314 Madison Avenue, **Mars Bar & Café**
63. 15315 Madison Avenue, **Buckeye Beer Engine (greenhouses)**
64. 15527 Madison Avenue, **Barrio**

\* Special Temp Covid Dining permit ends December 31, 2022

\* Administration has concerns about their setup. Would the commission like to bring them back?



## Administrative Comments

- Out of 64 authorized , only two are being asked back to Planning Commission, 1 is a Regular Outdoor Dining and 1 Temp Covid
- Overall, the outdoor dining program continues to be successful
- Outdoor dining code is being reviewed, and some changes will be proposed based on lessons from Temp Covid Authorizations



# PUBLIC COMMENT

# Public Comment

Docket No. 04-05-22 – outdoor dining permits

- I fully endorse outdoor dining, but have some concerns based on previous years.
- What is this year's required width of sidewalk between the end of outdoor dining and any obstacle (parking meter, utility pole, traffic sign, curb...)? Waivers have been given in previous years to only require 36 inches clearance. Is the standard back to 48 inches like it was before the pandemic?
- Does anyone from the city go to each of the establishments to ensure that they have followed the provided guidelines? One example I have been fighting for at least two years is the Winchester bar. Last year, they did shorten the size of the dining area, so most of the sidewalk is now passable, but there still is a pinch point between the southwest corner of the outdoor dining area and the Birdtown bike rack on the sidewalk. The space between these two items is under three feet.
- If a violation is found for any outdoor dining at an establishment, who should it be reported to? In previous years, I have been told by the building department that it is a planning issue. Sending an email to "planning" does not seem to get a response. It appears the planning department does not have any enforcement authority other than sending a letter to the establishment owner asking them to make a change. For example, I know several letters were sent to Peppers asking them to fix their outdoor dining last year that appear to have been ignored, but they are still on this year's list for approved outdoor dining.
- At the end of the year, will anyone from the city ensure that all outdoor dining is removed from the sidewalks/street? For example, Peppers left their flower fence barrier up all winter. There was not sufficient space in this area for wheelchairs between the barrier and the street signs in the summer. Once the snow came in the winter, this area was completely impassable due to snow thrown from the street cleaning. Another establishment (Angelo's) now uses the sidewalk dining year round.

Ralph Piunno  
12223 Madison Avenue



DOCKET NO. 04-06-22

# CHASE BANK-14615 DETROIT

PARKING PLAN REVIEW & CONDITIONAL USE DRIVE-THRU FOR REVIEW AND DEFERRAL

APPLICATION PRESENTED BY TERRON WRIGHT OF ARCHITECTS PARTNERSHIP, LTD FOR CHASE BANK



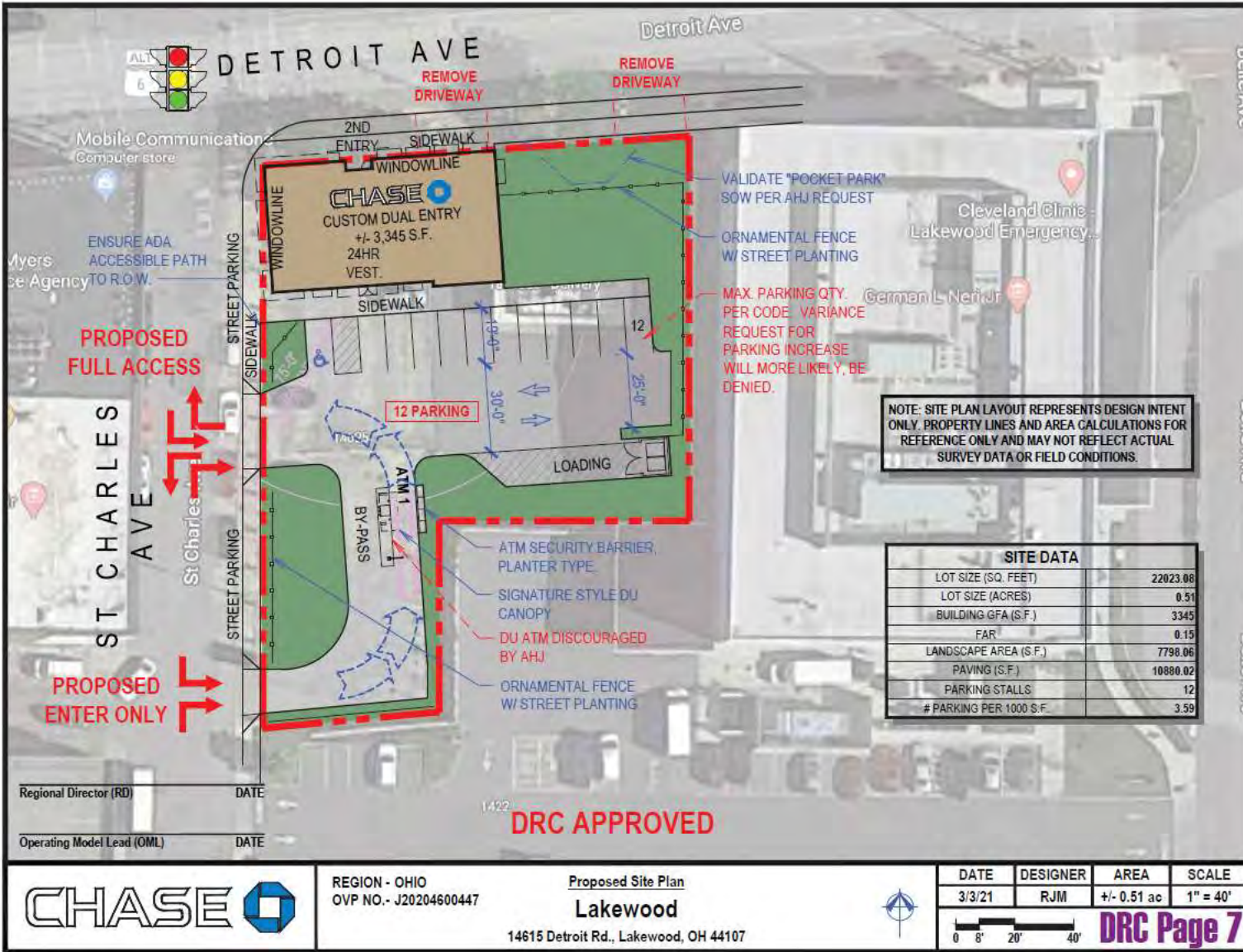
**Request -Deferral -#1 Chase Bank**  
**Conditional use- Banking Drive thru**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district.

**Request -Deferral - #2 Chase Bank**  
**Parking Plan Review**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C1, Commercial - Office district.

**14615 Detroit - Chase Bank**



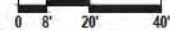
REGION - OHIO  
OVP NO. - J20204600447

Proposed Site Plan  
**Lakewood**

14615 Detroit Rd., Lakewood, OH 44107



DATE	DESIGNER	AREA	SCALE
3/3/21	RJM	+/- 0.51 ac	1" = 40'



**DRC Page 7**

















- 
 T.O. PARAPET  
 = 24'-6"
- 
 T.O. PARAPET  
 = 22'-6"
- 
 T.O. WINDOW OPENING  
 = 19'-6"
- 
 B.O. WINDOW OPENING  
 = 15'-2"
- 
 T.O. WINDOW OPENING  
 = 10'-0"
- 
 B.O. CANOPY  
 = 10'-0"
- 
 T.O. SLAB / FIN.  
 6'-0"

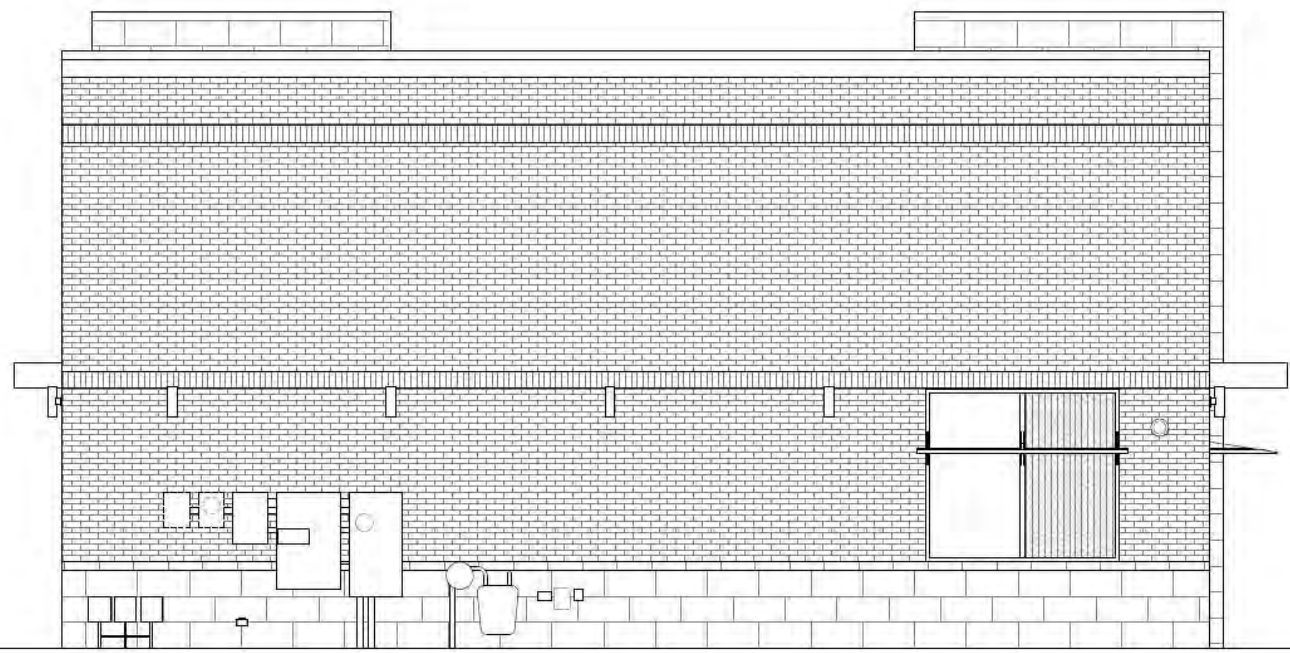


PROPOSED SIGNAGE

SOUTH ELEVATION

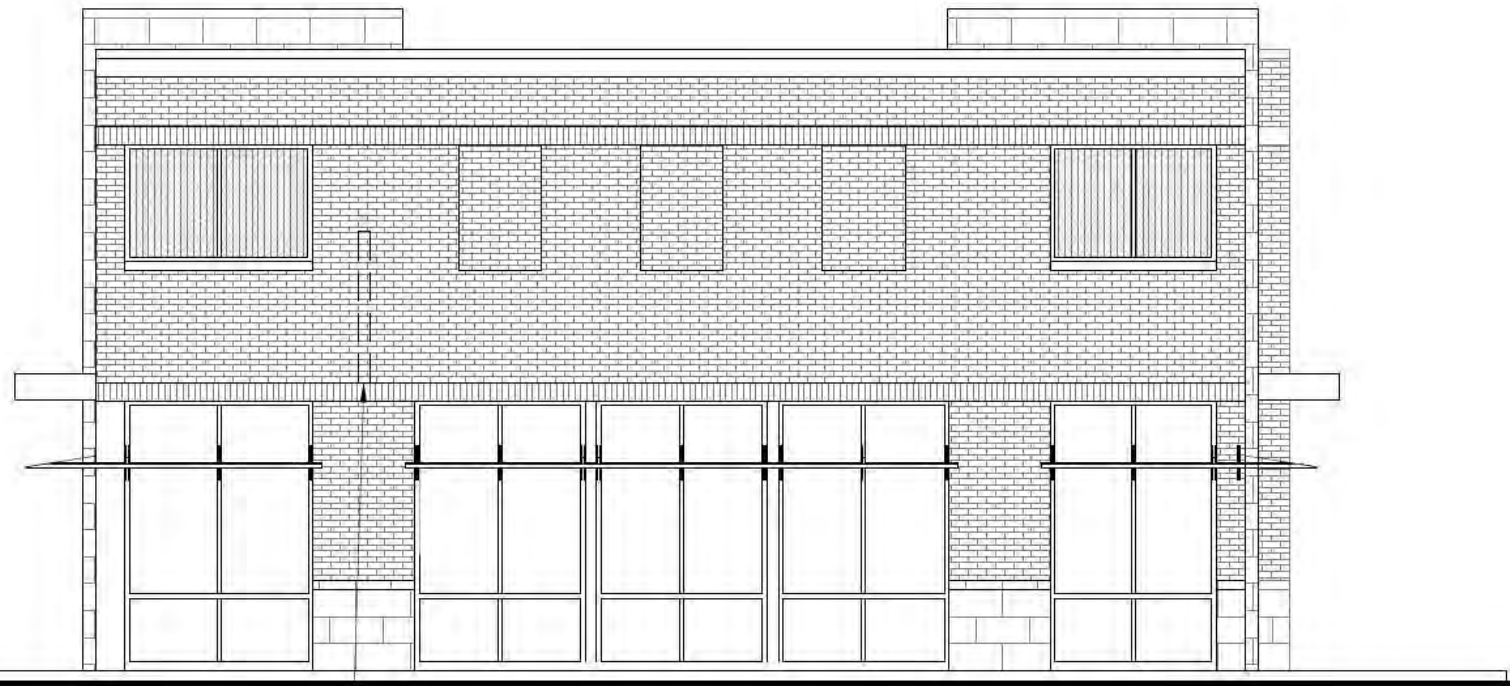
		
STONE FRONT COLOR: BLACK ANCHORED FINISH: NONE	METAL CANOPY & BUMPERS COLOR: BLACK ANCHORED FINISH: NONE	CAST STONE COLOR: UNRESTRICTED CONCRETE
		
CLEAR GLASS	CAST STONE COLOR: ANY/TONE FINISH: BRUSHED CONCRETE	BRICK COLOR: BOTTLE BROWN FINISH: GLAZED ENGLISHT
		
	GRANITE SLAB	

-  T.O. PARAPET  
+ 24'-6"
-  T.O. PARAPET  
+ 22'-6"
-  T.O. WINDOW OPENING  
+ 19'-6"
-  B.O. WINDOW OPENING  
+ 15'-2"
-  T.O. WINDOW OPENING  
+ 10'-0"
-  B.O. CANOPY  
+ 10'-0"
-  T.O. SLAB / FND.  
0'-0"



EAST ELEVATION

- T.O. PARAPET +24'-0"
- T.O. PARAPET +22'-0"
- T.O. WINDOW OPENING +19'-0"
- B.O. WINDOW OPENING +15'-0"
- T.O. WINDOW OPENING +10'-0"
- B.O. CANOPY +10'-0"
- T.O. SLAB / FND. 0'-0"



PROPOSED SIGNAGE

WEST ELEVATION

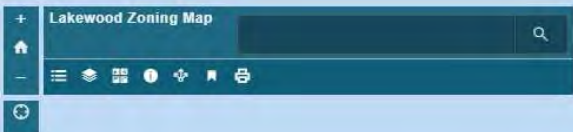




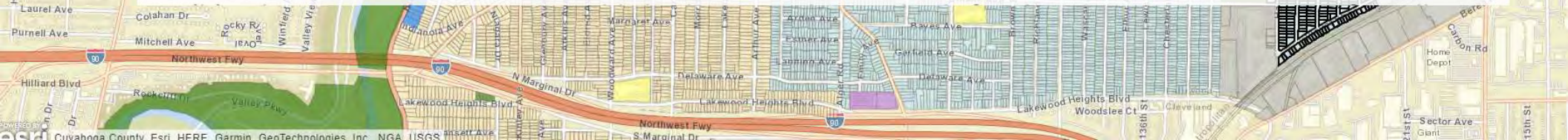








(a) The **C1 Office District** has a limited application within the Central Business District of the **City**. This district seeks to preserve and protect the general character of the area and to allow for expansion around the core as dictated by market conditions.



## CHAPTER 1129 Commercial Districts

### 1129.01 PURPOSE.

Commercial District regulations are established to ensure the availability of suitable areas for business and commercial uses while at the same time promoting the most desirable and beneficial use of land that will stabilize and protect the character and value of the residential neighborhoods within the City. Four (4) commercial zoning districts have been established to meet the needs of the community. (Ord. 87-04. Passed 11-1-2004.)

(a) The **C1 Office District** has a limited application within the Central Business District of the **City**. This district seeks to preserve and protect the general character of the area and to allow for expansion around the core as dictated by market conditions.

(b) The **C2 Retail District** is established to provide standards for the continued operation of small commercial establishments. This district would permit those retail uses that typically locate side by side to create a shopping environment that encourages pedestrian interaction between stores and where stores thrive on being adjacent to other retail uses.

(c) The **C3 General Business District** is established to provide for commercial uses that generally require independent, freestanding buildings, larger parking areas, and may have unique traffic patterns because of such factors as drive-in facilities.

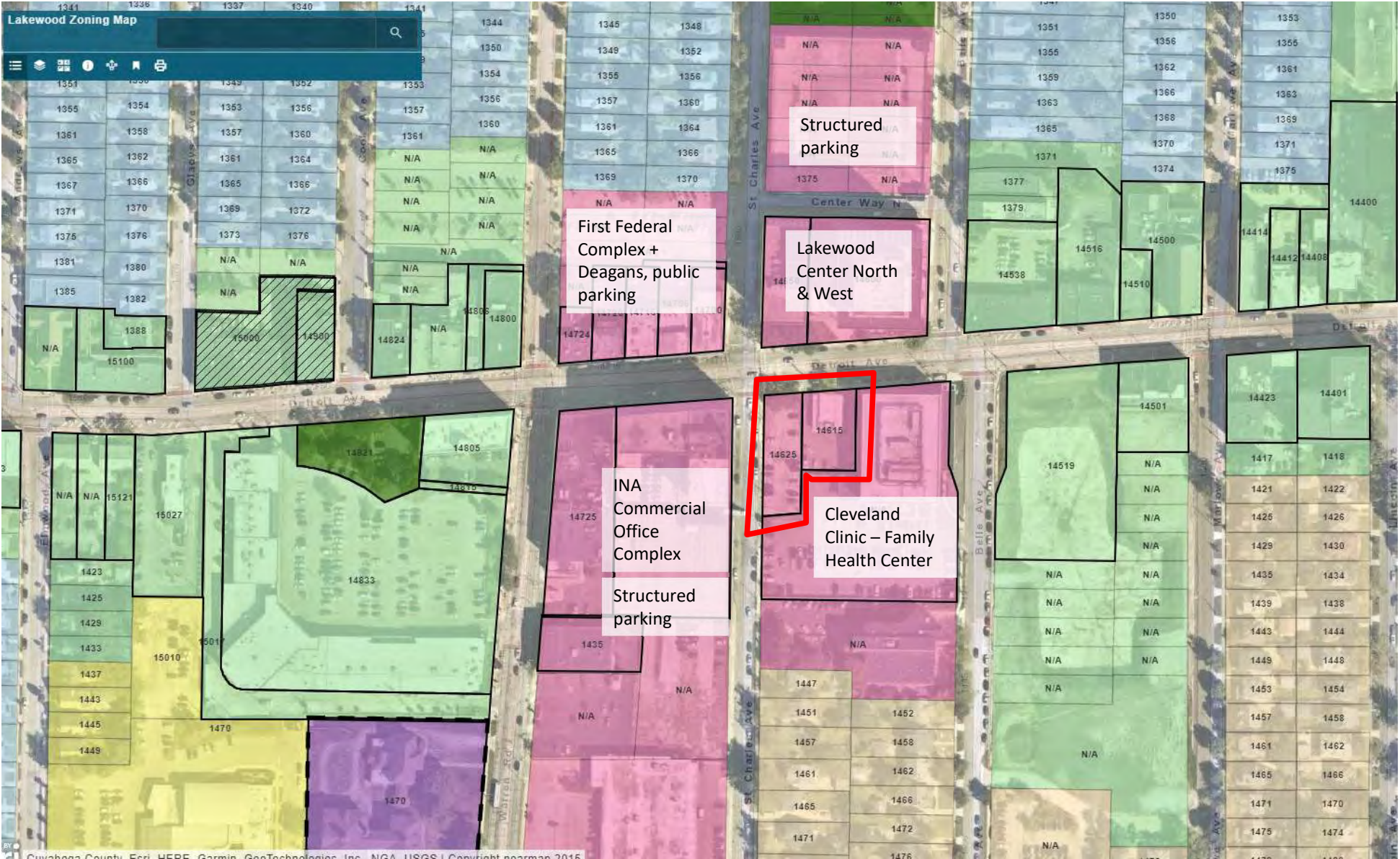
(Ord. 91-95. Passed 10-7-1996.)

(d) The **C4 Public School District** is limited to property within the **City** that is owned by the Lakewood Board of Education at the time of adoption of this Ordinance. This district seeks to preserve and protect the general character of the area and to allow for development and redevelopment of these properties. Any property designated as a C4 Zoning District shall retain its zoning designation should the Board of Education transfer ownership. Any property located in the C4 Zoning District that is not in compliance with the regulations as set forth in Schedule [1129.05](#) requires an amendment to the **Zoning Map** pursuant to Section [1105.02](#) prior to transfer.

(Ord. 87-04. Passed 11-1-2004.)

<b>1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.</b>	<b>Chase Bank</b>
<b>Retail*</b> Min. 1 for each 1,000 sq. ft. GFA; <b>max. 2.5 for each 1,000 sq. ft. GFA</b>	
<b>3,343 sq. ft office area =</b> Retail : 4 minimum & <b>9 maximum</b>	Proposal shows 11 or 12 spaces, <b>permitted maximum is 9, requesting an exception to the maximum</b>
	n/a

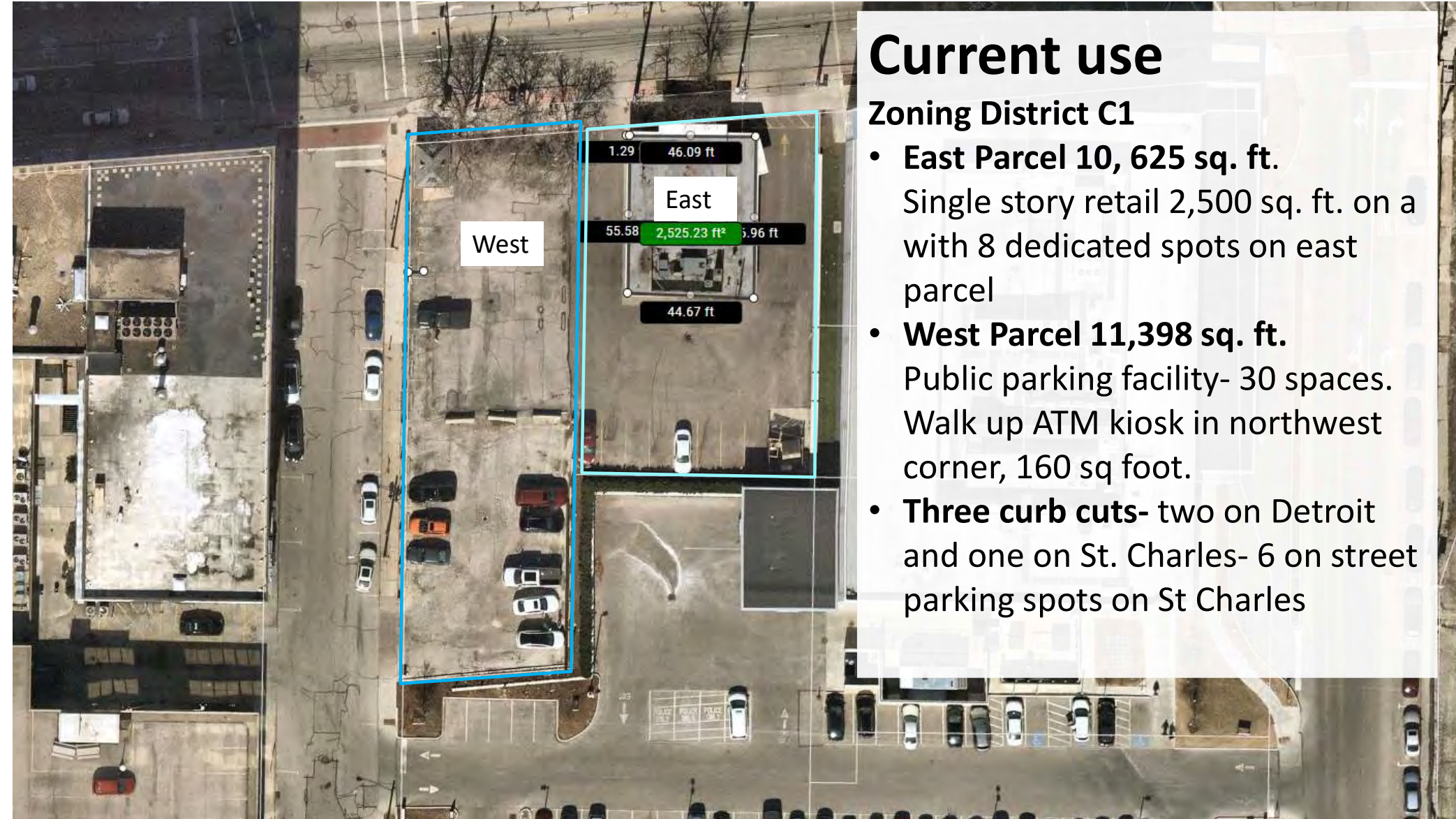
**14615 Detroit - Chase Bank**

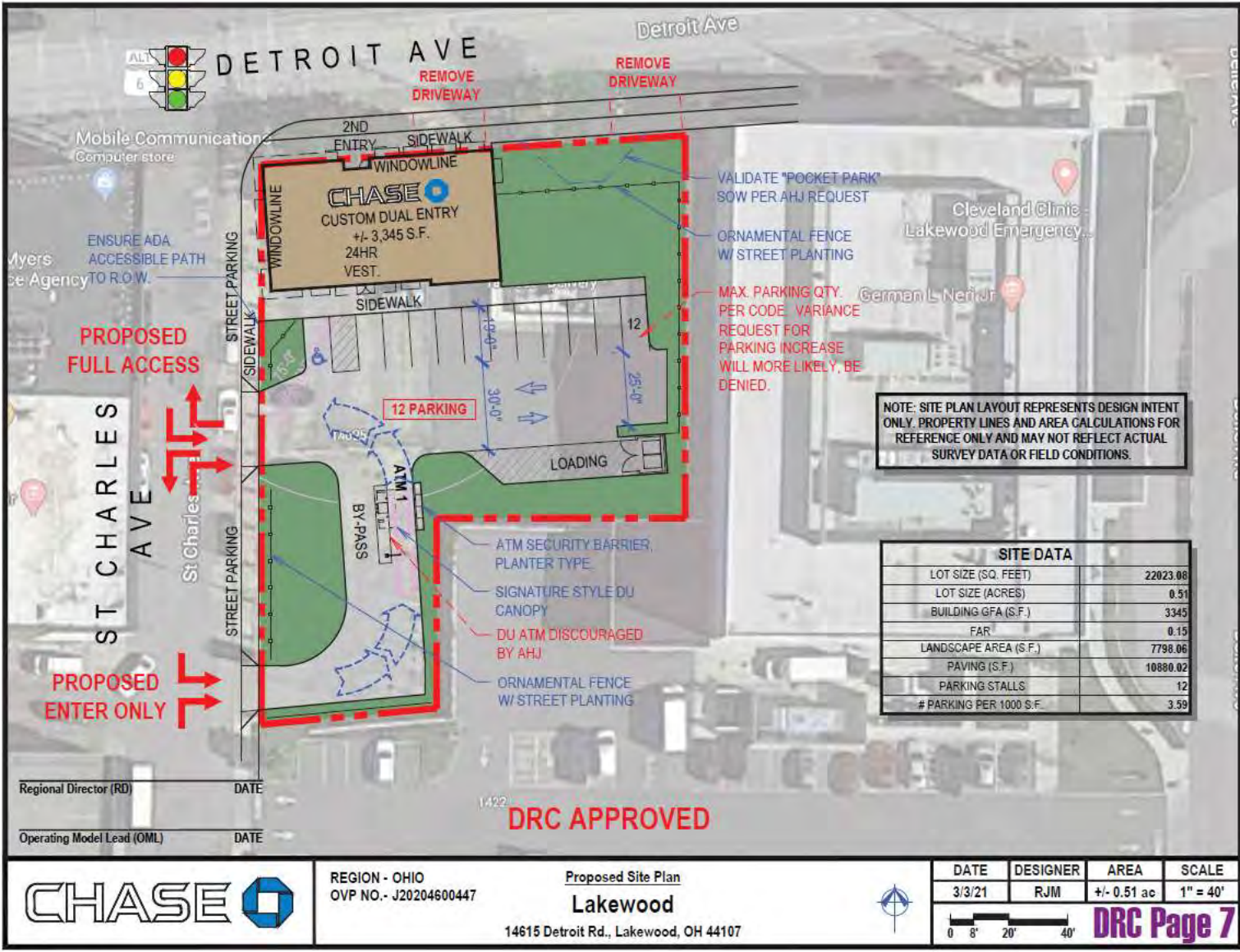


# Current use

## Zoning District C1

- **East Parcel 10, 625 sq. ft.**  
Single story retail 2,500 sq. ft. on a with 8 dedicated spots on east parcel
- **West Parcel 11,398 sq. ft.**  
Public parking facility- 30 spaces. Walk up ATM kiosk in northwest corner, 160 sq foot.
- **Three curb cuts-** two on Detroit and one on St. Charles- 6 on street parking spots on St Charles





# Proposed Use

- Combined Parcel  
22,000 sq.ft
- Single story retail  
3,345 sq. ft.
- 11 -12 private parking spaces
- Drive thru with 2 stacking spaces per lane and a pass lane.
- Two curb cuts- on St. Charles- 4 on street parking spots on St Charles

	Existing	Proposed
Number of parcels	2	1
Lot size	10,625 sq. ft. & 11,398 sq. ft.	22,023
Retail	2,500 sq ft.	3,345 sq. ft
Private parking	8	12
Public parking on site	30	0
On-street public parking	6	3
Drive thru- banking lanes	0	2
Number of contributing structures in a national Historic district	1	0

**1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES** In addition to any specific regulations required by this *Code* or the Ordinances, the Commission shall find:

Chase Bank

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

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

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

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

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

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

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

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

(i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section [1161.03](#).

An aerial photograph of a city street, likely Warren, showing a mix of historic brick buildings and modern structures. The street has multiple lanes with cars and a bus. A traffic light and street sign are visible in the foreground. A semi-transparent white box is overlaid on the center of the image, containing text.

## **The City of Lakewood's Community Vision THINKING ABOUT TOMORROW**

We envision a community that is a great place to live; a community that cares about the environment; a community that maintains a high quality of development.

Preserves and respects historic context in commercial development projects

An aerial photograph of a city street, likely Warren, showing buildings, cars, and a street sign. The image is used as a background for the text overlay.

## Administrative comments

Applicant is asking for feedback on proposal , and will be deferring requests tonight

Is the project consistent with the intent of the C1 Central Business district?

If the project is consistent with intent C1 zoning district , are the general conditions for a conditional use met?

If the project is consistent with the intent of the C1 zoning district, is the project proposing alternatives in the Exceptions to the Required Maximums for Parking of enough value to warrant the additionally requested spaces?

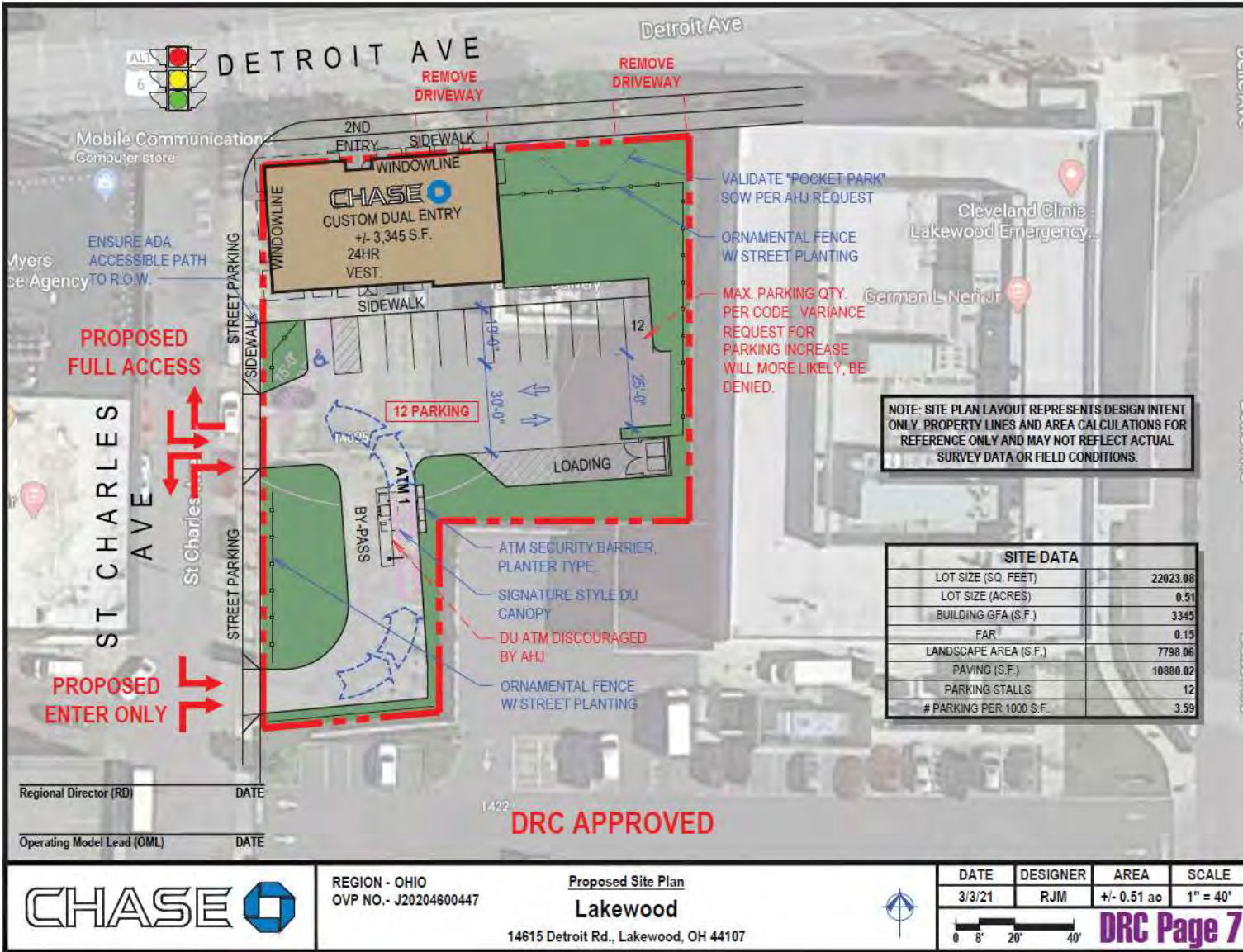
An aerial photograph of a city street scene, showing a parking lot with several cars, a building with a sign, and other urban structures. The image is faded and serves as a background for the text.

## Administration Comments

- **1143.08 PARKING LOT DESIGN.**

Parking lots, as defined in Section 1103.02 of this Zoning Code, in the Multiple-Family, Low Density Districts (ML), and Multiple-Family High Density Districts (MH) Commercial Districts, C1 Office, C2 Retail, C3 General Business, C4 Public School, and the Industrial (I) District, **are regulated pursuant to Section 1325.08 of the Building Code.(ABR)**

**14615 Detroit - Chase Bank**



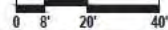
REGION - OHIO  
OVP NO. - J20204600447

Proposed Site Plan  
**Lakewood**

14615 Detroit Rd., Lakewood, OH 44107



DATE	DESIGNER	AREA	SCALE
3/3/21	RJM	+/- 0.51 ac	1" = 40'



**DRC Page 7**



# PUBLIC COMMENT



**Request -Deferral -#1 Chase Bank**  
**Conditional use- Banking Drive thru**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district.

**Request -Deferral - #2 Chase Bank**  
**Parking Plan Review**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C1, Commercial - Office district.

**14615 Detroit - Chase Bank**



DOCKET NO. 04-08-22

# MAHALL'S PROJECT ROXY

PARKING PLAN REVIEW

APPLICATION PRESENTED BY OWNER JOSEPH PAVLICK OF MAHALL'S 20  
LANES

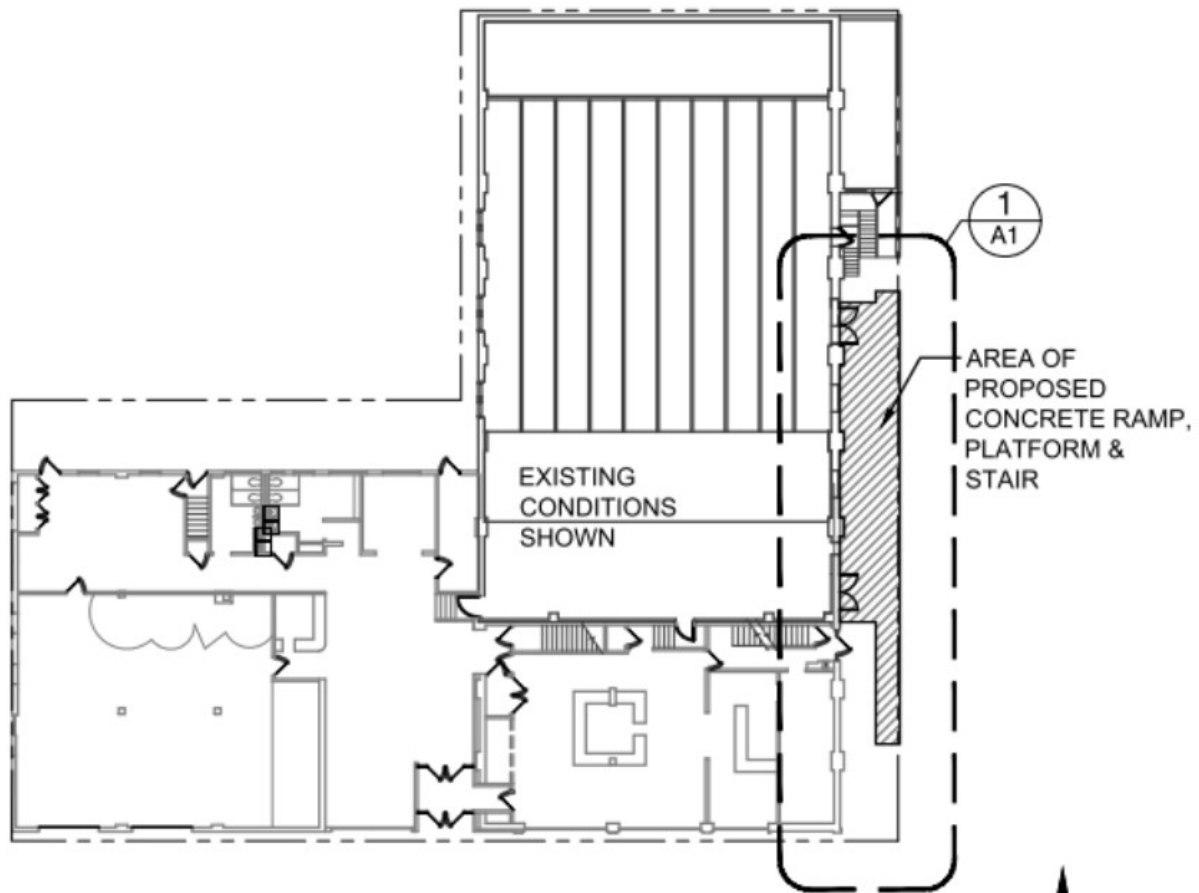


**Request #1**  
**Parking Plan Review**

Docket No. 04-08-22  
13222 Madison Ave.  
Mahall's 20Lanes

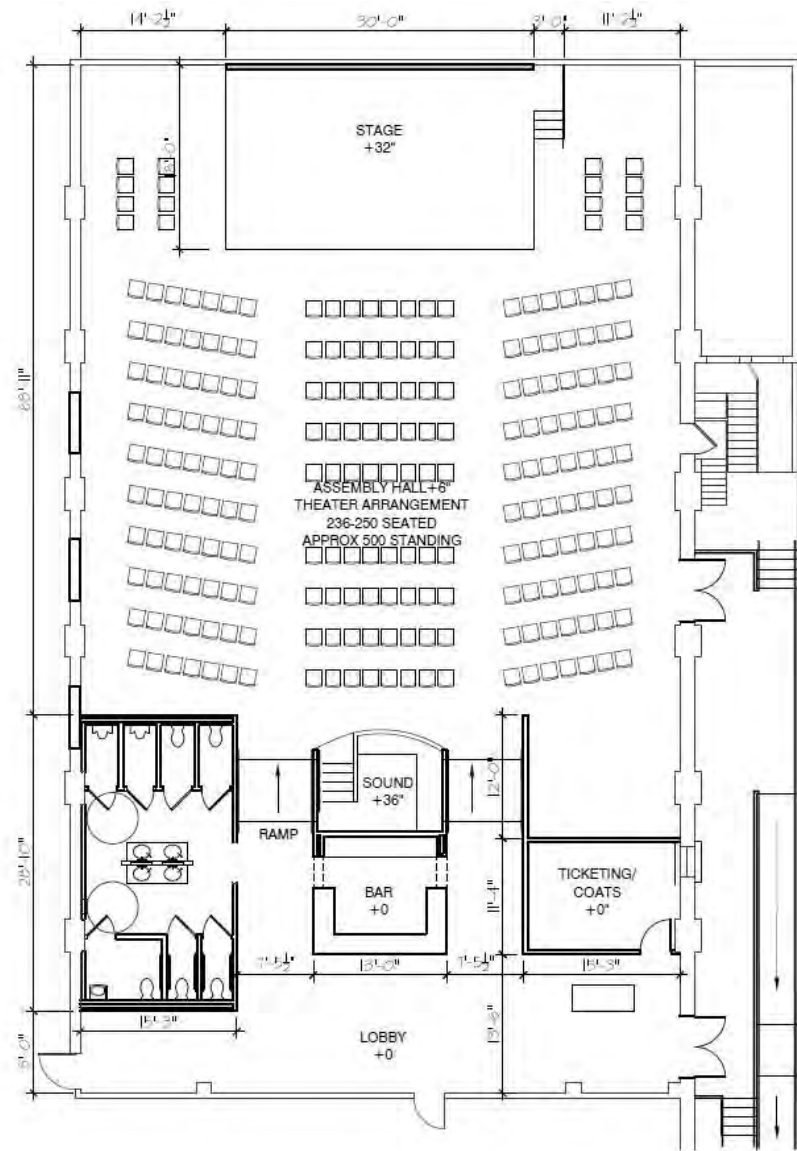
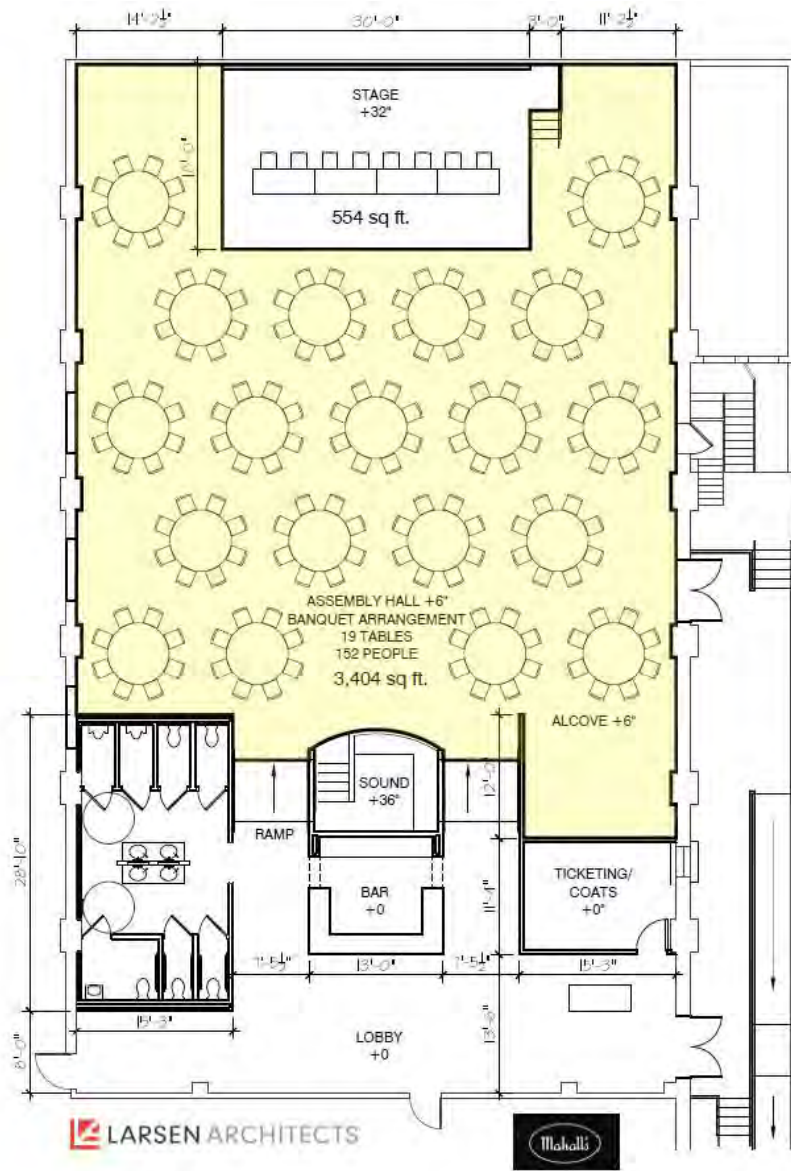
Joseph Pavlick, Mahall's 20 Lanes, applicant, requests approval of a parking plan for "Project Roxy". Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C2, Commercial - Retail district. (Page 39)

Mahall's 13222 Madison Ave



4 KEY PLAN  
A1 NTS







# Project Roxy

Parking Plan

# TO THE COMMITTEE

## A note on the state of Mahall's in 2022 and the importance of Project Roxy ...

Since acquiring the business in 2011, Kelly Flamos and I have made it our life's work to bring this great institution back to glory, and to try to help resurrect a quiet corner of Lakewood. To do that, we had to pay close attention to what the community wanted out of Mahall's. We spent the better part of the last decade listening, learning and doing our best to provide a space that met as many of those desires as possible - from the addition of live music to the overhaul of the menus; from the hosting of weddings to *the thoughtful renovations to necessary to make Mahall's safe, make Mahall's fresh and preserve its original magic...all at the same time.*

After 10 years and nearly \$1 million of investment into this special place, I know that our work is not yet finished. Together with my new partner Cory Hajde, we need to finish what we started in 2011 and find ways to meet the community's evolving needs in the future. Left largely untouched since in the 1950's, the "Upstairs Lanes" must be improved to modern building code & safety standards. This portion of the building is the only area that hasn't been updated during our tenure - namely, modernizing the mechanicals and re-sealing the space (roof, insulation, sound treatment, etc.). In addition, we must recognize that the nature of the community's love affair with Mahall's has changed over time. In the eyes of so many, we are now seen as a hub for creative expression, art and music, in addition to a beloved bowling alley; A place... to get married at, to host fundraisers at, to welcome Tango dance marathoners from half way around the globe. While bowling remains an important part of who we are, we can no longer justify dedicating over half of our operational space to the lanes.

To illustrate the evolving demand for Mahall's as an event/performance venue, I've included some data from our last 6 months of operations...

MAHALL'S SHOWS (Sep '21 - Mar '22)

Total Shows	101
Sold-Out Shows	34
Declined Shows - Capacity	31
Est. Foregone Ticketed Patrons*	19,200

\*Assumes 200 additional tickets to each of 34 existing shows, plus 400 tickets to 31 replacement shows (500 tickets per new show less 100 tickets per replaced show).

MAHALL'S EVENTS (Sep '21 - Mar '22)

Total Events	107
50+ Patron Events	16
Declined 100+ Patron Events - Capacity	11
Est. Foregone Event Patrons*	5,950

\*Assumes 200 additional patrons to each of 16 existing 50+ patron events, plus 250 patrons to each of 11 new events.

The conversion of our "Upstairs Lanes" into "The Roxy Ballroom & Dancehall" will allow us to do all of these things, and then some. Restoring its original 1930's era use allows us to preserve and honor the Mahall family's original vision for the space; Shifting the flow of large crowds away from a small/make-do entertainment *room* to a spacious/compliant/modernized *venue* allows for a safer and more comfortable experience for our patrons; and increasing our peak operating capacity allows us to more effectively meet the proven demand for the Mahall's experience in Lakewood. As we approach our 100 year anniversary, I believe this project is the final major renovation necessary to ensure Mahall's survival for another 100 years.

I hope you will agree. Thank you again for taking the time to consider our proposal.

Sincerely,

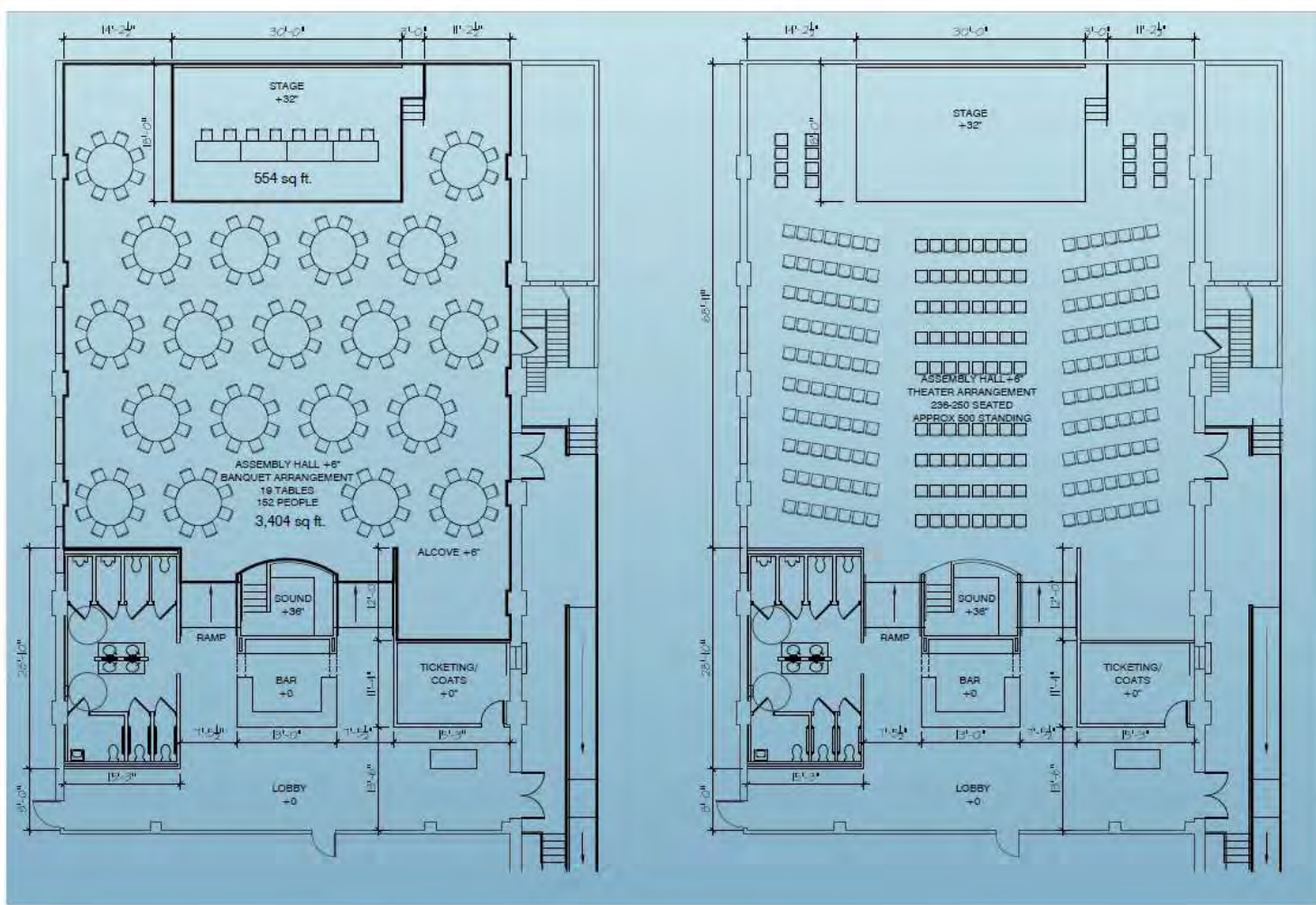
Joseph Pavlick, Co-Owner



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## Objectives

- ❖ **Preview Project Roxy:** allows Mahall's to continue to modernize the property (new electric, HVAC, fire suppression, etc.) and the business to accommodate our growing demand for larger events, parties and concerts along the Madison corridor
  - ❖ **Shared Parking (300+):** street level and other public parking capacity for shared use by our employees, patrons and others in the community, including peak demand & employee information
  - ❖ **Dedicated Parking (100+):** secured & exclusive access to 80+ parking spots within 1000' of the property, with additional efforts in the works
  - ❖ **Alternative Transportation:** (i) ride share & valet, (ii) public transportation, (iii) bicycle/scooter parking
  - ❖ **The "Greening" of Mahall's:** planned improvements to reduce carbon emissions and improve energy efficiency
-



# The Roxy

A renovation of the “Upstairs Lanes” to continue Mahall’s mission of historic preservation, customer experience and community building.

Inspired by the original use of the space as a 1930’s era dance hall and ballroom dubbed “The Roxy”, the space will boast a 500 patron capacity for the ever growing demand for creative experience and event spaces on Madison Avenue.

In addition, the project will allow the owners to complete their overhaul of the building’s electric and HVAC systems, add fire suppression to the most trafficked areas within the building, add bathrooms and improve ADA accessibility.

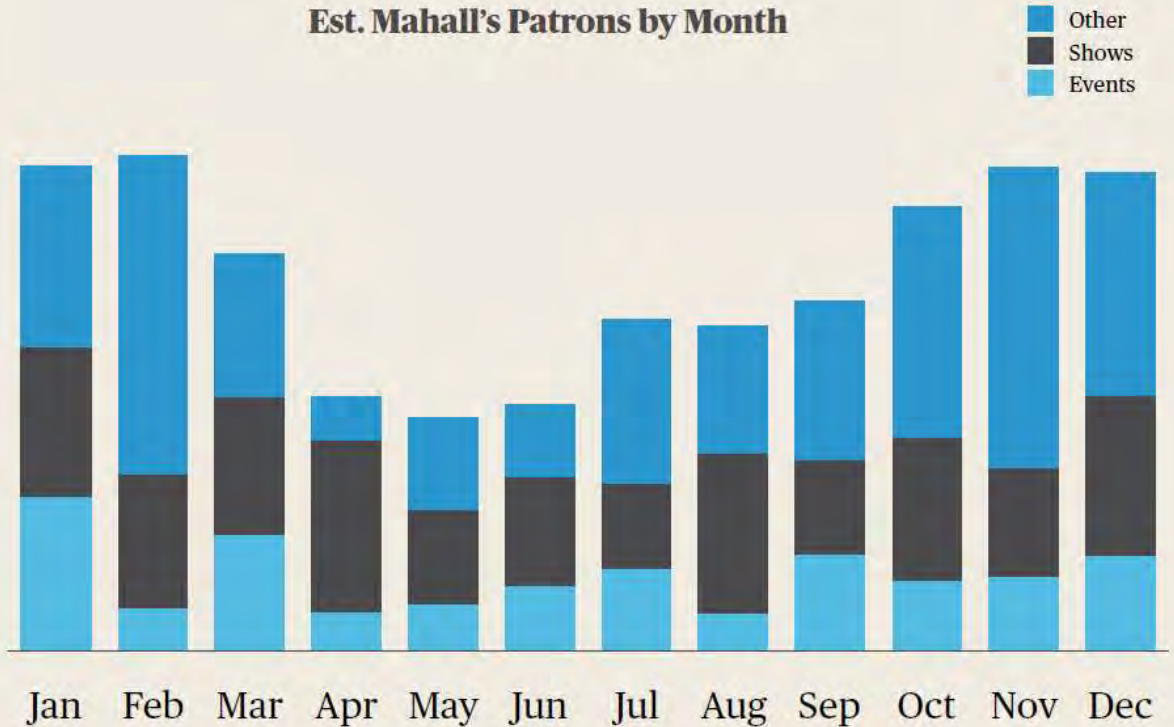
# Mahall's Seasonality

Since its inception, Mahall's has been the go-to Fall/Winter destination for working class Lakewoodites.

It seems to be in the DNA of this place. Busy busy when its cold, more laid back during summer months. While we have tried to increase the business in the summer, in more recent years we have accepted this as a fact of life and began planning around it. The good news is that, with respect to Shared Parking, these seasonal levels are more complimentary with activities going on in Madison Park. When we are busy, the park lots are usually empty.

## Peak Demand Analysis

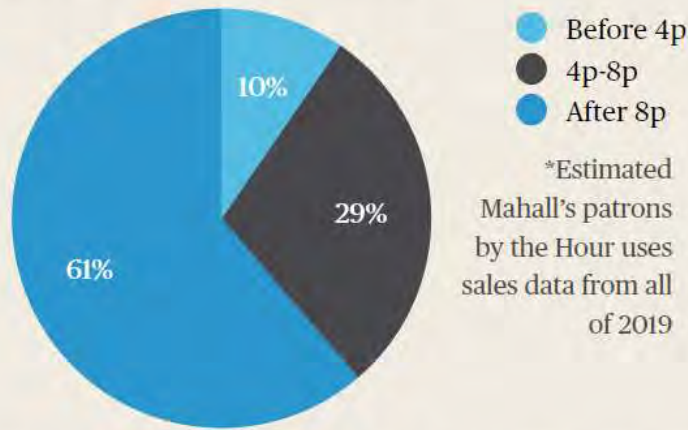
Est. Mahall's Patrons by Month



\*Estimated monthly patron data uses a variety of sales and attendance data sources from 2018-2021

# Mahall's by the Hour

**Est. Mahall's Patrons by the Time of Day (Percent of Total Day)**



\*Estimated Mahall's patrons by the Hour uses sales data from all of 2019

**During a typical week, peak demand for Mahall's is after 8pm on Fridays and Saturdays.**

Should come as no surprise that Mahall's is much busier on the weekends. In part, this is on purpose. By funneling key shows and events to the weekend nights, we are able to build in time for us to recover, maintain the space and prepare for the next week. This also allows us to avoid conflicts with busy days at Madison Park and operating hours of nearby businesses.

Based on 2019-2021 data, most Mahall's Live Performances start at 8pm on the weekends, and most larger Events start at 7pm on the weekends.

# Peak Demand Analysis



\*Estimated Mahall's patrons by day of the week uses sales data from sample weeks of Mahall's busiest months of 2019

# Mahall's by the Week

# Parking

To aid your review, we have provided the following notes, classifications and visual aids:

## Distance from Mahall's

*Inner Circle* within 500' of Mahall's

*Outer Circle* within 1,000' of Mahall's

## Parking Categories

*Shared Parking* Public parking on nearby streets and at Madison Park

*Dedicated Parking* Owner controlled parking at nearby business or organization with complimentary operating hours

*Overflow Parking* Owner controlled parking at nearby business or organization with conflicting operating hours

## Signage/Directions

As we utilize the Dedicated and Overflow Parking arrangements, we plan to communicate directions to the lots for our patrons via social media, our website and night-of physical signage.



# Shared Parking

- 120 Street Parking < 500'
- 75 Madison Park (North Lot) < 500'
- 195 TOTAL Shared Parking < 500'

- 170 Street Parking < 1,000'
- 200 Madison Park (South Lot) < 1,000'
- 370 TOTAL Shared Parking < 1,000'

Mahall's is located directly across Madison Avenue from Madison Park, one of Lakewood's largest public parks. Madison Park, which operates between 7am and 9pm, contains approximately 275 public parking spaces between its North Lot (approx. 75) and South Lot (approx. 200), both of which are within walkable from Mahall's.

With the vast majority of Mahall's events occurring at or after the park's closing hours, these lots have been used by Mahall's patrons, without incident, for decades. And on each of these evenings, there is always plenty of unused capacity.

*NOTE - Madison Park South Lot: While we understand that the South Lot may technically fall outside the requisite proximity to count officially toward our shared parking capacity, the South Lot has been commonly used by our patrons over the years.*



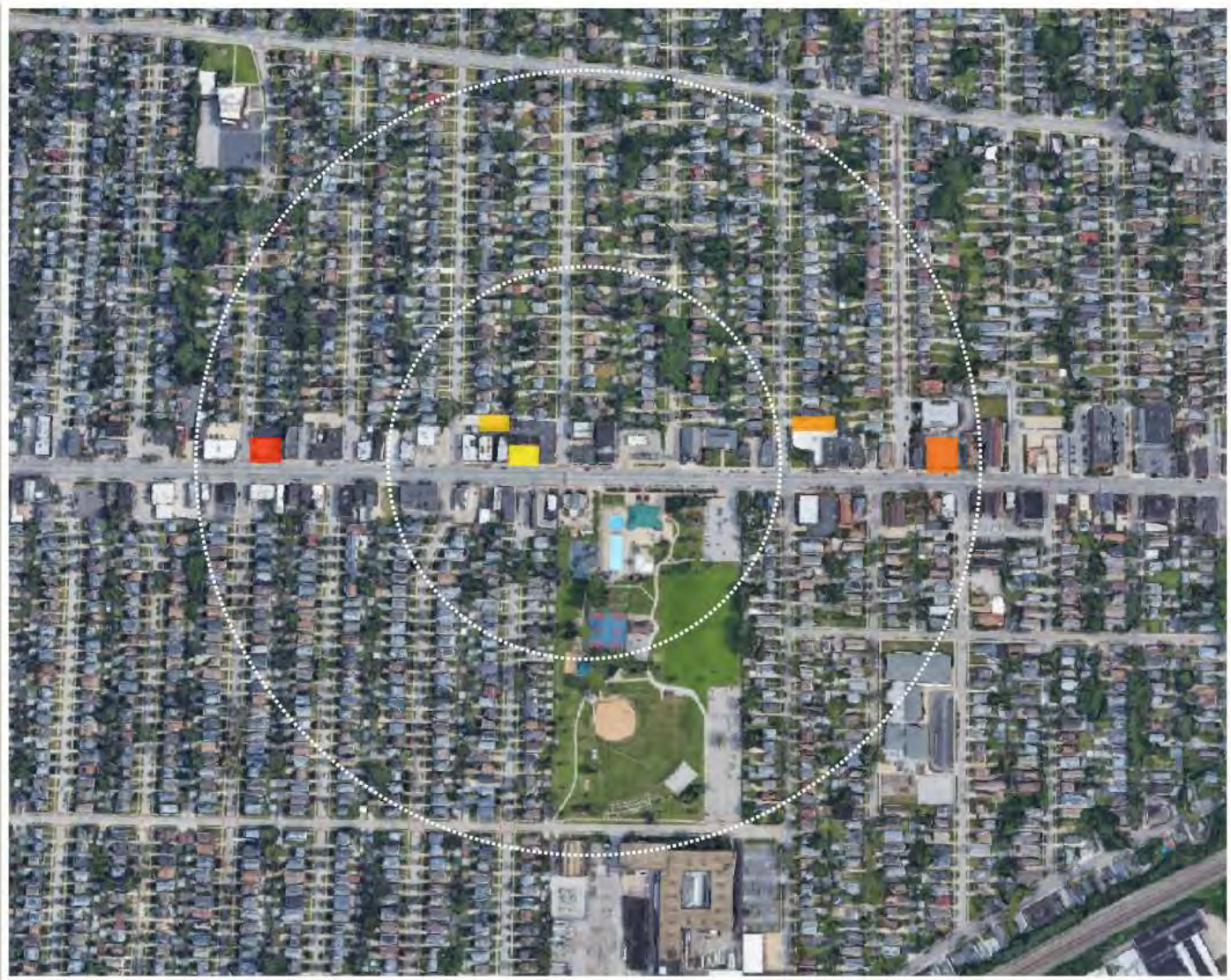
# Dedicated Parking

With the exception of Transfiguration Church (who we are pursuing and expect to have an arrangement with soon), we have entered into a Letter Agreement (included in supporting documents) with each of the businesses shown on this map for access to their parking spaces. In addition, this group is comprised of businesses and organizations with largely weekday/daytime hours that do not conflict with our Peak Demand periods.

- 18** Cleveland Printwear (weekdays 9a-5p) < 500'
- 15** Scalish Construction (weekdays 9a-5p) < 500'
- 10** Padre Pio Academy (weekdays 8a-3p) < 1,000'
- 20** Transfiguration Parish (8a-noon) < 1,000'
- 17** Brennan's 5LLC (exp. 9a-6p) < 1,000'
- 33** TOTAL Dedicated Parking < 500'
- 47** TOTAL Dedicated Parking < 1,000'
- 80** TOTAL Dedicated Parking

*NOTE - Transfigurations Parish: We have been in discussions with them about a parking arrangement. We anticipate getting a similar LOI signed with them in the coming weeks.*

*NOTE - Brennan's: Our Letter Agreement with Dan Brennan requires us to get further approval from new tenant (lease pending). Our understanding is that the likely tenant is a daytime retail business.*



# Overflow Parking

We have entered into a Letter Agreement (included in supporting documents) with each of the businesses shown on this map for access to their parking spaces. In most cases, this group is comprised of businesses and organizations with operating and peak hours that may conflict with those of Mahall's. As such, we plan to use these spaces as overflow parking for events that we feel will require it.

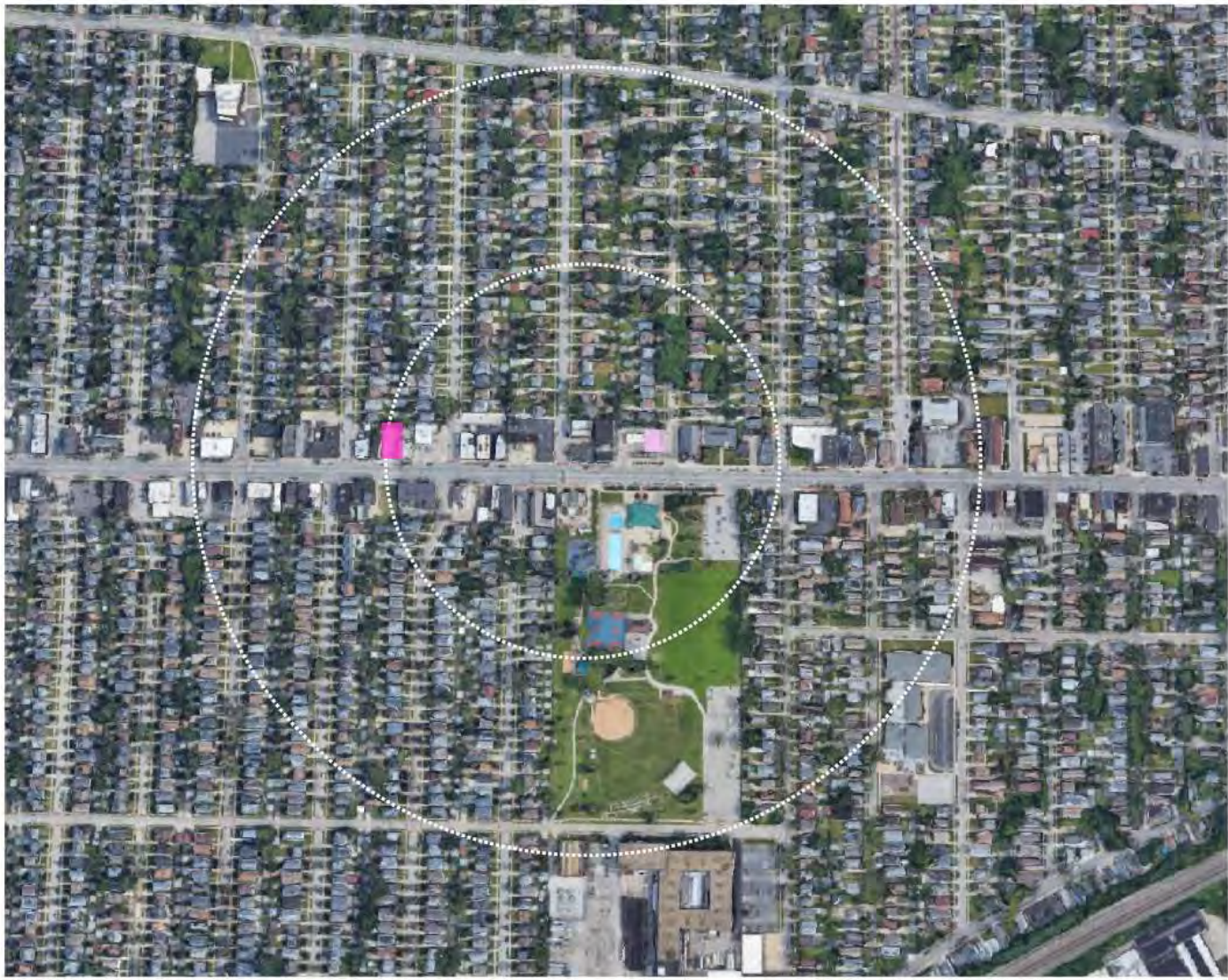
8 Lakewood One Stop (6a-midnight) < 500'

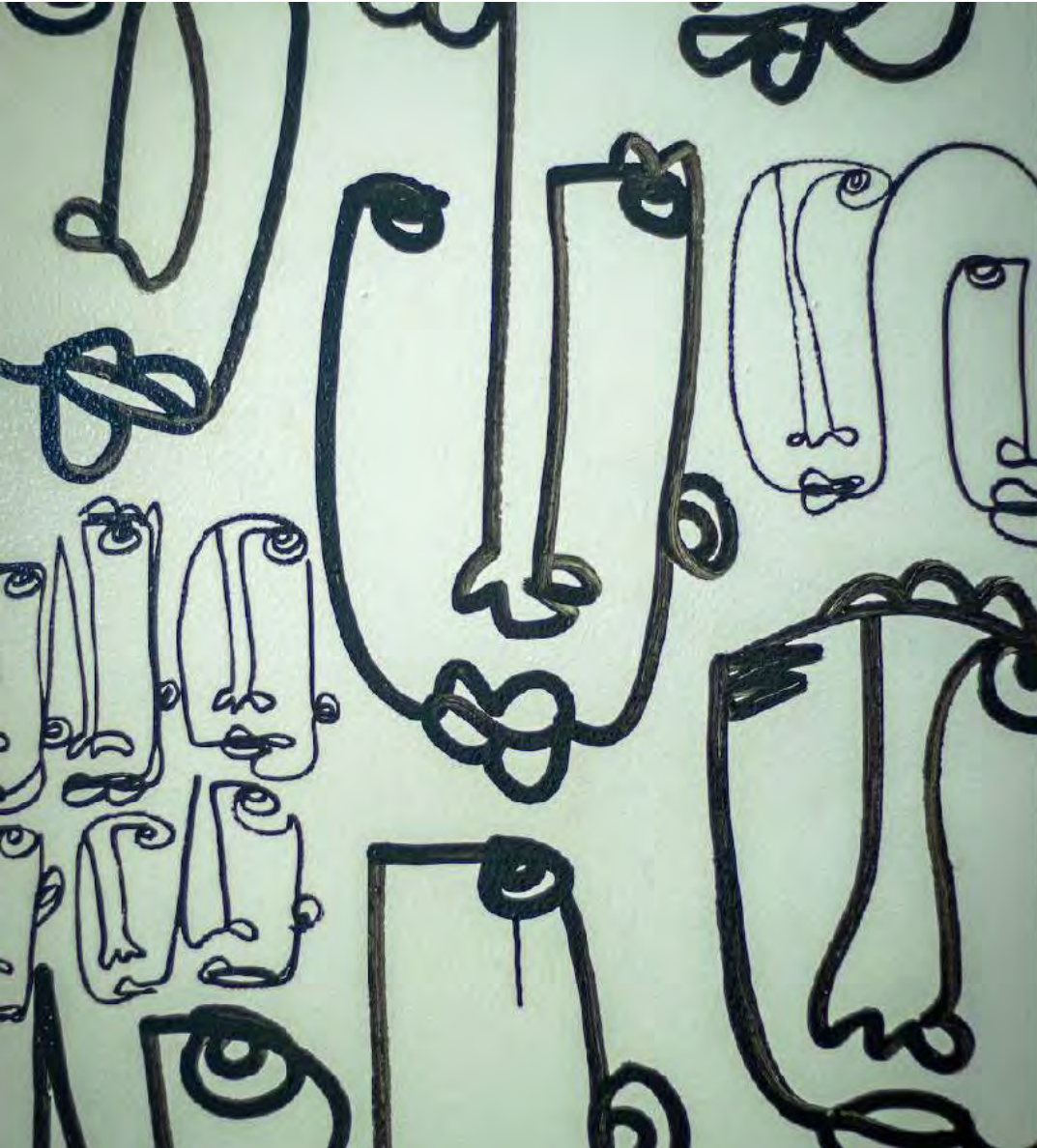
16 Tarrymore Inn (6p-2a) < 500'

24 TOTAL Overflow Parking

*NOTE - Lakewood One Stop: While we have overlapping hours with them, we have collaborated on parking for our employees and artists in the past, and have their commitment to continue doing so in the future. Pursuant to the letter, these spaces will be exclusive when they are closed, which will help with later events and our closing staff. In addition, they have pledged to work with us on ad hoc arrangements as needed.*

*NOTE - Tarrymore: While we have overlapping hours with them, we have a special arrangement per our letter agreement that allows us to pay them an established amount to close the business during a Mahall's event.*





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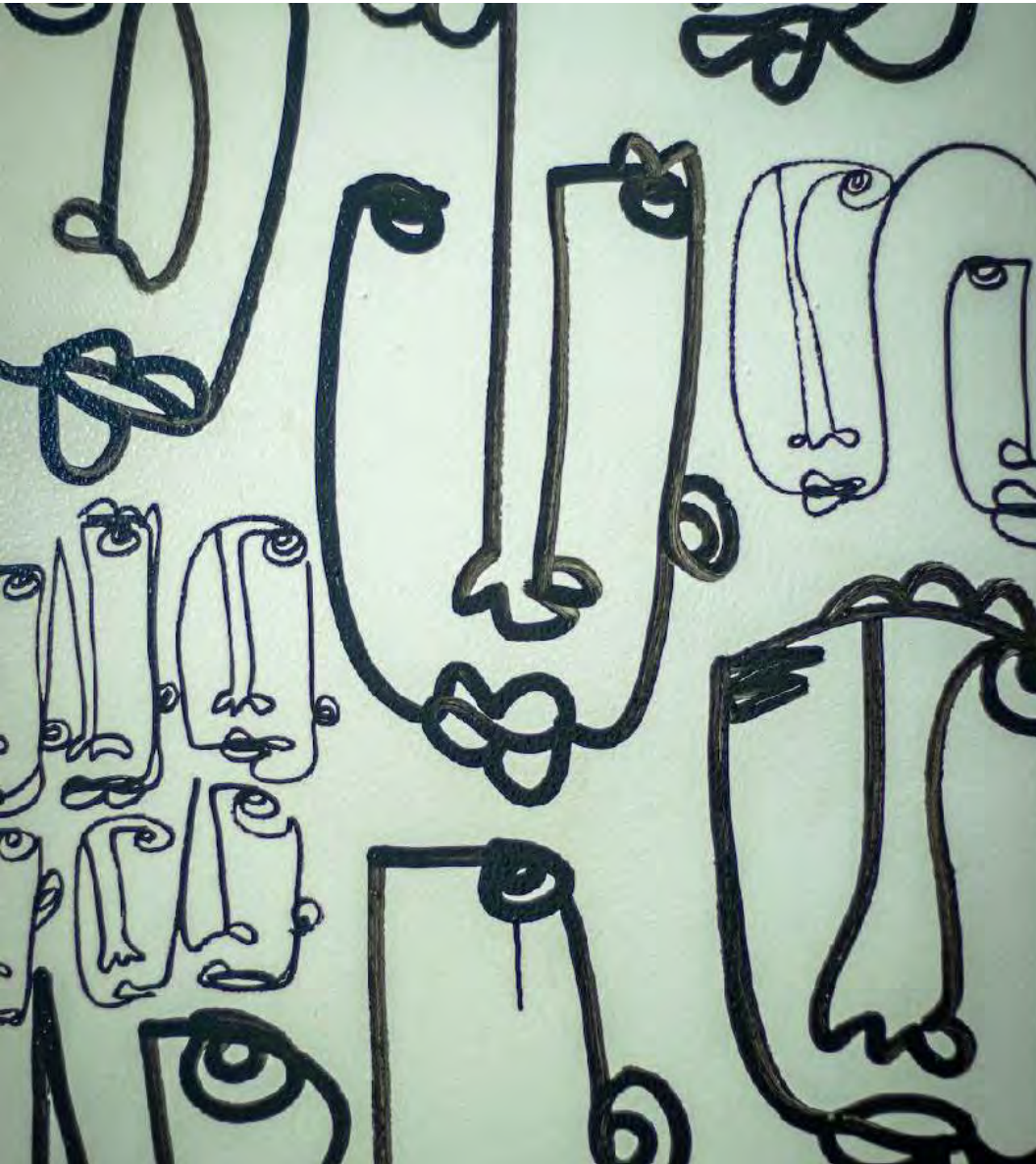
## Alternative Transportation Ride Share & Valet

Through its booking partner, Bravo Artist, Mahall's has established business accounts with both major RideShare platforms - Uber and Lift. As a business partner, Mahall's is able to offer both its customers and employees certain benefits, such as **Uber vouchers** - allows us to issue via Social Media a limited number of vouchers to high volume events or shows.

We will be able to continue utilizing the turnaround area in the Lakewood One Stop lot, along with our Clarence Avenue drive, for official ride share pick up and drop-off points. This helps avoid traffic and gives a simple and safe turnaround point for the driver.

At the moment, Mahall's does not have plans to implement valet parking. However, since its partners now control the adjacent 1665 Clarence property and it's associated lot to the North of Mahall's West wing, Mahall's has the capacity for limited valet parking there.





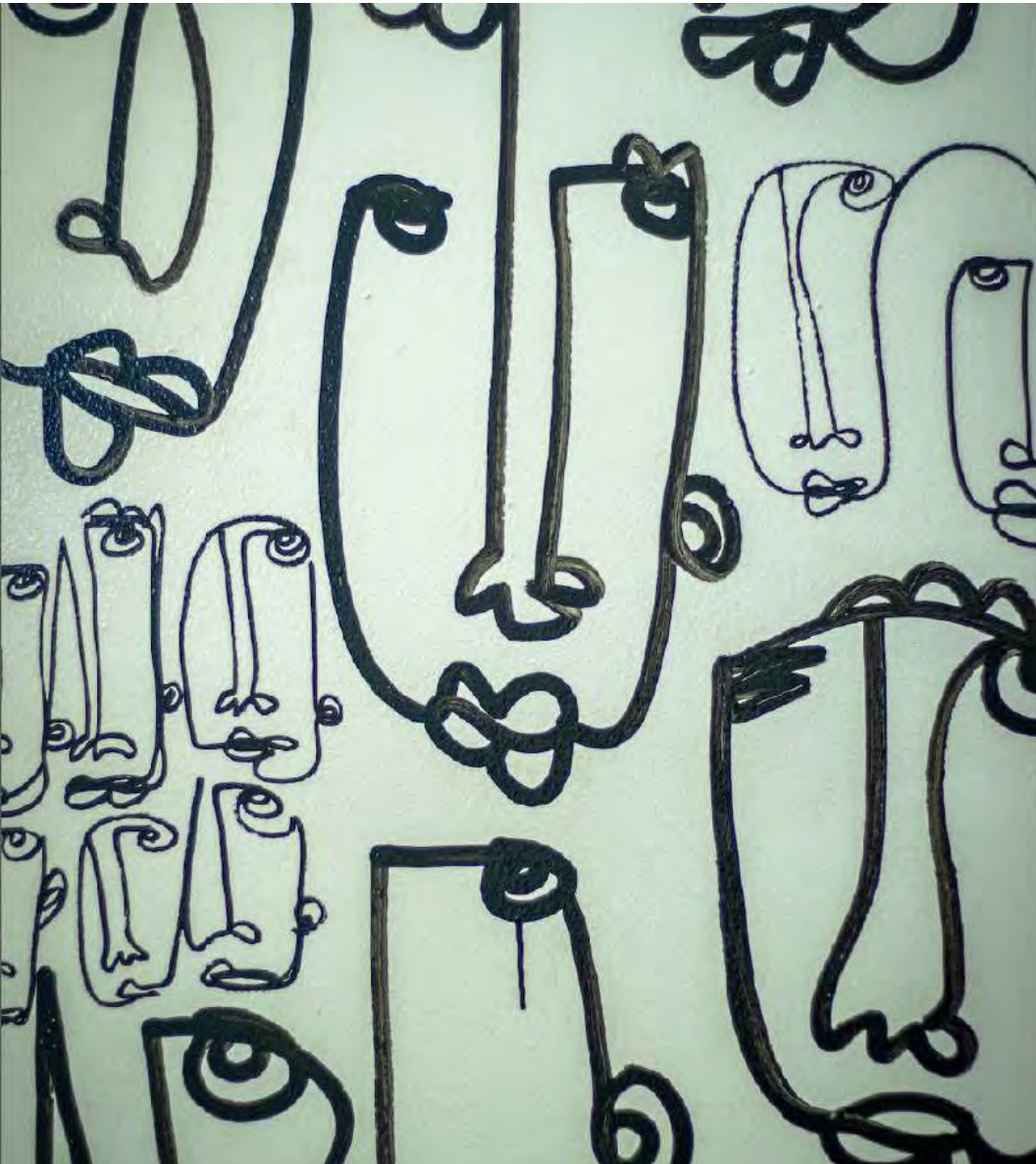
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## Alternative Transportation Public Transportation

Mahall's patrons often use public transportation, as opposed to driving, riding or ride sharing. As advocates for the environment, and for safe fun-having, Mahall's staff regularly promotes public transportation to our patrons.

Mahall's is conveniently located within 5 blocks of two RTA stations (Triskett and W. 117th), is directly on the RTA25 bus route, and is just blocks from 4 other bus lines.





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## Alternative Transportation Bike/Scooter Racks

Currently, Mahall's has two bicycle racks on its abutting sidewalks. In addition, Madison Park has various bike racks that are used frequently by Mahall's patrons.

With Project Roxy, we plan to add a minimum of 20 individual bike/scooter stalls on racks or similar installations on or abutting Mahall's property, and will continue to direct our patrons to Madison Park for additional bike/scooter storage.





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## Going Green

Project Roxy renovations will include various carbon reducing technologies, including energy efficient HVAC and lighting upgrades, improved insulation systems, energy efficient bathrooms and **SOLAR!**

In conjunction with Project Roxy, Mahall's will be entering into an agreement with the Lakewood Solar Collective (LSC), an affiliate of the Cleveland Solar Collective (CSC), whereby LSC and CSC will arrange for the install of solar panels on all five of Mahall's roof sections (approx. 10,000 sf). This will allow Mahall's to cut its fossil fuel electricity usage significantly, and ultimately save the typical Mahall's patron, along with the business, money.

As the Mahall's ownership group pursues other projects in Lakewood, it will be able to use its standing as a Project Member of the LSC/CSC organization to replicate these efforts elsewhere, and continue working toward a better environmental future.

LSC/CSC/Mahall's proposal has been included in the supporting documentation.

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# Supporting Documentation

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## 1. Site Plan Documents (Pg. 1-4)

- Site Plan
- Labelled Satellite Image
- Lined Parking Spaces
- Specs for New East Ramp/Entrance

## 2. Form Parking Access Agreement (Pg. 5-8)

## 3. Parking Access LOI's (Pg. 9-14)

## 4. Solar Proposal - Mahall's / Cleveland Solar Cooperative (Pg. 15-24)

MAHALL'S 20 LANES EST 1924

January 27, 2022

Mike Cannon  
Cleveland Printwear  
13300 Madison Ave.  
Lakewood, OH 44107

Dear Mike,

We are submitting this non-binding letter of intent (this "Letter") today with the objective of entering into an arrangement with your organization, Cleveland Printwear, located at 13300 Madison Ave. Lakewood, OH 44107 (the "Organization") to accommodate the overflow parking needs of Mahall's 20 Lanes ("Mahall's") for certain TBD events held from time to time at Mahall's. Mahall's is in the process of applying for permits to further renovate certain parts of the building, and the City of Lakewood has asked that we secure some nearby overflow parking spots to accommodate a larger crowd during certain events. Our hope is to enter into the following terms with your organization in order to help us achieve our goal, and bring even more life to our neighborhood!

1. **Parking.** Organization agrees to allow Mahall's customers to utilize the parking spaces outlined below during certain Mahall's events taking place in 2022 (the "Term") so long as the "Fees & Rules" outlined below are followed:

Organization Name: Cleveland Printwear  
Location: 13300 Madison Ave., Lakewood, OH 44107  
No. of Parking Spaces: 14

2. **Fees & Rules.**

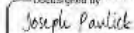
- Mahall's must notify Organization at least thirty (30) days in advance of the need for the parking spaces;
- Mahall's must manage the spaces such that they are kept clean and safe throughout and after such event;
- Mahall's agrees to assume any and all liability stemming from its use of such spaces and indemnifies Organization for any claims arising from such use whatsoever;
- Mahall's shall not use the space during Organization's operating hours;
- Mahall's pays to the Organization \$10 per space per evening for its use.

3. **Trade Value.** To express our gratitude for your assistance with this matter, whether we ultimately use the parking spots or not, we would like to offer your Organization Mahall's gift cards or party pre-bookings totalling \$50 per parking spot that your Organization may redeem at any time during the Term.

Please indicate your agreement and acceptance of this Letter by signing below.

Sincerely Yours,

MAHALL'S 20 LANES

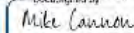


By: Joseph Pavlick

Title: Managing Member

Acknowledged and accepted as of the date first mentioned above:

CLEVELAND PRINTWEAR



By: Mike Cannon

Title: President

CLE PRINTWEAR -14 SPACES

**PARKING ACCESS AGREEMENT**

This easement agreement (the Agreement) is entered into on \_\_\_\_\_, 2022 between FP Mahall's LLC d.b.a. Mahall's 20 Lanes, an Ohio Limited Liability Company ("Mahall's"), and [\_\_\_\_\_] a [\_\_\_\_\_] ("Lot Owner"), on the terms and conditions set forth below:

**RECITALS**

- A. Lot Owner is the fee title owner of real property known as [\_\_\_\_\_] (the "Property"), including the parking lot highlighted in the image attached as Exhibit (the "Parking Lot");
- B. Mahall's owns and operates a bowling alley/venue/bar/restaurant located at 13200 Madison Avenue, Lakewood, OH 44107 (the "Venue");
- C. In connection with certain modifications being made to the Venue, Mahall's is seeking an increase to its occupancy load and has been asked by the City of Lakewood to secure additional parking for its patrons;
- D. Mahall's desires to obtain limited access to the Lot and Lot Owner desires to grant such access subject to the terms and conditions set forth herein.

1. **Parking Spaces.** As used herein, the term "Parking Spaces" shall mean those [ ] parking spaces located in the Parking Lot and highlighted/numbered on the image attached hereto as Exhibit A.
2. **Use of Parking Spaces for Parking Events.** For the consideration set forth herein, Lot Owner hereby grants to Mahall's and its patrons limited access and license to use the Parking Spaces subject to the following terms, limitations and conditions:
  - a. Mahall's may only use the Parking Spaces in connection with events taking place at the Venue which, in Mahall's reasonable judgment, necessitate the use of the Parking Spaces ("Parking Events") and for which Mahall's has provided at least [ ] days notice to Lot Owner;
  - b. In no event shall Mahall's be permitted to use the Parking Spaces during the operating hours of the business located at the Property;
  - c. At its own cost and expense, Mahall's shall provide its patrons with appropriate directions to the Parking Lot, including any physical signage necessary;
  - d. Mahall's shall ensure that the Parking Spaces and the Parking Lot are in the same condition after the Parking Event as they were immediately prior to the Parking Event, including all necessary cleaning, sweeping, etc.;

- e. Mahall's shall ensure that the Parking Lot remains quiet and orderly during each Parking Event, and that its patrons do not cause a disturbance to occupants or neighbors of the Property; and
- f. [INSERT SPECIAL TERMS, LIMITATIONS & CONDITIONS SPECIFIC TO PARTICULAR LOT OWNERS].

3. **Term and Termination.** The term of this Agreement ("Term") shall begin on the date hereof, and shall expire on the one year anniversary of the date hereof (the "Expiration Date"), provided, that, following the Expiration Date, this Agreement shall automatically renew for successive one-year terms unless one party provides notice to the other of its desire to not renew at least thirty (30) days prior to the end of the Term. Following the Expiration Date, either party may terminate this Agreement with thirty (30) days written notice.
4. **Fees.** In consideration of the grant set forth in Section 1, Mahall's agrees to pay to the Lot Owner, within three (3) business days following each Parking Event during with some or all of the Parking Spaces are used, a fee in an amount equal to \$[ ] multiplied by the number of Parking Spaces used in connection with such Parking Event.
5. **Indemnification.** Mahall's shall defend, indemnify and hold Lot Owner and its affiliates and representatives, harmless from and against all claims, costs, liabilities, damages, fines and losses of any kind whatsoever, arising out of, resulting from or in any way connected to: (i) Mahall's breach of any representations, warranties, covenants or agreements contained in this Agreement or (ii) Mahall's use of the Parking Spaces under this Agreement.
6. **Insurance.** During the Term, Mahall's shall maintain, at its sole cost and expense, in full force and effect its own comprehensive general business liability insurance policy, insuring against any and all loss, liability or business interruption arising from the obligations and activities of Mahall's under this Agreement, including its indemnification obligations under Section 5, at levels commensurate with industry standards. If requested by the Lot Owner, Mahall's shall name Lot Owner as an "additional insured" on such policies and shall provide Lot Owner with one or more certificates of insurance so reflecting.
7. **Miscellaneous.** This Agreement shall be binding in all respects upon, and shall inure to the benefit of the parties' heirs, successors and assigns. This Agreement shall be governed by the internal laws of the State of Ohio, irrespective of the choice of law rules of any jurisdiction. This Agreement constitutes the entire agreement of the parties with respect to the subject matter herein contained, complete merger of prior negotiations and agreements. This Agreement shall not be modified except by a writing signed by the parties.

**EXHIBIT A - PARKING LOT SITE PLAN**

IN WITNESS WHEREOF, the parties have executed this Parking Access Agreement

MAHALL'S  
FP Mahall's LLC

By: Joseph Perlick  
Title: Managing Member

LOT OWNER  
[ ]

By: [ ]  
Title: [ ]



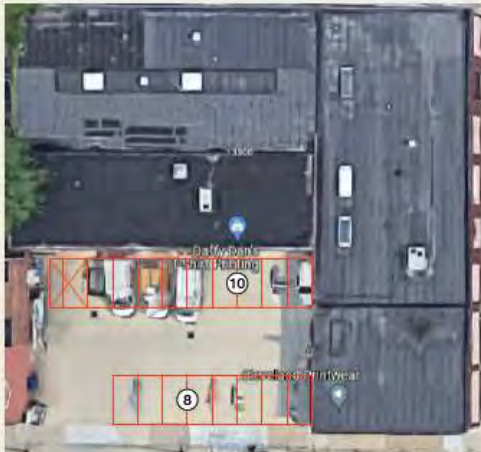
7 LOCATION  
A1 NTS



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# Dedicated Parking

Cleveland Printwear



Scalish Construction



Padre Pio Academy



Transfiguration Parish



Brennan's 5LLC



# Overflow Parking

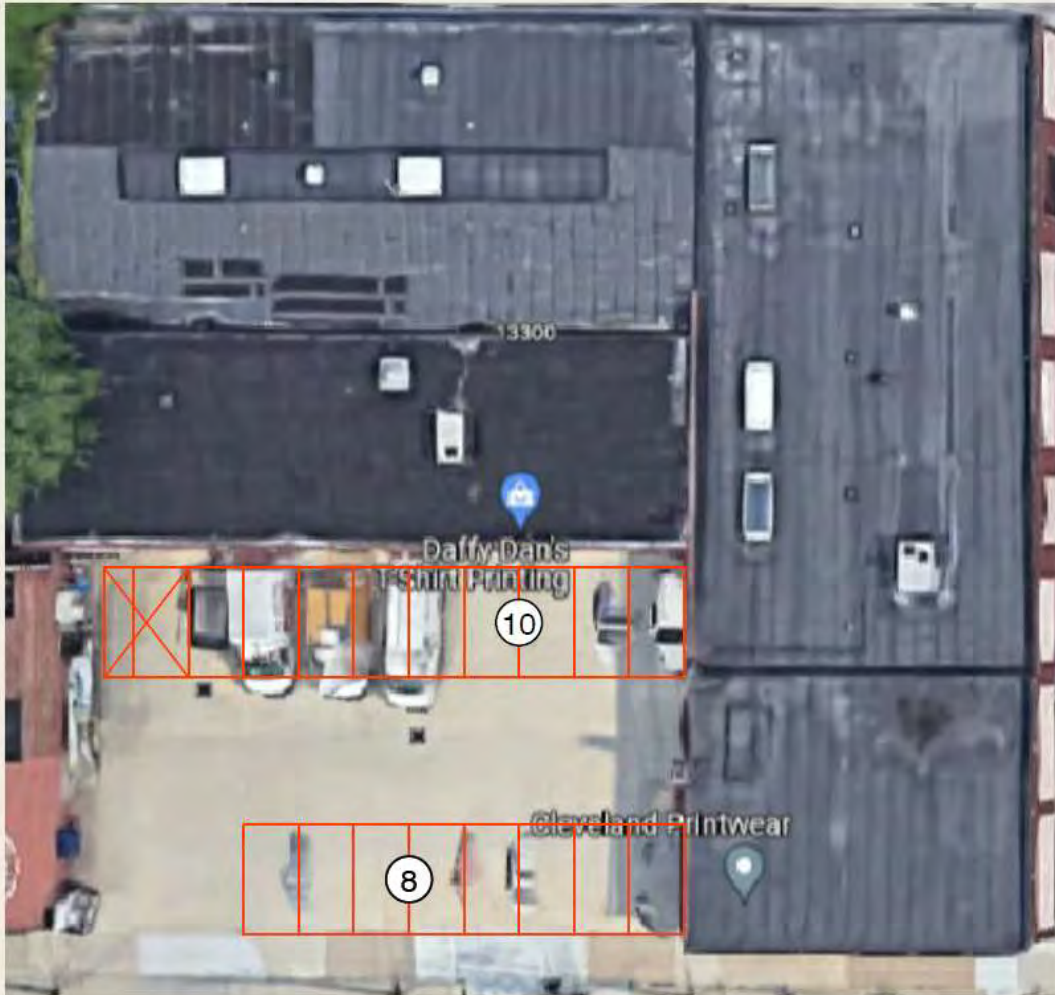
Tarrymore Inn



Lakewood One Stop



Cleveland Printwear



Scalish Construction



Dedicated Parking

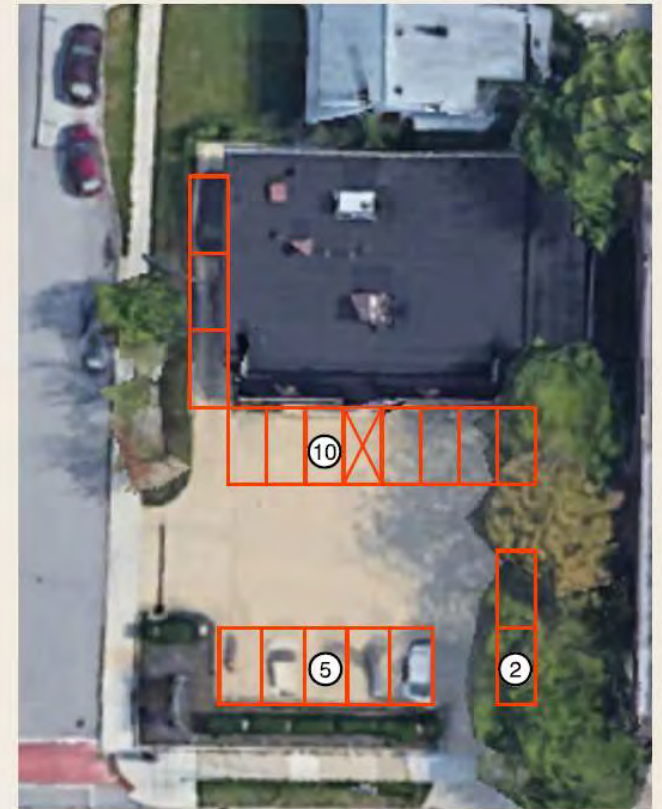
Padre Pio Academy



Transfiguration Parish



Brennan's 5LLC



Dedicated Parking

Tarrymore Inn



Lakewood One Stop



Overflow Parking

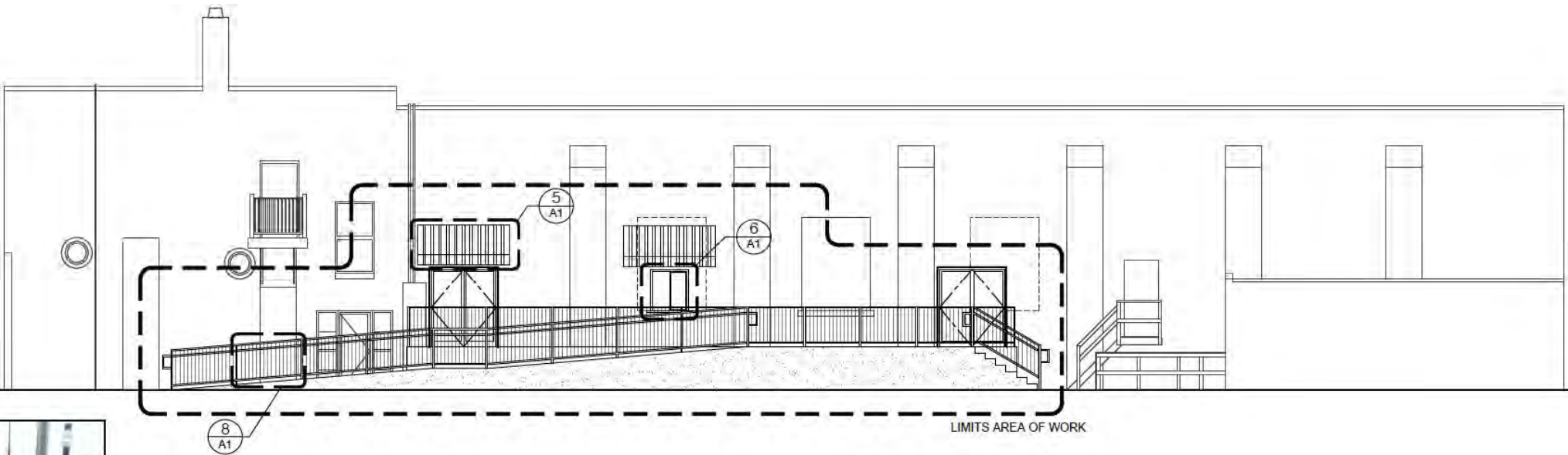


2 FRONT ELEVATION (SOUTH - MADISON AVE.)  
A1 1/8" = 1'-0"



9 3D SIDE ELEVATION  
A1 NTS





3 SIDE ELEVATION (EAST)  
A1 1/8" = 1'-0"



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# Community-owned solar on Mahall's

## Project description



**CLEVELAND SOLAR  
COOPERATIVE**

**October 2021**

The Lakewood Community Solar Cooperative, a group of the  
Cleveland Solar Cooperative

[www.clevelandsolar.org](http://www.clevelandsolar.org)

[Info@clevelandsolar.org](mailto:Info@clevelandsolar.org)

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## The initial site design for the Mahall's features a 42-kilowatt rooftop array



- The initial design includes 120 panels
- Those panels will generate an estimated 53,957 kilowatt hours in its first year
- The array would offset ~79% of Mahall's estimated annual consumption
- The array would save CO2 emissions worth ~40,000 pounds of coal burned (or charging 4.8 million cell phones!)
- This initial design is an example; we'll need to refine based on roof conditions and engineering assessment

\*based on August 2021 bill



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# Supporting Documentation

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[Cleveland Print Wear LOI](#)

[Lakewood One Stop LOI](#)

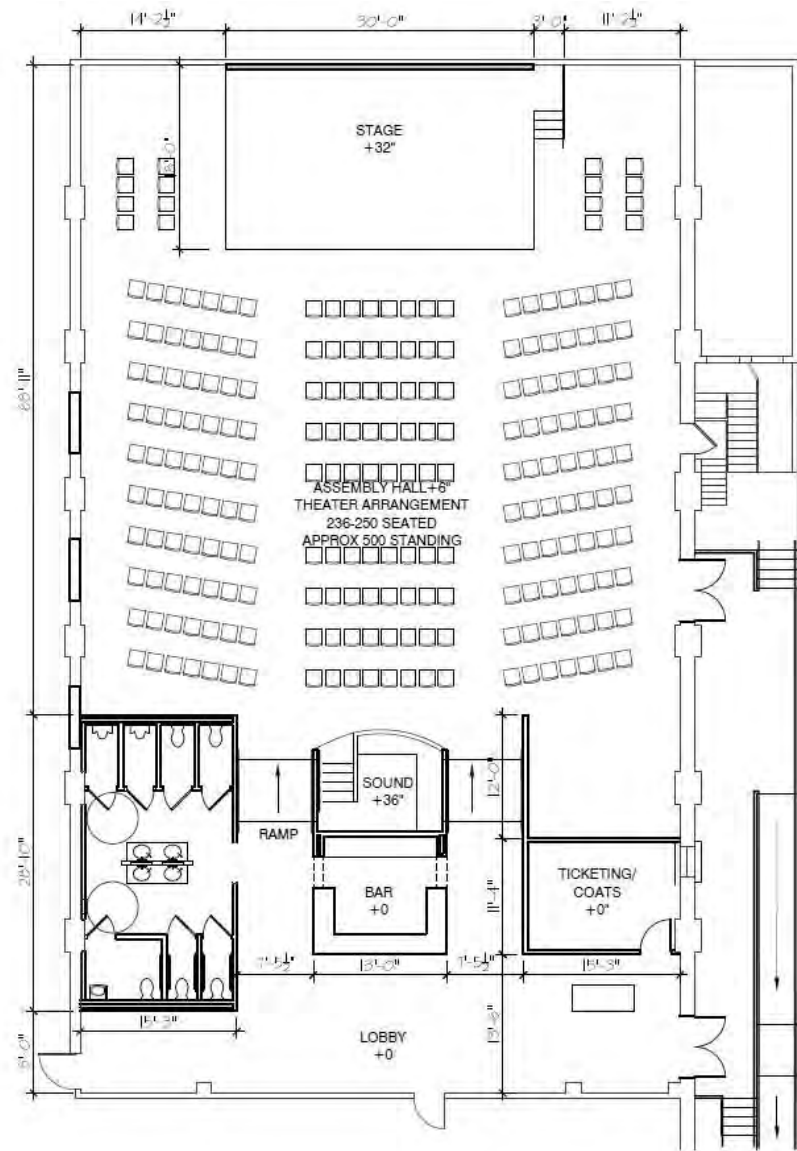
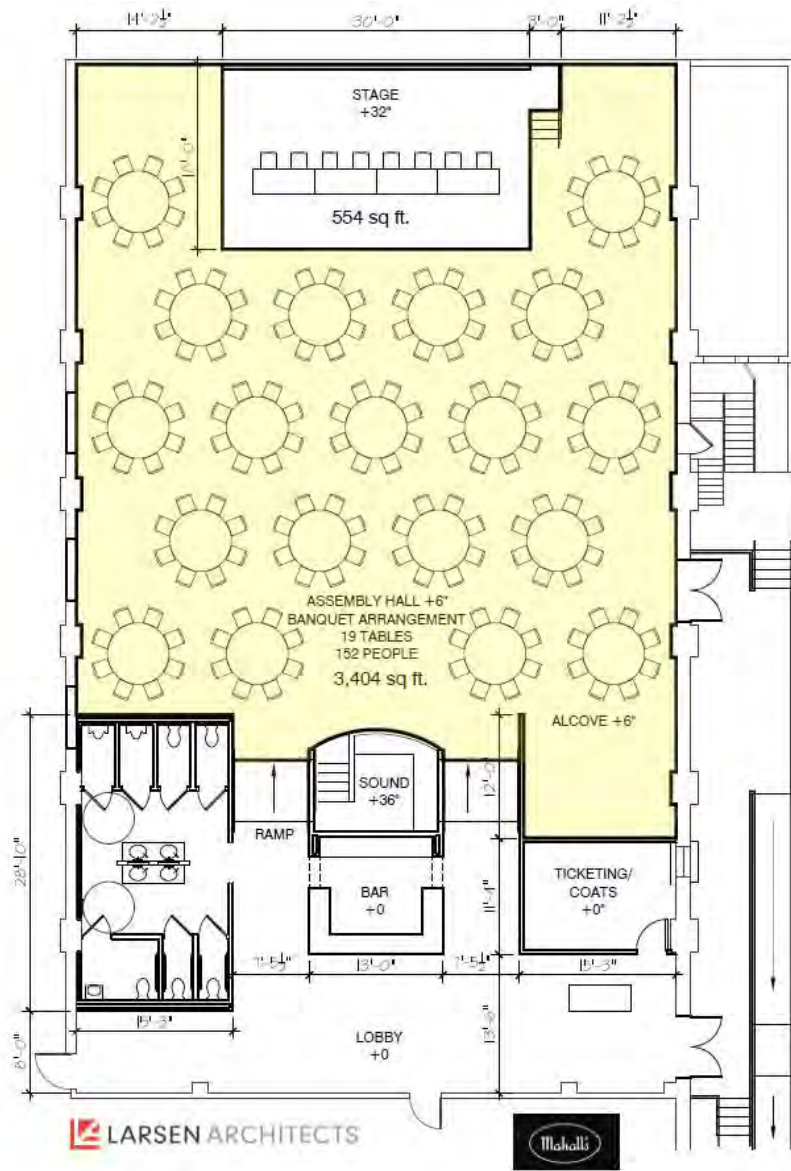
[Tarrymore Inn LOI](#)

[Scalish Construction LOI](#)

[Brennan's Floral LOI](#)

[Padre Pio LOI](#)

[Lakewood Solar Collective Proposal](#)



## **Administration Comments**

### **Application responds to the requirements in 1161 and 1173**

- Approx. 73 Dedicated parking spaces under contract within 1,000 sq. ft, minimum required is 47 spaces for the new proposed public assembly hall of 3,404 sq. ft. , this number includes the 4 additional employees, per 1143.09(10)
- Public parking shown, peak demand times for Mahall's and surrounding uses shown
- Partnering with ride sharing
- Bike parking is proposed, contingent on placement meeting location and spacing requirements
- ABR review is required for proposed exterior changes

**Mahall's**

An aerial photograph of a city street intersection. The street is paved with asphalt and has yellow double lines down the center. There are several cars and a white van on the road. Buildings line both sides of the street. A semi-transparent white text box is overlaid on the center of the image, containing the text. At the bottom of the text box, a street sign for "Warren" is visible.

## Administrative comments

- Approx. 73 Dedicated parking spaces under contract within 1,000 sq. ft, minimum required is 47 spaces for the new proposed public assembly hall of 3,404 sq. ft. , this number includes the 4 additional employees, per 1143.09(10)
- Application responds to the requirements in 1161 and 1173 and is providing more than the minimum required dedicated parking.
- ABR review is required for proposed exterior changes

1143.09 Parking Plan Review	Mahall's "Project Roxy"
1.) Impact on central character of residential neighborhoods taking on overflow parking	
2.) Available surface parking lots in the neighborhood that could be used for shared parking	LOI's with 7 different businesses within 1,000 ft for 73 spaces. Additional public parking in two Madison Park parking lots, first come first serve
3.) Similarly scaled projects throughout the City to compare parking footprint	
4.) When a restaurant use is proposed, the total number of tables to parking spaces	Two proposed layouts- the table layout shows 19 tables
5.) Total number of employees	For the proposed space, an additional 2-4 employees
6.) Alternative forms of transportation available in the neighborhood	Ride share services encouraged agreement with Mahall's
7.) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees	Installation of additional bike racks
8.) Peak demand for parking spaces from all uses compared to the total supply of spaces	Mahall's shows heavies use in the winter months and after 8 pm, other uses at park peak in the summer during daylight hours
9.) Traffic impact analysis and/or a traffic demand study	
10.) For uses defined as Institutional or Public Assembly in Schedule <a href="#">1143.05</a> , the following guidelines A. One space for each 80 square feet of all auditoria and public assembly rooms: and	43 spaces
B. One space for each employee	4 spaces

**1143.12 Bicycle parking**

**Mahall's "Project Roxy"**

(a) One bicycle parking space per 2,500 square feet shall be provided for uses defined as Retail or Office;

Currently, Mahall's has two bicycle racks on its abutting sidewalks. In addition, Madison Park has various bike racks that are used frequently by Mahall's patrons.

(b) Required bicycle parking shall be provided in a safe, accessible and convenient location:

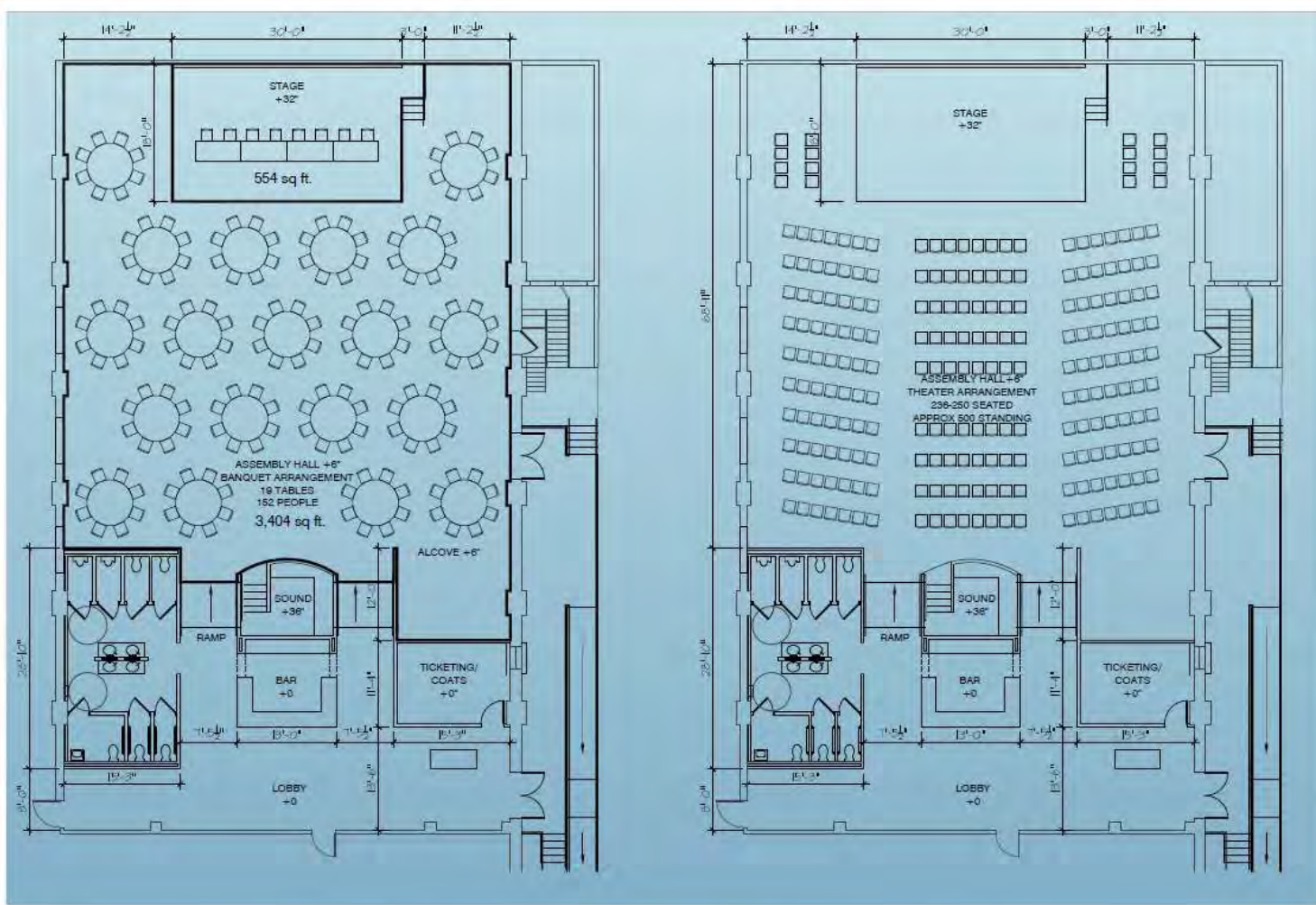
With Project Roxy, we plan to add a minimum of 20 individual bike/scooter stalls on racks or similar installations on or abutting Mahall's property

(c) The bicycle space shall be within 250 feet of at least one main entrance of the building, as measured along the most direct pedestrian access route, except that bicycle spaces already installed within 250 feet of one main entrance shall count towards the bicycle parking requirement;

Mahall's has two bicycle racks on its abutting sidewalks and will continue to direct our patrons to Madison Park for additional bike/scooter storage.

(d) There must be an aisle at least five feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way; and

(e) Bike rack design shall follow the recommendations in the Association of Pedestrian and Bicycle Professionals (APBP) Bicycle Parking Guidelines or similar guidelines



# The Roxy

A renovation of the “Upstairs Lanes” to continue Mahall’s mission of historic preservation, customer experience and community building.

Inspired by the original use of the space as a 1930’s era dance hall and ballroom dubbed “The Roxy”, the space will boast a 500 patron capacity for the ever growing demand for creative experience and event spaces on Madison Avenue.

In addition, the project will allow the owners to complete their overhaul of the building’s electric and HVAC systems, add fire suppression to the most trafficked areas within the building, add bathrooms and improve ADA accessibility.



# PUBLIC COMMENT

# Public Comment #1

Michelle/ Planning Department

Below are my comments/questions for the April 7 agenda

Docket No. 04-08-22-Mahall's 20Lanes

- I like the idea of the Mahall's expanding, but I am concerned about Birdtown parking (even though I know Mahall's is technically not in Birdtown).
- It was unclear from the agenda documents if the owner of Mahall's has received formal permission from the seven locations to be used as evening parking or is this a proposed idea. I assume this will be clarified on Thursday.
- I do not think the average person coming to Mahall's will know that they can park in a few spaces in seven locations near the establishment. I think most people will just try to find a spot on the street that will spill over and further congest Birdtown street parking. To give an indication of how congested Birdtown parking already is, I am calling the police at least once a week because someone parks across my driveway at night to go to a bar or restaurant.

Thank you for time in reading these comments. I am going to try to attend this meeting in person.

Ralph Piunno

12223 Madison Avenue

## Public Comment #2

An abutting neighbor on Clarence stopped in to discuss the parking plan for Mahall's. The neighbor explained that she has issues with Mahall's patrons blocking her driveway and has had to call Mahall's and once even had have a vehicle towed, because a Mahall's patron was blocking in visitors to her home that were parked in her driveway.

If the proposed plan will alleviate demand for on-street parking she is in favor of the plan and hopes that it will reduce traffic on her street, and particularly that Mahall's patrons will not block her driveway. Additionally, she has had issues in the past with noise and trash which were eventually alleviated after multiple calls to the city. She hopes the new owner will makes sure that the trash is cleaned up, that any music and noise is controlled and that Mahall's patrons will have enough legal spaces that they will not block her driveway. She has lived in her home for more than 20 years and invested a good bit of money in fixing it up and landscaping her property, she loves her home and wants to be able to enjoy living there.



**Request #1**  
**Parking Plan Review**

Docket No. 04-08-22  
13222 Madison Ave.  
Mahall's 20Lanes

Joseph Pavlick, Mahall's 20 Lanes, applicant, requests approval of a parking plan for "Project Roxy". Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C2, Commercial - Retail district. (Page 39)

Mahall's 13222 Madison Ave



**ADJOURN**