

**MINUTES  
SPECIAL MEETING  
PLANNING COMMISSION  
APRIL 22, 2021  
CITY OF LAKEWOOD  
5:00 P.M.  
REMOTE MEETING - RECORDED**

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

The remote meeting information will be posted by 5 PM the day of the meeting at [www.onelakewood.com/accordions/planning-commission/](http://www.onelakewood.com/accordions/planning-commission/)

The meeting was called to order at 5:00 p.m.

**1. Roll Call**

Members Present

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

Others Present

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

**2. Opening Remarks**

Administrative staff ("staff") did not read the Opening Remarks into record as they were waived. The Commission Members ("members") were volunteers and advised the public to send notice through the chat function if one wanted to address a particular docket item.

**OLD BUSINESS**

**CONDITIONAL USE**

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

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

Rick Doody, Bar Italia and Elliott Ensley, Nature's Oasis were present to explain the revised request. The intention was for the two businesses to operate the parklet. Staff provided an analysis of the project. Public comment was taken. A letter of opposition was received (made part of record). Discussion ensued between the business owners and members about placing the outdoor dining area in the south municipal parking

lot, concern about placement on Detroit Avenue, the addition of a second barrier on the east end, service time, the distance between the tables, the proposed raised platform for the ADA spot continuing the length of the dining area, the anchoring/stability of the plexiglass barriers, the barriers (confirmed they were concrete, had reflective materials, would be in an aesthetically appropriate condition), future expansion, safety issues of parklets (on main streets and in parking lots), maintenance of trash and cleaning of surfaces, use of tables and seats by patrons from other eateries, anticipated signage, previous approval, amending of city's ordinance.


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

- Must comply with Lakewood's temporary parklet and health department standards.
- Compliance with safety forces and administrative review.
  - Reflectors added to barriers.
  - Any barriers and umbrellas are approved for aesthetics and method to secure them.
- Use agreement with Nature's Oasis.
- Must be removed from the right-of-way from December 1, 2021 through March 31, 2022.
- Applicant(s) meets health standards set forth by the Cuyahoga County Board of Health.
- For aesthetic purposes, the City reviews and approves the barriers, furniture, fixtures, dividers, and planters associated with the proposal.
- The placement of an addition barrier on the east end of the parklet.

Mr. Krewson, Mr. Kelly, and Mr. McDermott voting yea, Ms. Jordan, and Mr. Wise voting nay, the motion passed.

## ADJOURN

A motion was made by Mr. Kelly, seconded by Mr. Krewson to **ADJOURN** the meeting at 5:56 p.m. All the members voting yea, the motion passed.

  
Signature Johanna Schwarz  
Administrative Assistant II  
Signed on behalf of Chair

05-06-2021  
Date

## Johanna Schwarz

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

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

I am not in favor of a Parklet on Westwood Avenue. Our parking situation in Lakewood is horrible. I've lost clients due to people not being able to park. They have garage doors that open to allow them outdoor like dining. All businesses have been affected by covid. If you allow one restaurant to do this...everyone's gonna want to do this. Where do people park? I also don't think it's safe to have eating in the street. I would not want to be dining with my family right on the street when cars driving by...that is an accident waiting to happen. Bar Italia has a drive way back area behind the building that if they need to use I feel like they should be using their own space and not public space.

Stacy Careccia


Forbici Salon  
15618 Detroit Avenue  
Lakewood, Ohio 44107

216.227.0077

[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.forbicisalon.net&c=E,1,-O3sV-RUOrNfQxQdtYSamwPbl\\_b-TtmgSACHFDigvloVcWu-aUR0mi7UUSJlyOVEYDKUt2kG7ZNCLfVYQDEcmS-KjnLrXA9m9RMCgRzww8Y\\_\\_VOODISpZrY,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.forbicisalon.net&c=E,1,-O3sV-RUOrNfQxQdtYSamwPbl_b-TtmgSACHFDigvloVcWu-aUR0mi7UUSJlyOVEYDKUt2kG7ZNCLfVYQDEcmS-KjnLrXA9m9RMCgRzww8Y__VOODISpZrY,&typo=1)



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Docket No. 11-51-21  
15625 Detroit Avenue

**BAR ITALIA PARKLET – TEMPORARY  
OUTDOOR DINING**

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## Request

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

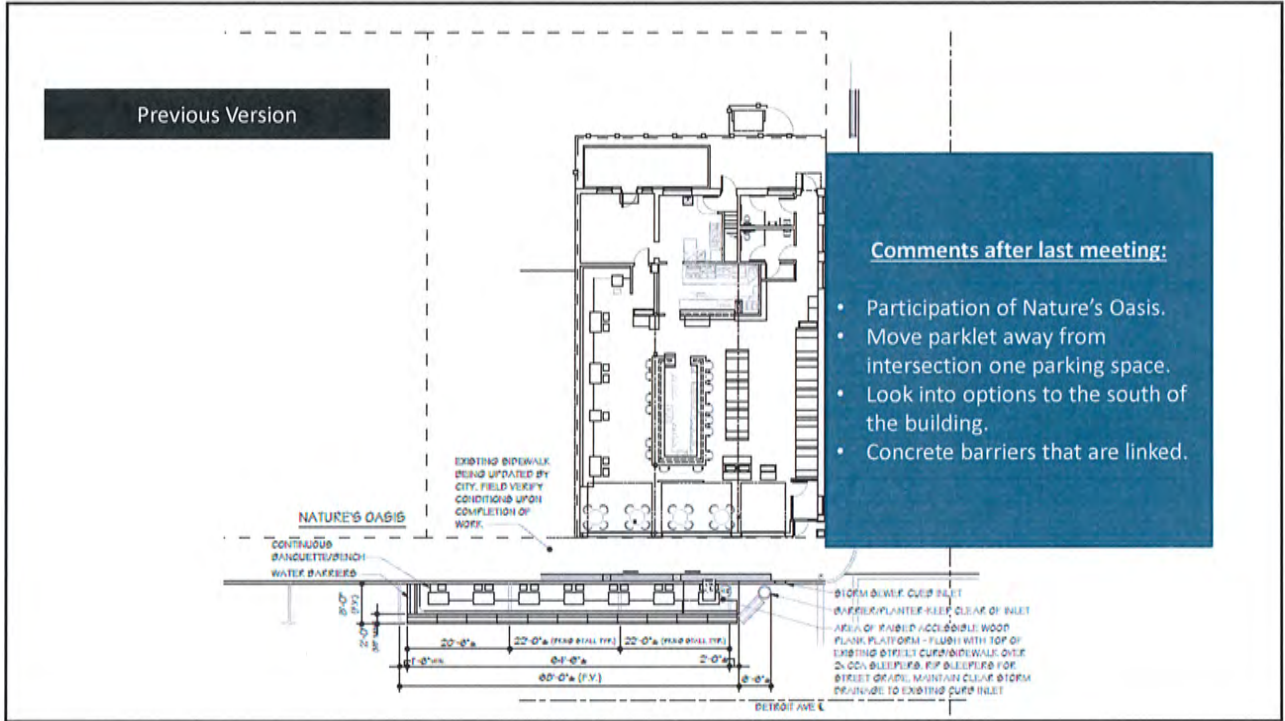
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## Temporary Outdoor Dining

Permitted pursuant to Resolution 2020-31.

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

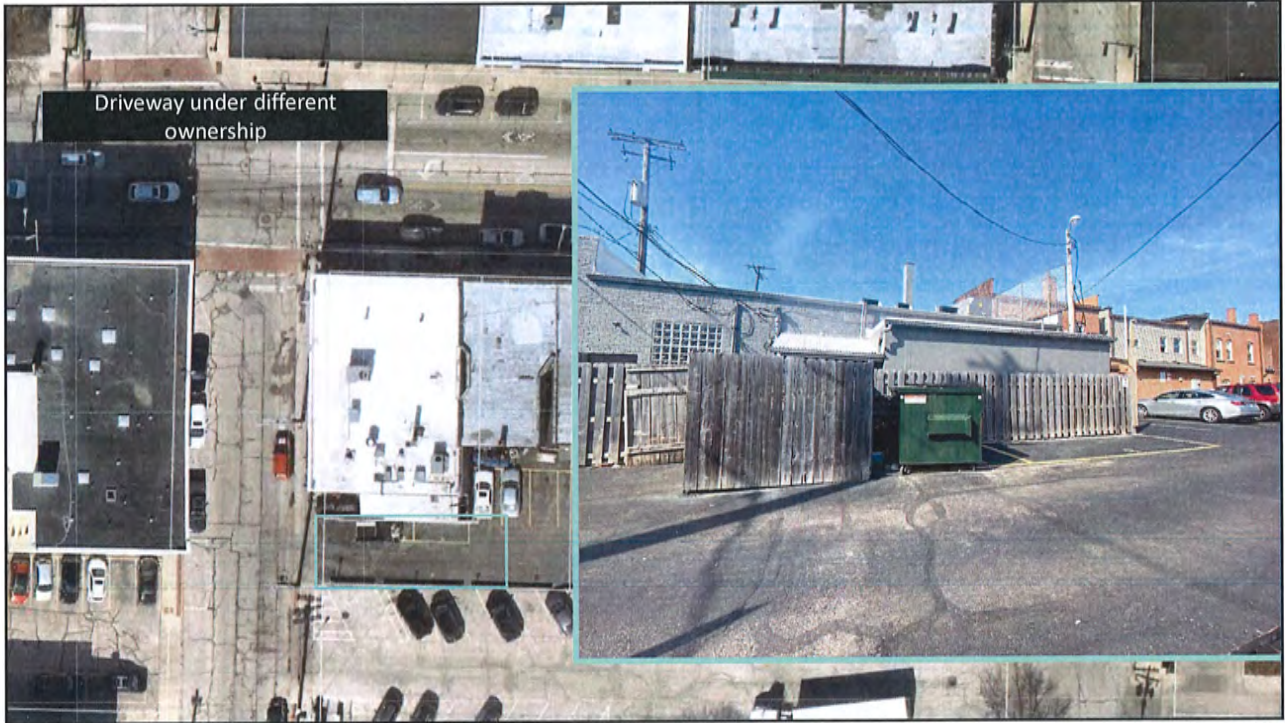
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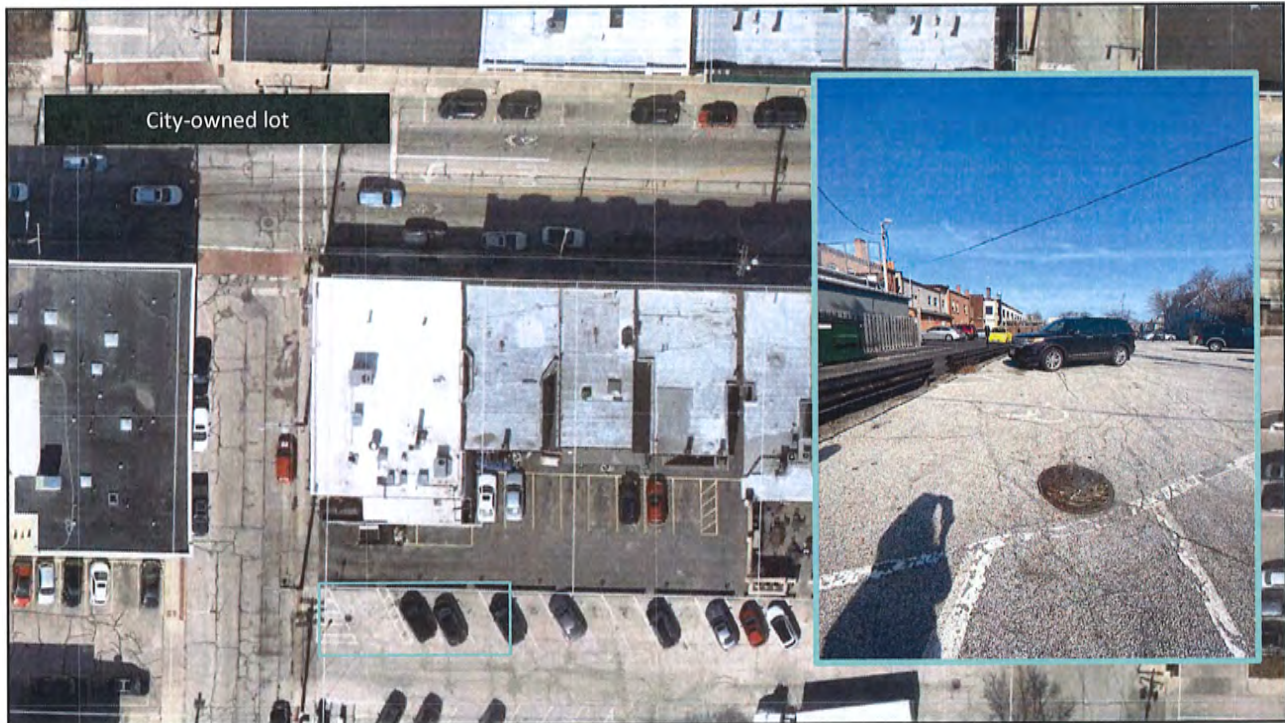
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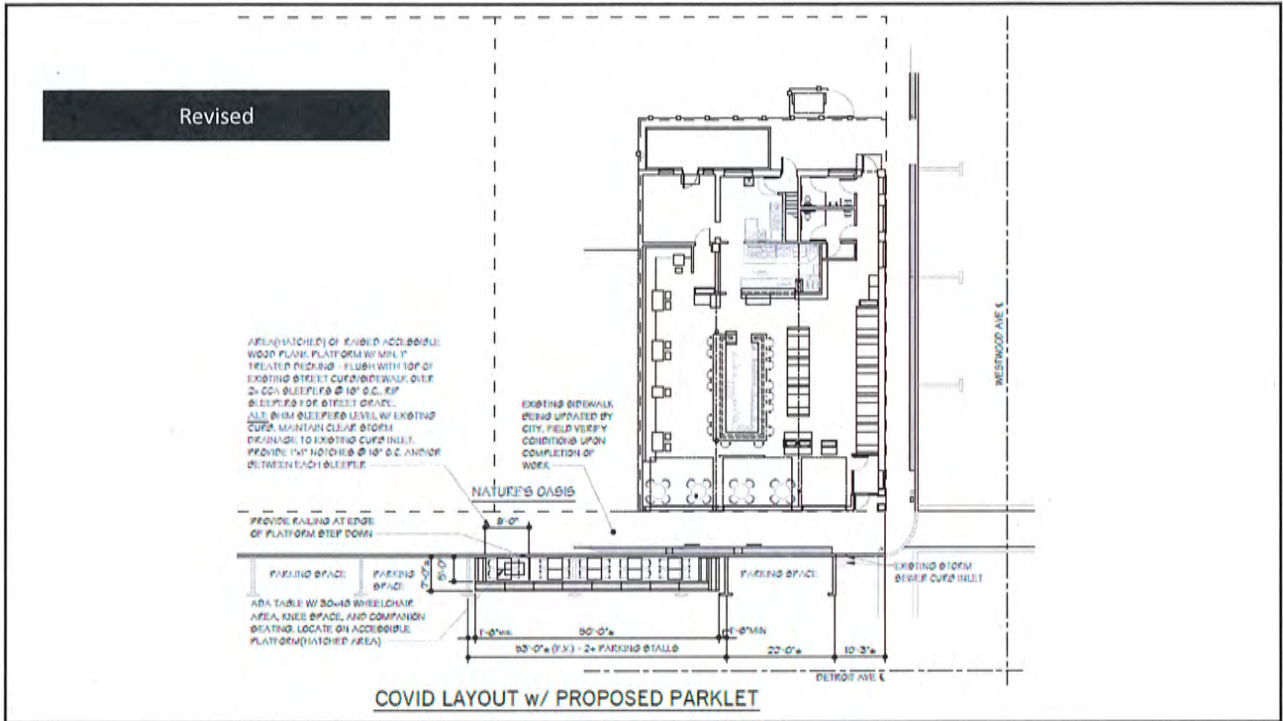
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**SAFETY FORCES REVIEW - UPDATED**

**Planning:**

City representative on site during concrete barricade placement.

**Police:**

No Comments with revisions per Planning Commission.

**Fire:**

No objections.

**Engineering:**

Need to maintain drainage path along the curb.

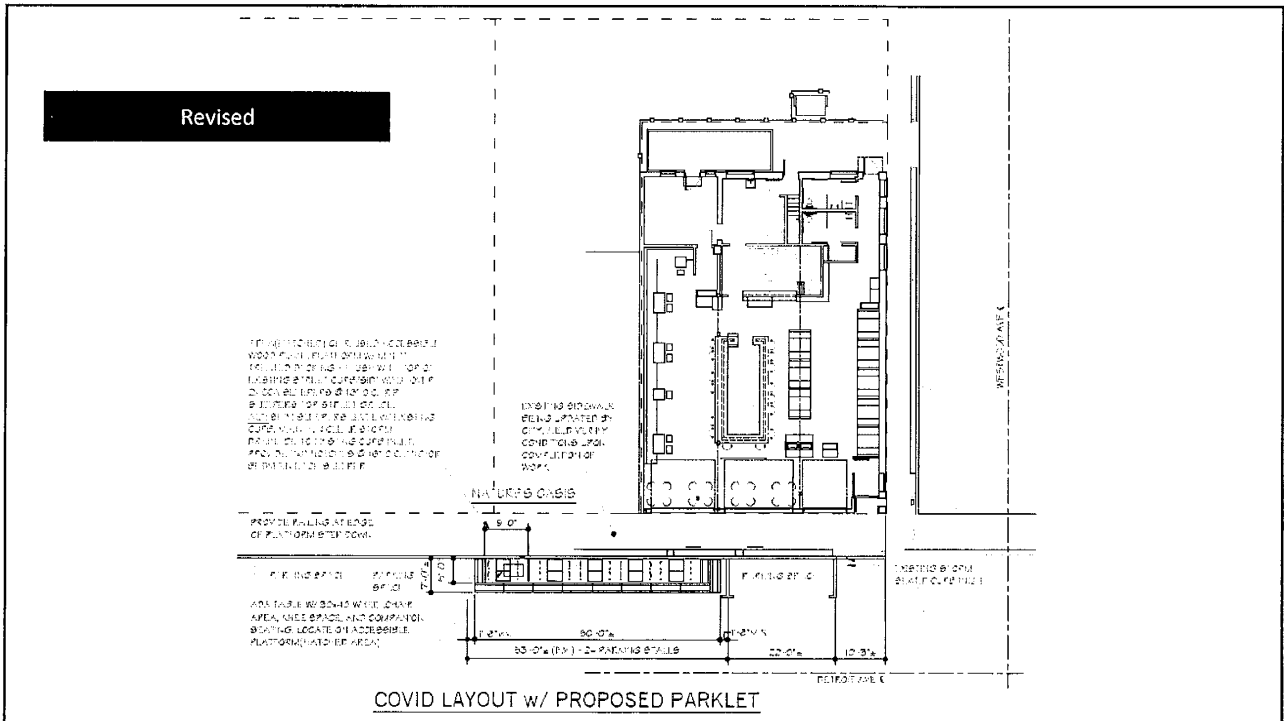
**Building Department:**

No comments.

**Architectural Review:**

- Provide specs/cut sheets of tables and chairs.
- No signage is permitted to be hung from the barriers without approval.

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## Request

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### Recommended Conditions:

1. Must comply with Lakewood's temporary parklet and health department standards.
2. Compliance with safety forces and administrative review
  - Reflectors added to barriers.
  - Any barriers and umbrellas are approved for aesthetics and method to secure them.
3. Use agreement with Nature's Oasis.
4. Must be removed from the ROW December 1– March 31.

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Planning Commission – Special Mtg  
April 22, 2021



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