

MINUTES
(Recording is available)
PLANNING COMMISSION
MAY 4, 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

OTHERS PRESENT

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

A motion was made by Mr. Gaydos, seconded by Mr. Metzger to **EXCUSE** the absence of Mark Papke, City Engineer. All of the members voting yea, the motion passed.

2. Approve the Minutes of the April 6, 2017 meeting

A motion was made by Mr. Coyne, seconded by Mr. Metzger, to **APPROVE** the minutes of the April 6, 2017 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The reading of the Opening Remarks was waived.

OLD BUSINESS

CONDITIONAL USE

4. **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. At the request of the applicant, this item will be deferred until the June 1, 2017 meeting. (Page 3)

Mr. Sylvester reported the applicant requested a deferral until the meeting in June. He added that St. Edward High School representatives were working with the Schafer family and other neighbors on Nicholson Avenue to address issues based on comments made at last month's Planning Commission meeting.

A motion was made by Mr. Baker, seconded by Mr. Gaydos to **DEFER the request until the meeting on June 1, 2017**. All of the members voting yea, the motion passed.

NEW BUSINESS

CONDITIONAL USE

5. **Docket No. 05-09-17**
17625 Detroit Avenue
Salt+

Jessica & Jill, applicants for the property located at 17625 Detroit Avenue, Salt+, request the review and approval of a Conditional Use for an outdoor dining facility pursuant to Section 1129.02 – Principal and Conditional Permitted Uses, Section 1129.13 – Supplemental Regulations for Outdoor/Seasonal Dining Facility, Section 1161.03(t) – Supplemental Regulation for Specific Uses - Outdoor/Seasonal Dining, and Section 1173.02 – Determination of Similar Use., in a C2, Commercial and Retail district. (Page 4)

Jessica Parkison and Jill Vedaa, applicants, were present to explain the request.

Mr. Sylvester stated that the administration supported the request. The Commission agreed that it was a thoughtful design. The rear door would be ADA approved, and there would be a gate to the patio. For security purposes, there would be cameras and an attending hostess. Hours of operation were disclosed.

A motion was made by Mr. McMahon, seconded by Mr. Gaydos to **APPROVE** the request. All of the members voting yea, the motion passed.

LOT SPLIT

6. **Docket No. 05-10-17**
12318 Plover Avenue
City of Lakewood

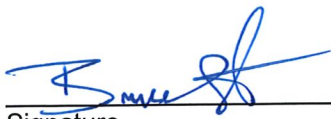
Mary Leigh, City of Lakewood, applicant requests the review and approval of a lot split of two parcels (PPN 315-22-119 & 315-22-073) to accommodate new homes being built on the property located at 12318 Plover Avenue, for pursuant to Section 1155.07 – Procedures for Lot Splits. This property is located in an R2, Single- and Two- Family district. (Page 20)

Mr. Sylvester represented the applicant to explain the request and describe the existing/proposed property's uniqueness. The Board of Zoning Appeals would be determining the property's non-conformity use prior to any decision of the Planning Commission.

A motion was made by Mr. Baker, seconded by Mr. Gaydos to **REFER 12308 Plover Street to the Board of Zoning Appeals**. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Gaydos, seconded by Mr. McMahon to **ADJOURN** the meeting at 7:11 p.m. All of the members voting yea, the motion passed.



Signature

Bryce Sylvester
Board Secretary

June 1, 2017

Date



Oath

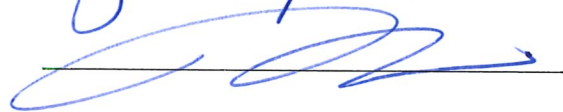
(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

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. Jessica Parkison
2. Jill Vedaa
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

- Jessica Parkison
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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, May 4, 2017

Schwarz, Johanna

From: BJusczak@aol.com
Sent: Thursday, April 13, 2017 2:52 PM
To: Planning Dept
Subject: Re: Docket No. 04-07-17

Dear Planning Commission Members--

I do realize I'm running a week behind here, but I remained quiet at the Planning Commission meeting last Thursday because I express my thoughts better in writing (also because felt I needed a cooling-off period so you did not receive something written in all caps with many exclamation points). I have, however, already expressed my opinions via e-mail to Council members Marx and Litten.

Since 1989 I have lived at 1370 Nicholson Avenue. My husband has already written to several council members and presented them with logical, reasoned statements on behalf of the homeowners, landlords, and tenants of Nicholson Avenue who will be impacted by St. Edward High School's proposed parking plan. As a resident for 28 years, I would like to put forth my illogical, emotional point of view.

One of the rabbits who survives the brutal destruction of his warren for a development in Richard Adams' 1972 novel "Watership Down" comments that the humans who did it must have acted out of hate, but another disagrees: "That wasn't why they destroyed... It was just because we were in their way."

That's admittedly an overly dramatic opening statement. However, I watched in shock and horror one morning many years ago as Bobson's Hardware, where my daughter held her first job, was not simply closed as I had thought but reduced to an enormous pit and a gigantic pile of rubble occupying the corner of Detroit and Nicholson. It was replaced by a large expanse of asphalt parking lot, a gymnasium wing for the school with a tall blank wall off which sound echoes quite nicely from band practice and the weight room, and a bit of landscaping (I do, however, like the bayberry hedge). In the wake of that and other changes over the years, I've half-joked to friends and relatives about how St. Ed's would probably like to bulldoze the rest of Nicholson and make everything from the railroad tracks to Detroit into one huge parking lot and/or sports emporium. Perhaps my jest is uncomfortably close to the truth.

Last week the Planning Commission distributed letters to us and 5 other properties on my side of the street. It informed us of plans to demolish the 3 doubles the school already owns or to which it has some connection (one seems to be owned by two members of the St. Edward's board of trustees) presently occupied by tenants or some of the Brothers who teach there--and replace them with a parking lot to accommodate more students and patrons of the future Ken Layden '80 Center for Innovation and Entrepreneurship. (No handouts yet on plans for that--just a signboard)

The letter also announced a public meeting to express one's concerns--if you noticed or received a letter (my landlords were *not* notified and were grateful we called them right away). Or you could write or e-mail your views to the Commission. I apologize for dropping the ball on that but am trying to remedy it here. In addition, there was notice of an additional meeting Thursday the 13th (tonight) of the Architectural Review Board to go over the site plans. The two notes we received about that were simply left lying on our porch floor and would have blown away if not rain-soaked. As a long-time resident, I presume notifying the neighborhood is simply a "courtesy" and most of this (like that hospital thing) has already been decided by somebody somewhere judging by the school's website which says "groundbreaking starts in May!" or else the architectural review board wouldn't have anything to review if plans weren't drawn up some time ago.

Two of the council members contacted by my husband attended the meeting. One did not but at least responded to his e-mail. Not sure about the fourth. My landlords, our daughter, and my husband went and voiced their objections, along with a homeowner neighbor across the street, as well as a poor lady and (I believe) also her tenant son who will be surrounded by a sea of asphalt when this happens. She's lived here longest and was obviously distraught.

Perhaps our objections will not make much difference over the long run in what sometimes seems--just my impression here--to be a long-term plan to subtly edge out residents from a residential area and ultimately disrupt a stable neighborhood in favor of private interests. In other words, we're In Their Way. As neighbors of St. Edward's, we haven't fled despite enduring noise, traffic, litter, congestion, marching bands, etc. because ultimately, we love Lakewood, we love

Nicholson, and our homes, whether single, double, owned or rented. Although we are not all homeowners, we have paid taxes, our kids have grown up and turned out fine in Lakewood's public schools, we have mowed lawns, picked up litter, shoveled snow, planted gardens, and generally tried to keep the place in decent shape or make it better than when we first arrived. Are the small contributions we have made as citizens to the neighborhood and community any less valuable than what the school claims to offer? I get the idea that our voices--particularly those of tenants-- are not regarded as important as those of *real* homeowners--or that of our private school neighbor and its patrons--that somehow we are less invested than they. That the important people attend private school here, play or view sports, create noise, traffic and litter--then leave and go back their *real* homes--outside the Lakewood community.

Thank you for your attention to this matter. Hopefully some solutions can be worked out to the satisfaction of all parties. I do also have a few suggestions about landscaping and the site plan but will either save them for tonight's meeting or direct you to an e-mail sent to the Architectural Review Board by a James Wentzel, (over whose shoulder I offered suggestions).

Sincerely,

Bernadette Juszczak

Linda Schafer
1346-48 Nicholson Avenue
Lakewood, Ohio 44107

April 9, 2017

Re: Docket No 04-07-17
Docket No. 04-23-17
13500 Detroit Avenue
Saint Edward High School

Dear Lakewood Planning Commission,

Thank you for the opportunity to express my views on this serious issue regarding the parking lot planned in the residential neighborhood on Nicholson Avenue.

I would like to start by giving you a little background. I am a long term resident of Lakewood since 1958 and a homeowner at 1346 - 48 Nicholson Avenue, when this home was purchased from relatives in 1981. I am in the service industry, as a healthcare worker at Saint John Medical Center, on a limited income and a member of the Westshore CERT Team (formally Lakewood CERT). Participating in the CERT program, I have had many educational and community opportunities to support the city including Lakewood Citizens Police Academy, Safety and Medical programs, Search and Rescue, Citizens Corp, Homeland Security, to name a few.

While looking up this docket and plans, I reviewed the housing portion on Lakewood's website. I noted a few passages and thought I would mention them here. **"The need to protect and enhance the quality and character of our residential neighborhoods,"** and the **"Largest economic engine is the homes and neighborhoods of Lakewood."** I believe in those city views.

I love Lakewood; it is a great place to live; it has a community that cares about the environment; it has a great location, a diverse community and housing with plenty of public services. I love my home and have spent a lot of time, money and sweat equity into to maintaining my home and property. My home is a solid colonial double, built in 1916 at 21 NP 578.96 FT N CL DETROIT, lot size 39 x 189 with a two and a half car garage.



After reviewing the proposed docket and diagrams that will create a parking lot surrounding my property, I found it very devastating and disheartening to me.

Let's review some of my concerns:

1. **Diminished Property Value:**

This is a residential neighborhood. Placing my home surrounded by pavement and a parking lot will diminish my property value and create a stand alone home. This will decrease the ability to rent or sell my property.

2. **Fencing:**

I feel fence location as planned needs to be reviewed and changed, so I can get to my property easily. The old chain link/ barbed wire fence on west and north of my property is leaning and in need of repair and might be off the property line.

Replace it all, so its straight and I don't have to look at the buses. This will also make it quieter.



3. **Safety:**

Additional traffic in the residential neighborhood for myself and safety for the children and homes in the neighborhood.

4. **Increasing Noise Levels:**

Levels of noise will increase with the band, games, cars and people.

Are there any additional construction features that can be installed to help reduce the noise?

5. **Privacy:**

Increase car and pedestrian traffic will decrease my privacy.

6. **Changing the residential neighborhood:**

The removal of 3 homes will change the historical look of the neighborhood.

(James Nicholson House and Cowen Pottery)

7. **Respect of property.**

Increase in students walking across my property to get to the new parking lot.

8. **Trash Accumulation:**

Increases in trash accumulation. Are there additional trash receptacles included in these plans?

Additional questions:

Will there be insurance to cover construction and potential damage to existing homes?

Is this new parking lot used for parking only?

What kinds of lighting will be placed in the parking lot?

Are additional signs, paint or lights being placed to safeguard pedestrians in driveway area?

Where in this design is parking for the busses or larger vehicles?

What is the grade of the parking lot? In my observation the parking lot grade is in the direction of my house. if so, is a curb need with drains to prevent water against my property ?

What is the parking lot constructed of asphalt to concrete?

What is this preliminary storm water feature?

Is there standing water? Should the preliminary storm water feature have a fountain? A drain?

Should the placement of the storm water feature be moved closer to the center of the project?

In my review, it appears most plants and water feature are placed closer to my property line.

Move the whole project to the south by about 3 - 4 feet to allow a greater buffer to access my property and to allow for plant overgrowth?

(Plans show a 10 ft buffer on north end of project and 14 foot buffer on south side of project.)

Are there privacy mounds in the design to hide the parking lot?

Should more evergreen plants and foliage be placed in front of these areas to maintain a residential atmosphere all year round? Are there benches included in the plans?

Are there plans to plant larger trees to reduce wind and create weather barriers?

What is the distance of the new privacy fence from the existing homes?

is there appropriate access to the property? Can a ladder be placed safely for repairs?

Is the barbed wire necessary in the residential neighborhood? Should the existing driveway and landscaping be reworked to match the potentially new parking area?

Can the current fence be straightened? Consideration of a better, more solid, more secure type of fence be added to the plans? Should a buffer be place on all sides of my property?



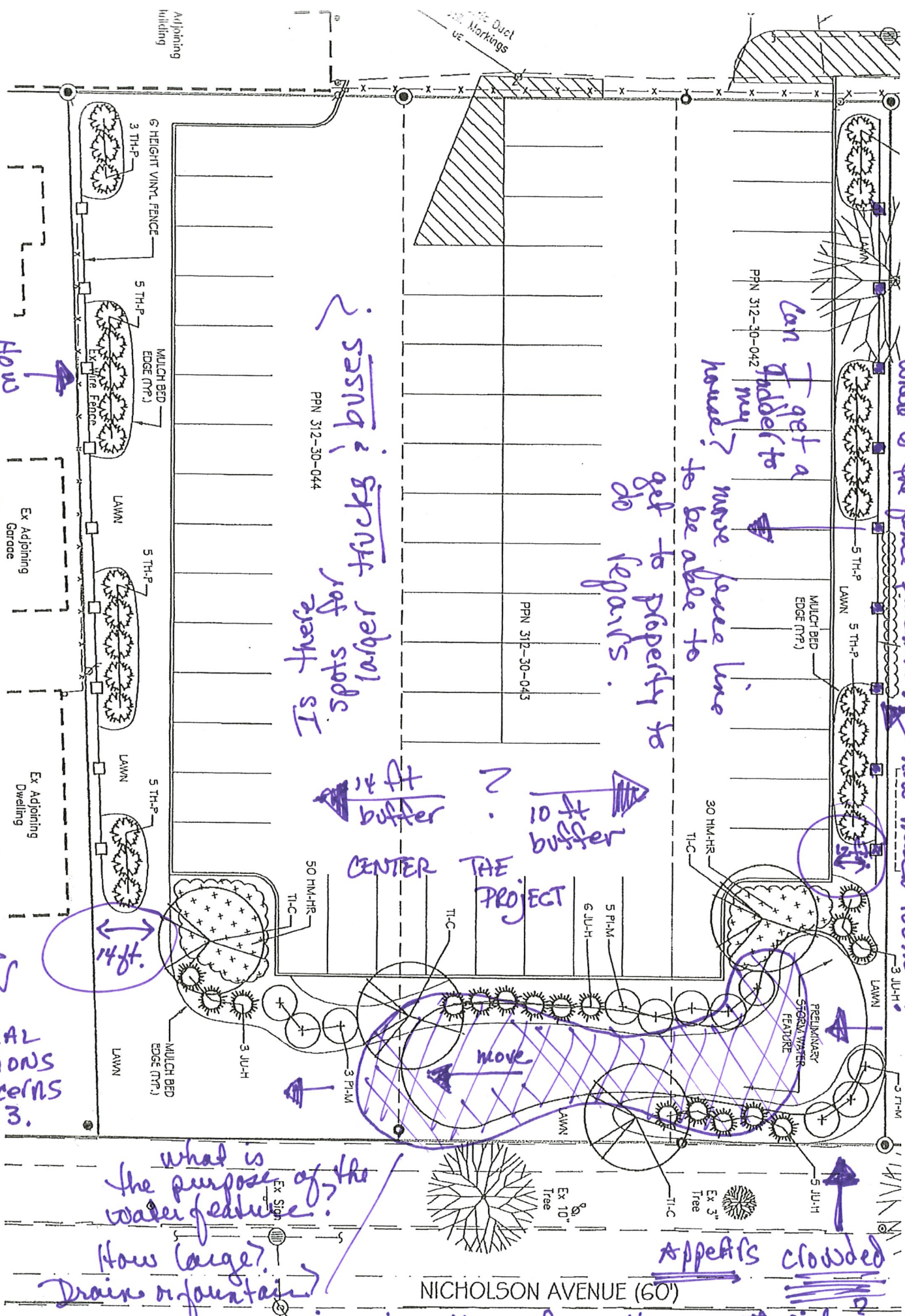
Thank you for considering my questions and concerns.

Sincerely,

Linda Schafer
Long Term Lakewood Resident and Homeowner

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
10	HAIRY	HENRICOCALUS HAPPY RETURNS	HAPPY RETURNS DAVIDLY	#2 CONT.	SPACE 24" O.C.
11	TH-M	THINUS MICO	MUCHO PINE	30" HT.	B4B
12	TH-H	THINUS CH. THINUS GAUCAN	HETZ BLUE JUNIPER	30" HT.	B4B

PLANT MATERIALS LIST
 How much Room? Where is the fence placement?



is sand? Spout gravel for spots for gravel SI

Can I get a mulch to house? more fence line to be able to get to property to do repairs.

14 ft buffer
 10 ft buffer
 CENTER THE PROJECT

SEE ADDITIONAL QUESTIONS & CONCERNS - pg. 3.

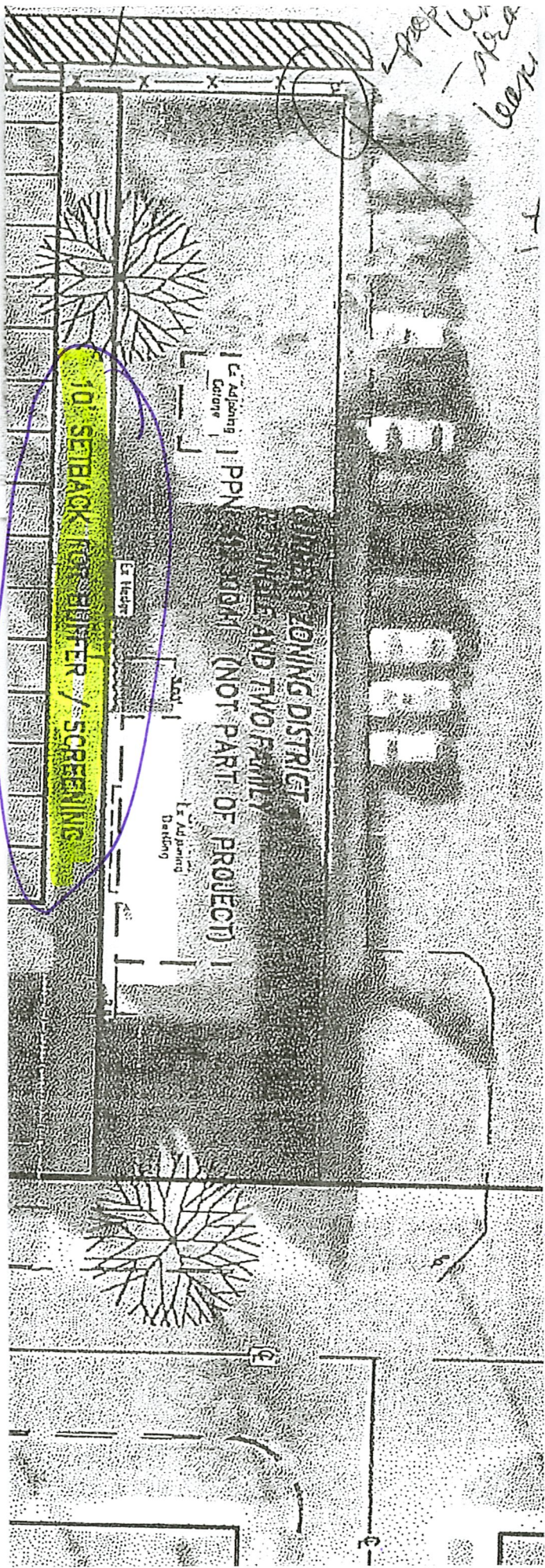
what is the purpose of the water feature?

How large? Drain or fountain?

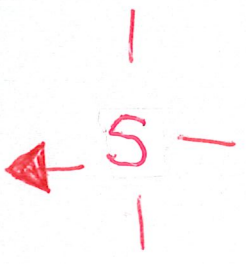
appears crowded

NICHOLSON AVENUE (60')

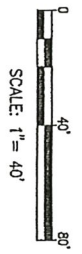
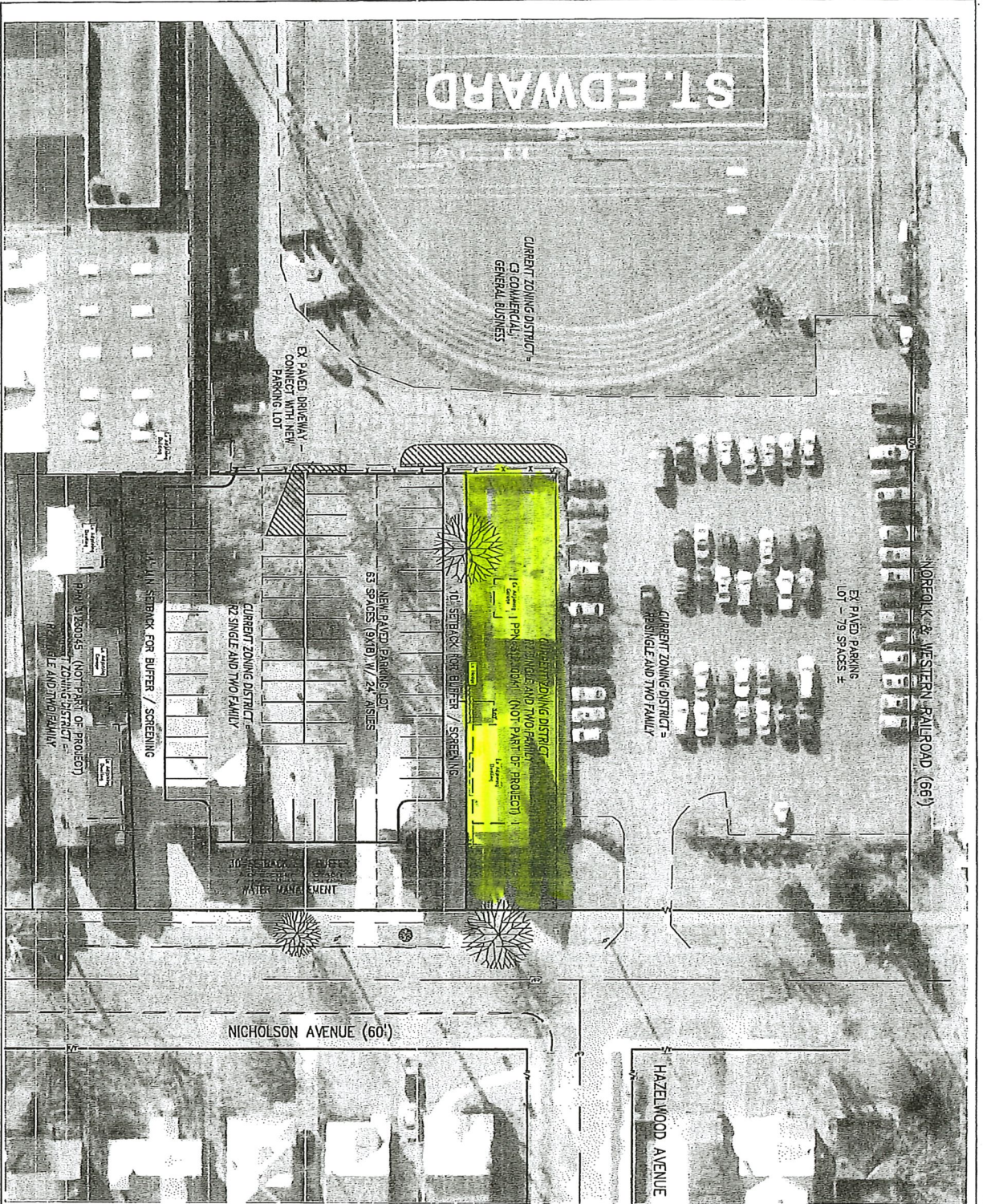
why is the 14 ft buffer on south side?



10' setback
Noted



14 on south?



PC SITE PLAN DATA

OWNER
 ST. EDWARD HIGH SCHOOL
 13500 DETROIT AVE
 LAKEWOOD, OHIO 44107
CONTACT - JOHN F. COERS 216 221 3776

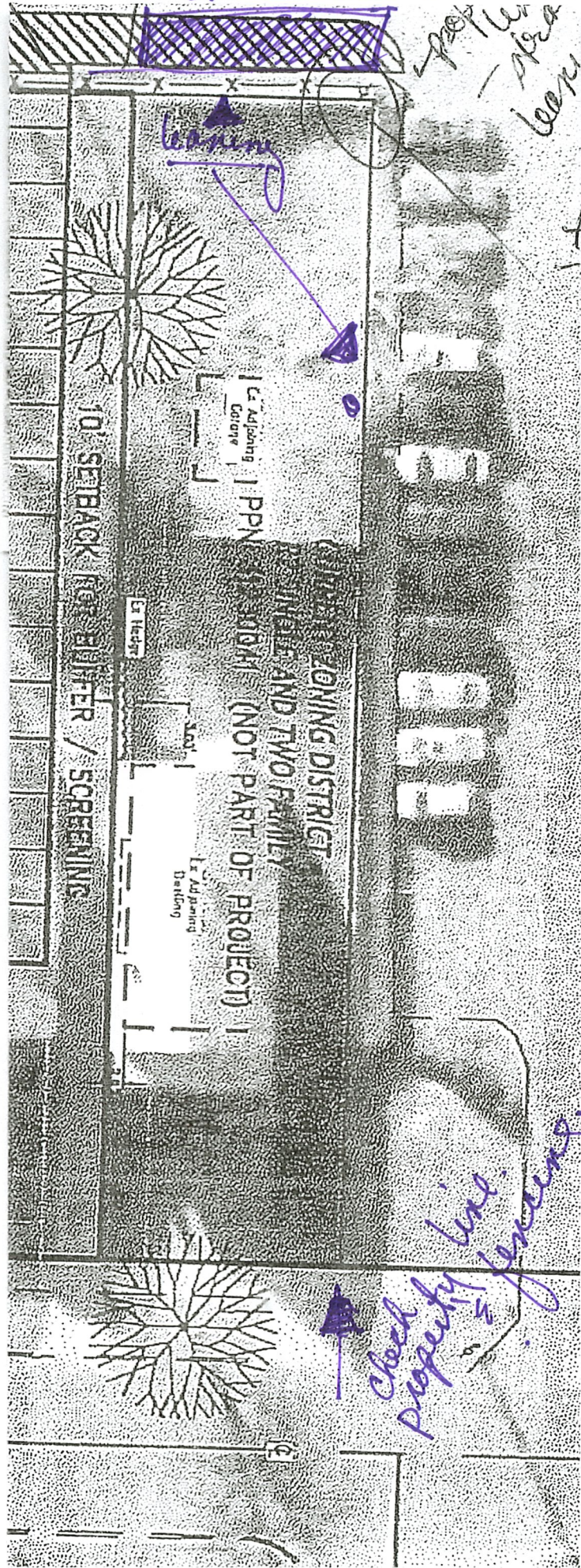
ARCHITECT
 JEFFREY A. GRUSEMEYER & ASSOCIATES, INC.,
 ARCHITECTS
 21555 LORAIN ROAD
 FAIRVIEW PARK, OHIO 44126
 440-333-1185
CONTACT - JEFF GRUSEMEYER 440 333-1185

CIVIL ENGINEER
 GREENLAND ENGINEERING
 4133 ERIE ST. OHIO 44094
 WILLOUGHBY, OHIO
CONTACT - JOHN DRABNICK 440 289 3221

PROJECT PARCEL(S) DATA
 PROJECT PARCEL AREA = 0.575 ACRES
 PROJECT PARCEL NUMBERS = 31230042, 31230043,
 31230044
 CURRENT ZONING CLASSIFICATION = R2 - SINGLE AND
 TWO FAMILY RESIDENTIAL

BUS - barbed wire fence

WEST
↳
North
fence.



1. check line
2. leaning

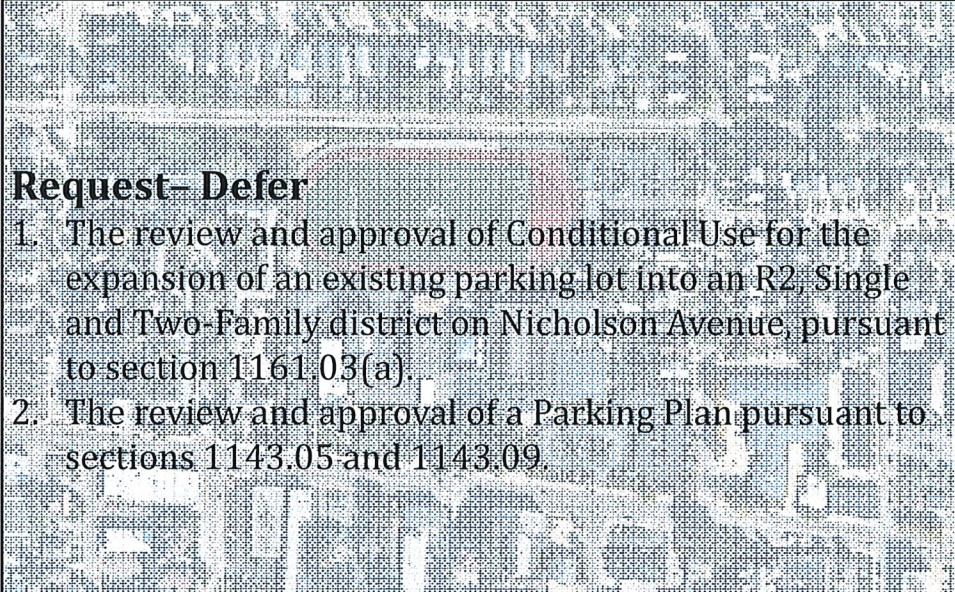
Check
Property line
↳ Leaning



Planning Commission
May 4, 2017



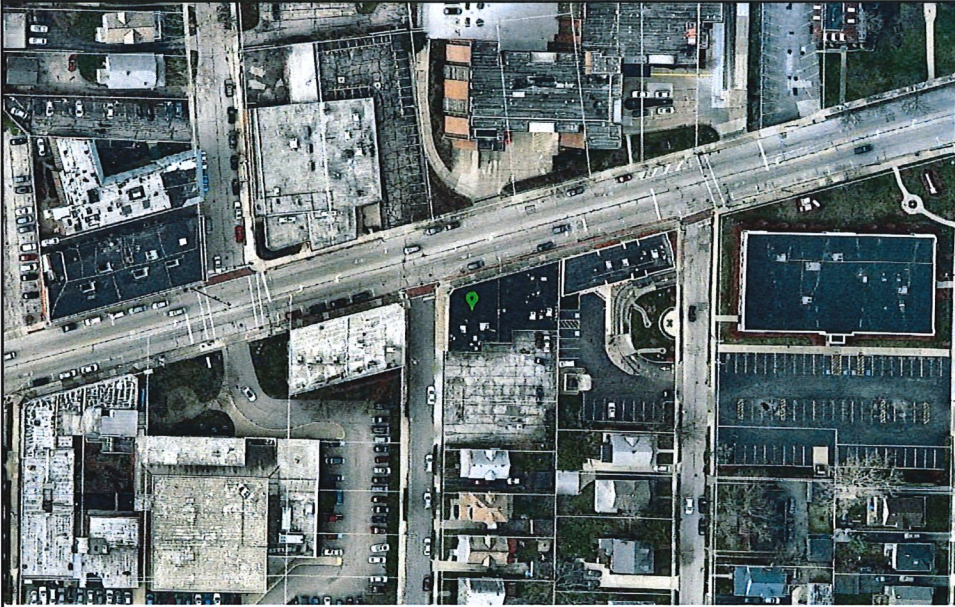
13500 Detroit Avenue
St. Edward High School
Conditional Use



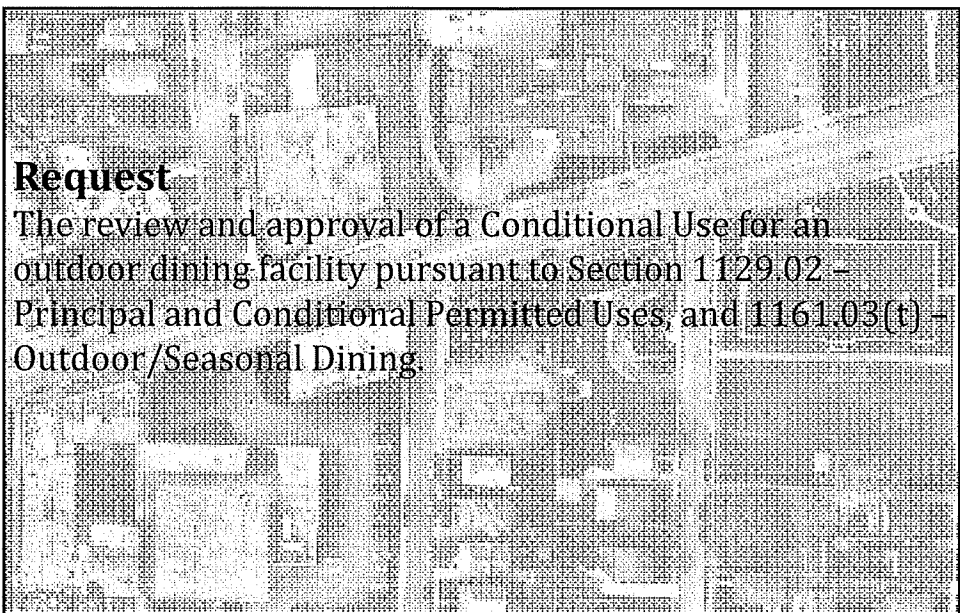
Request- Defer

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

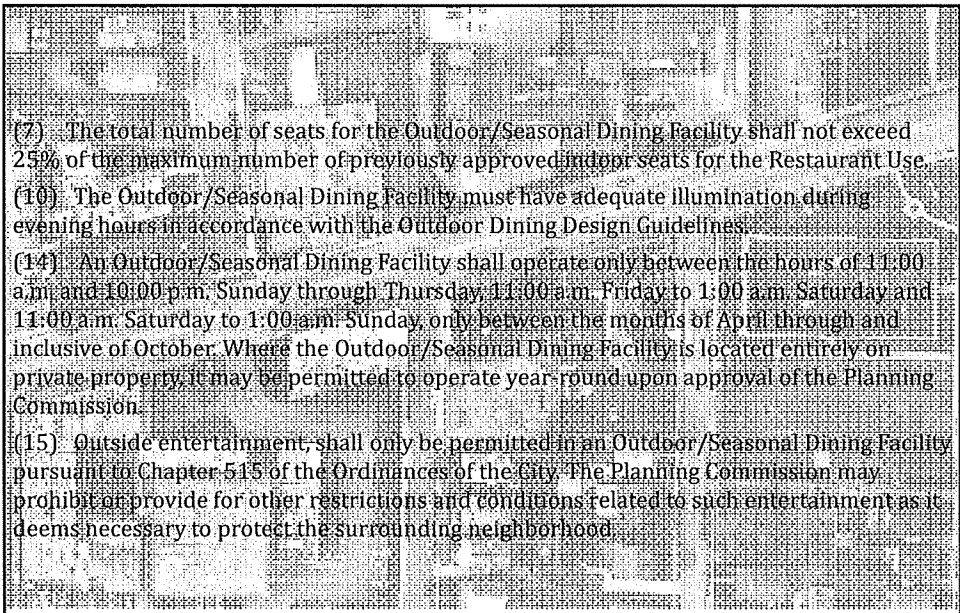


17625 Detroit Avenue
Salt+
Conditional Use



Request
The review and approval of a Conditional Use for an outdoor dining facility pursuant to Section 1129.02 - Principal and Conditional Permitted Uses, and 1161.03(t) - Outdoor/Seasonal Dining.

17625 Detroit Avenue
Salt+
Conditional Use



(7) The total number of seats for the Outdoor/Seasonal Dining Facility shall not exceed 25% of the maximum number of previously approved indoor seats for the Restaurant Use.

(10) The Outdoor/Seasonal Dining Facility must have adequate illumination during evening hours in accordance with the Outdoor Dining Design Guidelines.

(14) An Outdoor/Seasonal Dining Facility shall operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October. Where the Outdoor/Seasonal Dining Facility is located entirely on private property, it may be permitted to operate year-round upon approval of the Planning Commission.

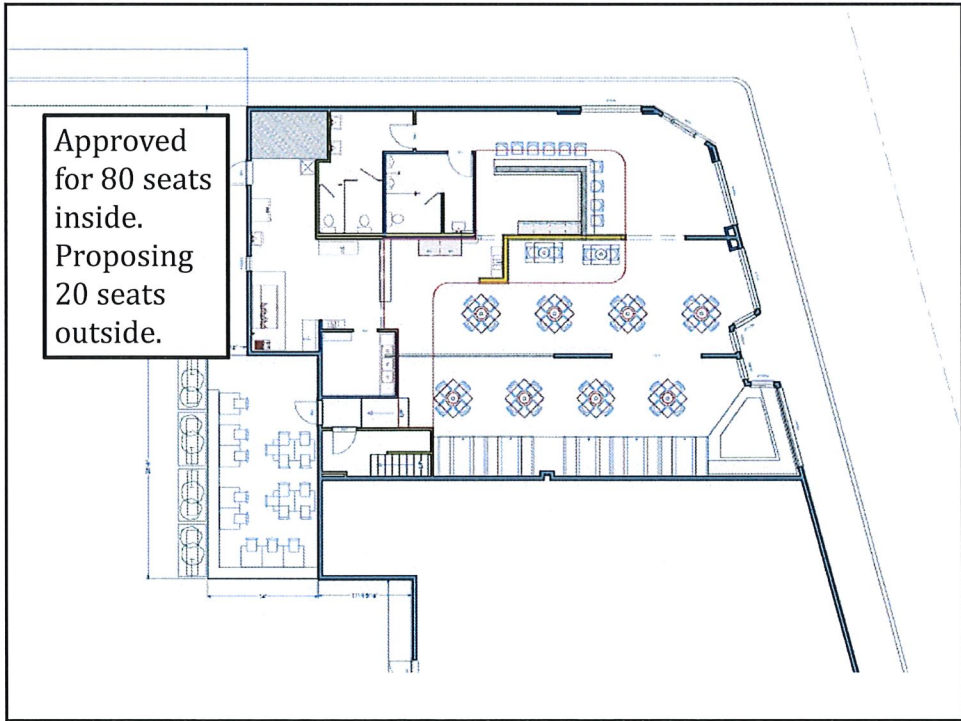
(15) Outside entertainment shall only be permitted in an Outdoor/Seasonal Dining Facility pursuant to Chapter 515 of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood.

17625 Detroit Avenue
Salt+
Conditional Use



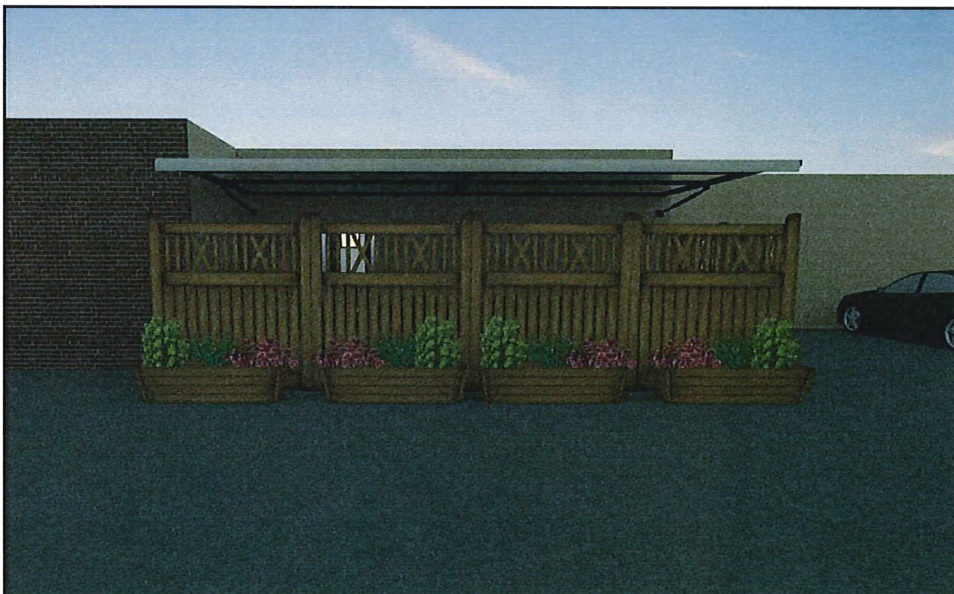
17625 Detroit Avenue
Salt+
Conditional Use



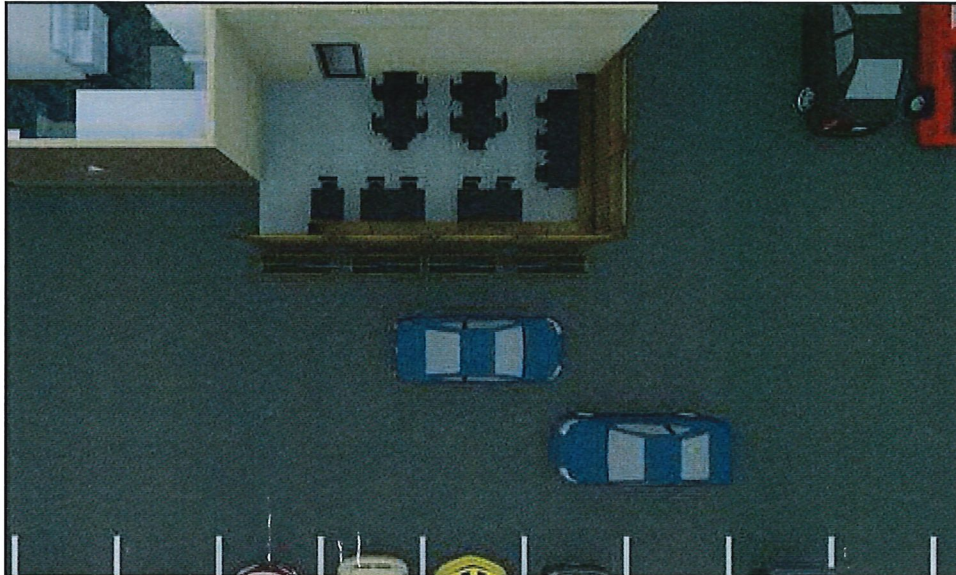




17625 Detroit Avenue
Salt+
Conditional Use



17625 Detroit Avenue
Salt+
Conditional Use



17625 Detroit Avenue
Salt+
Conditional Use



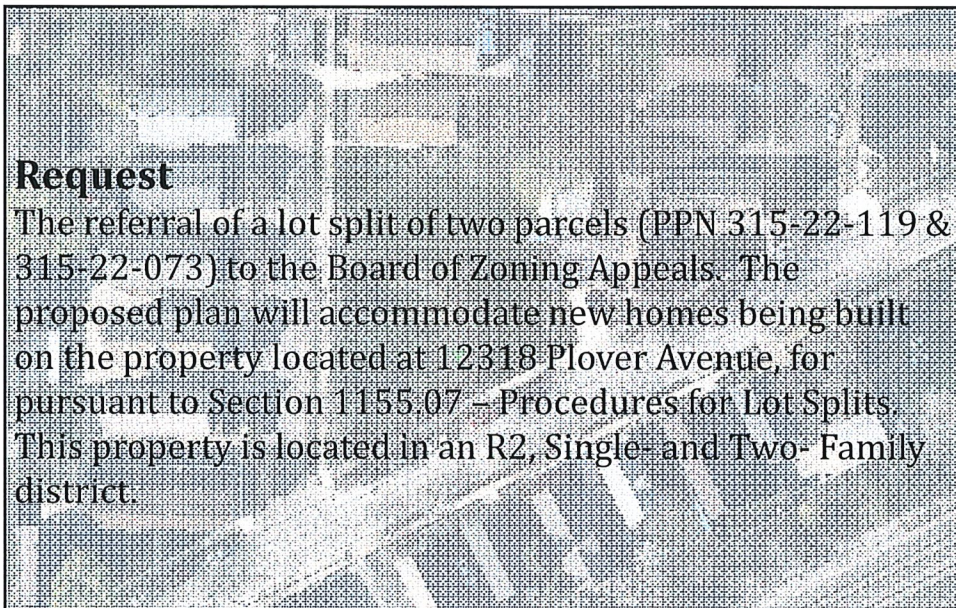
Request

The review and approval of a Conditional Use for an outdoor dining facility pursuant to Section 1129.02 – Principal and Conditional Permitted Uses, and 1161.03(t) – Outdoor/Seasonal Dining.

17625 Detroit Avenue
Salt+
Conditional Use



12318 PLOVER AVENUE
Lot Split



Request

The referral of a lot split of two parcels (PPN 315-22-119 & 315-22-073) to the Board of Zoning Appeals. The proposed plan will accommodate new homes being built on the property located at 12318 Plover Avenue, for pursuant to Section 1155.07 – Procedures for Lot Splits. This property is located in an R2, Single- and Two- Family district.

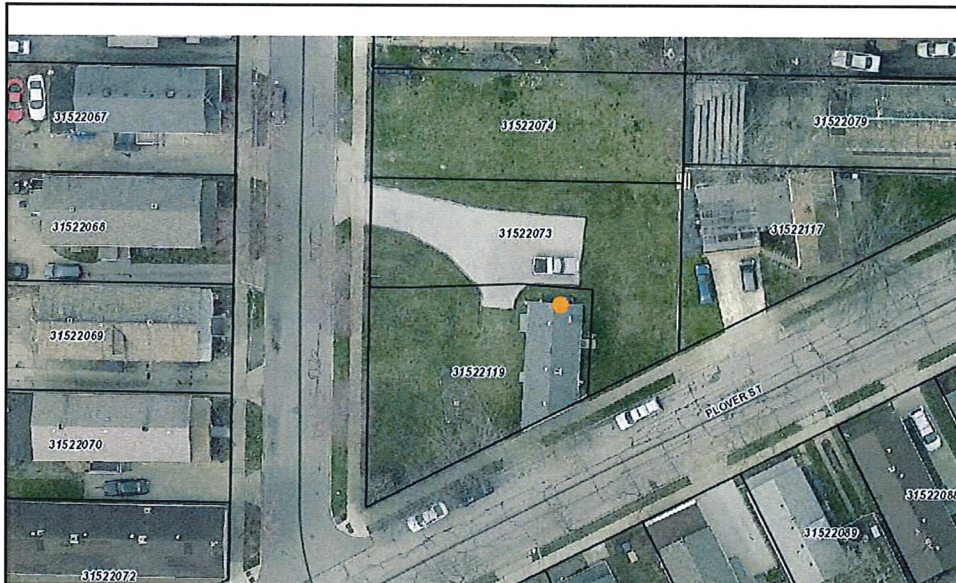
12318 PLOVER AVENUE
Lot Split

1155.07

(c) **Approval.**

(1) If any proposed lot or parcel does not fully conform with the provisions of the Code, the Commission shall refer the application to the Board with the request that the Board determine whether the applicant should be entitled to a variance from strict compliance with the provisions of the Code which the proposed lot split violates. Upon review and the decision of the Board, the proposed lot split shall be returned to the Commission for its final review and approval, disapproval or modification.

12318 PLOVER AVENUE
Lot Split



12318 PLOVER AVENUE
Lot Split



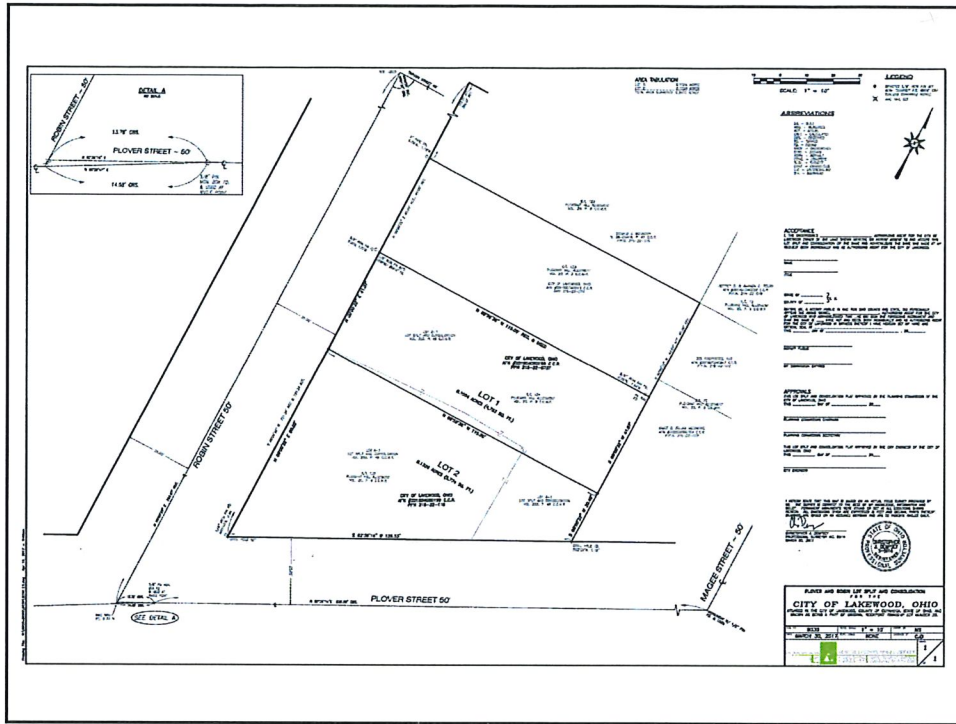
12318 PLOVER AVENUE
Lot Split



Existing

12318 PLOVER AVENUE
Lot Split

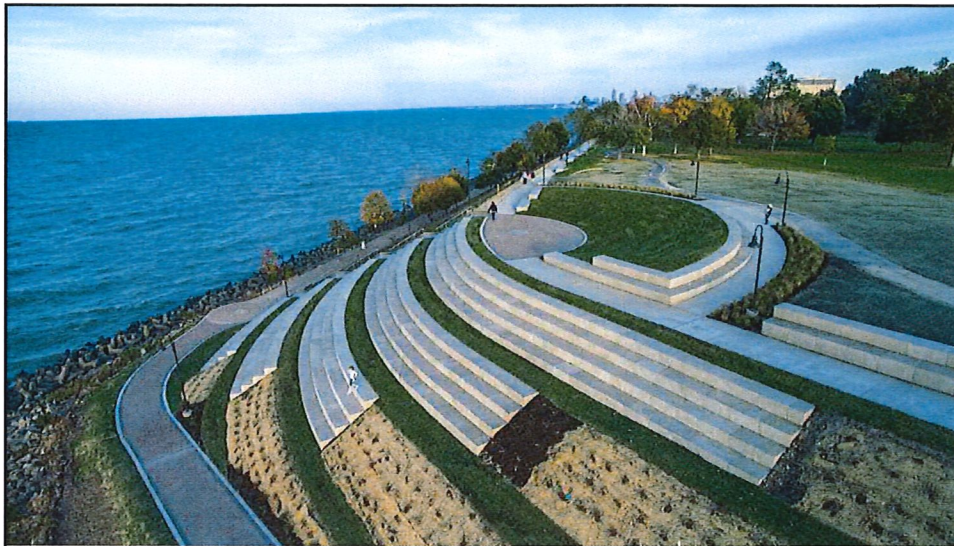




Request

The referral of a lot split of two parcels (PPN 315-22-119 & 315-22-073) to the Board of Zoning Appeals. The proposed plan will accommodate new homes being built on the property located at 12318 Plover Avenue, for pursuant to Section 1155.07 – Procedures for Lot Splits. This property is located in an R2, Single- and Two- Family district.

12318 PLOVER AVENUE
Lot Split



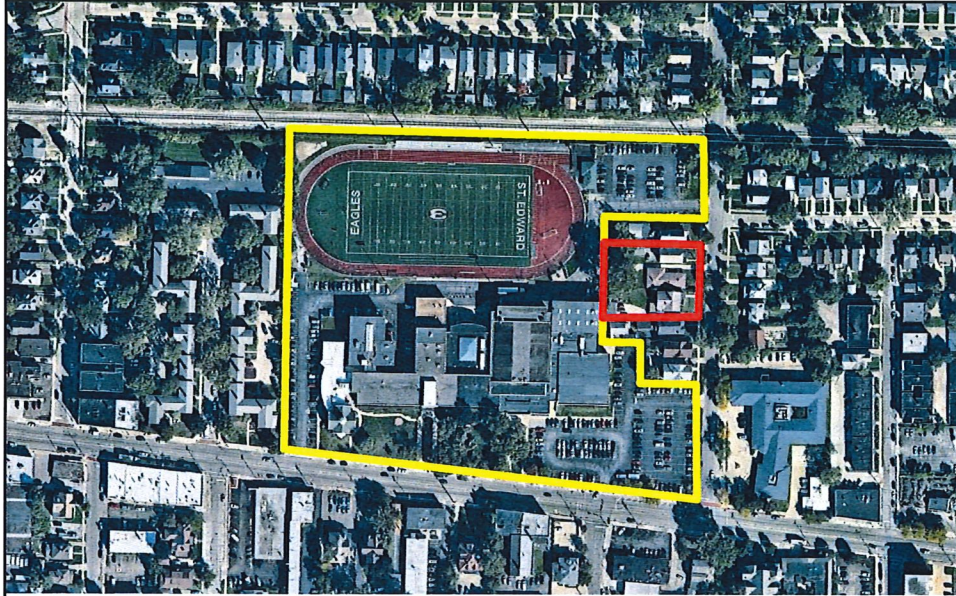
Planning Commission
May 4, 2017

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.)

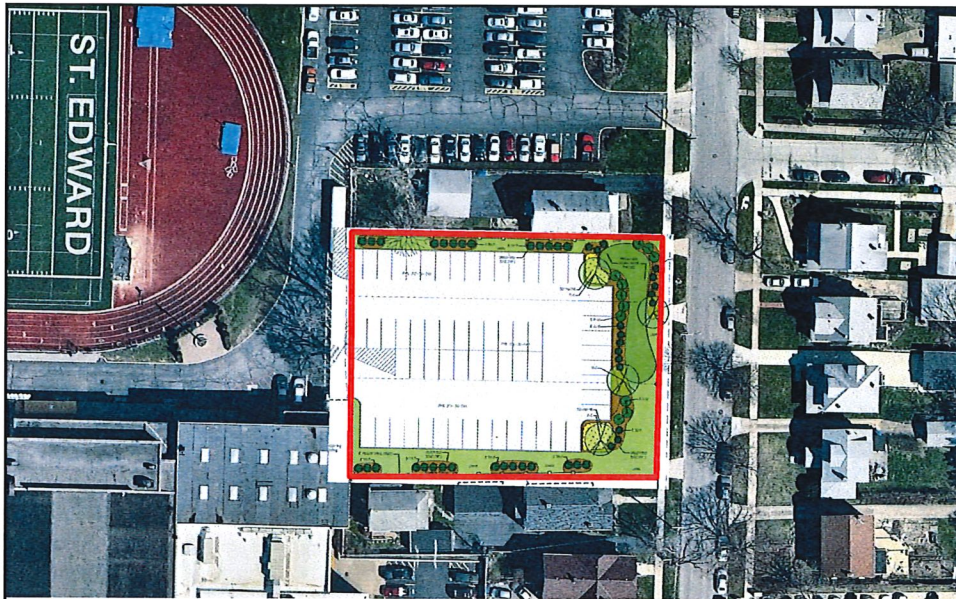
13500 Detroit Avenue
St. Edward High School
Conditional Use



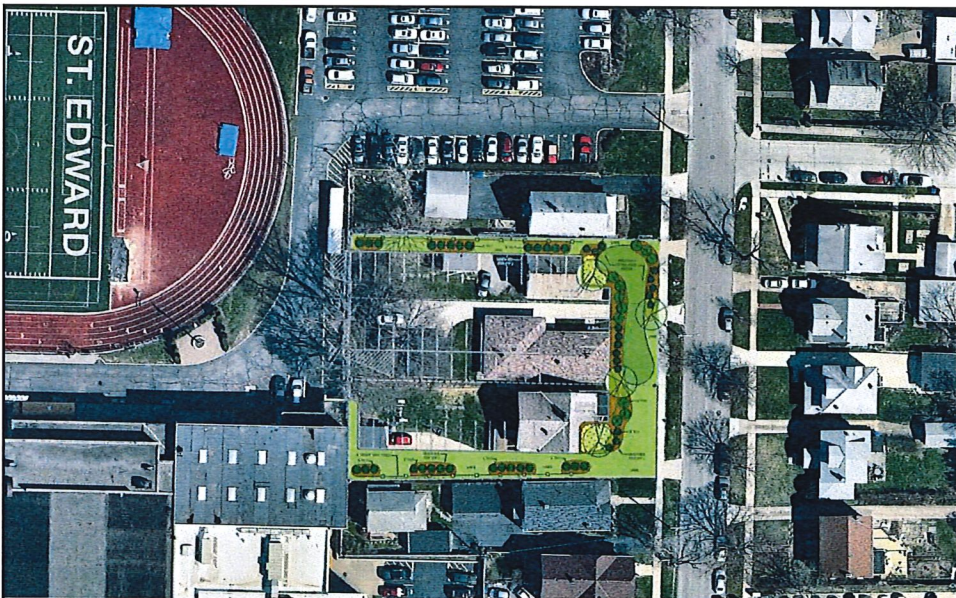
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St. Edward High School
Conditional Use



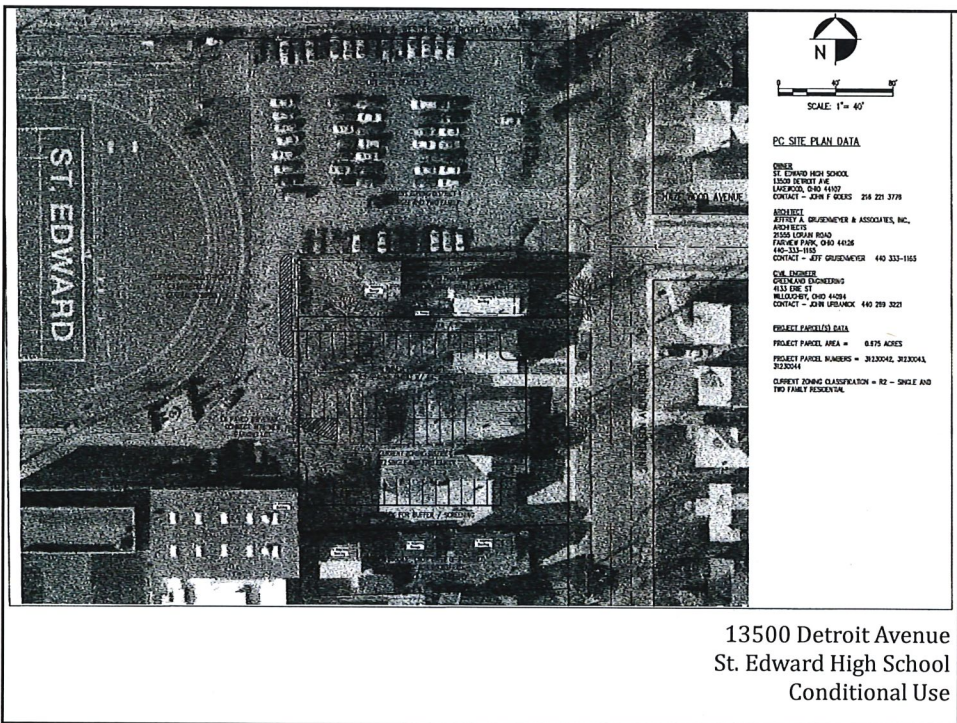
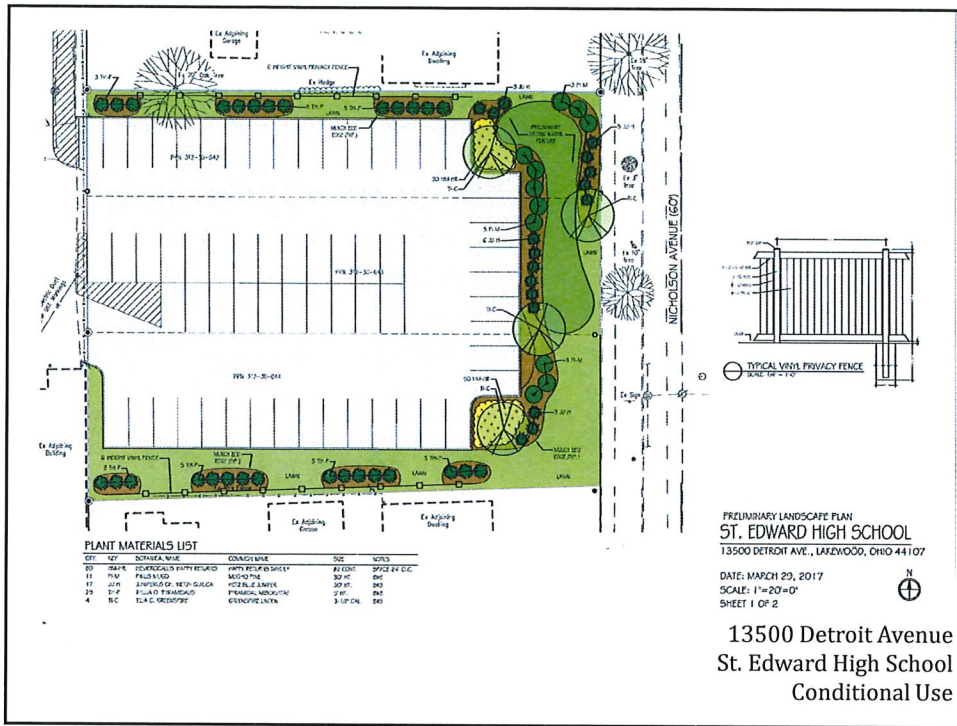
13500 Detroit Avenue
St. Edward High School
Conditional Use



13500 Detroit Avenue
St. Edward High School
Conditional Use



13500 Detroit Avenue
St. Edward High School
Conditional Use

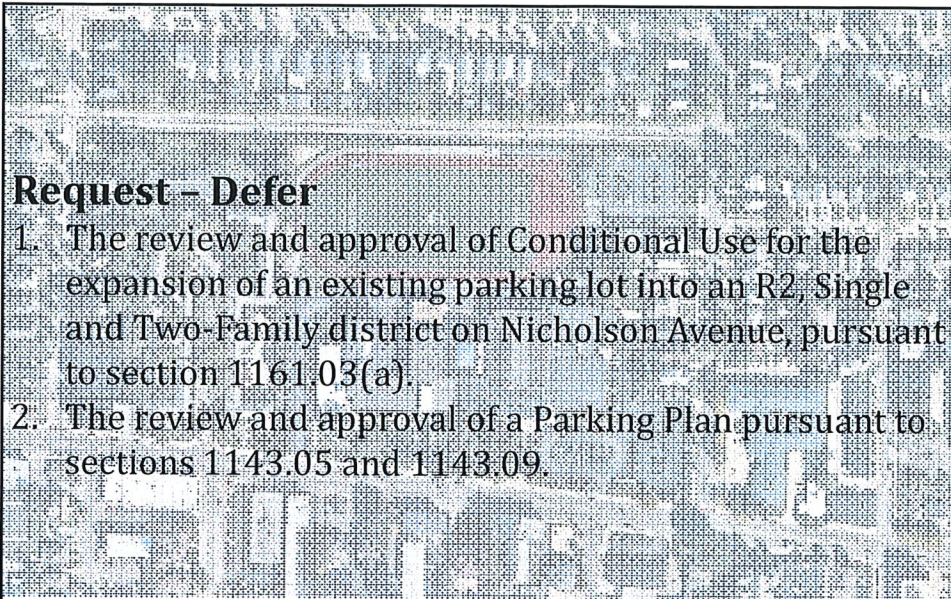




Comparison to Lakewood High School

	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



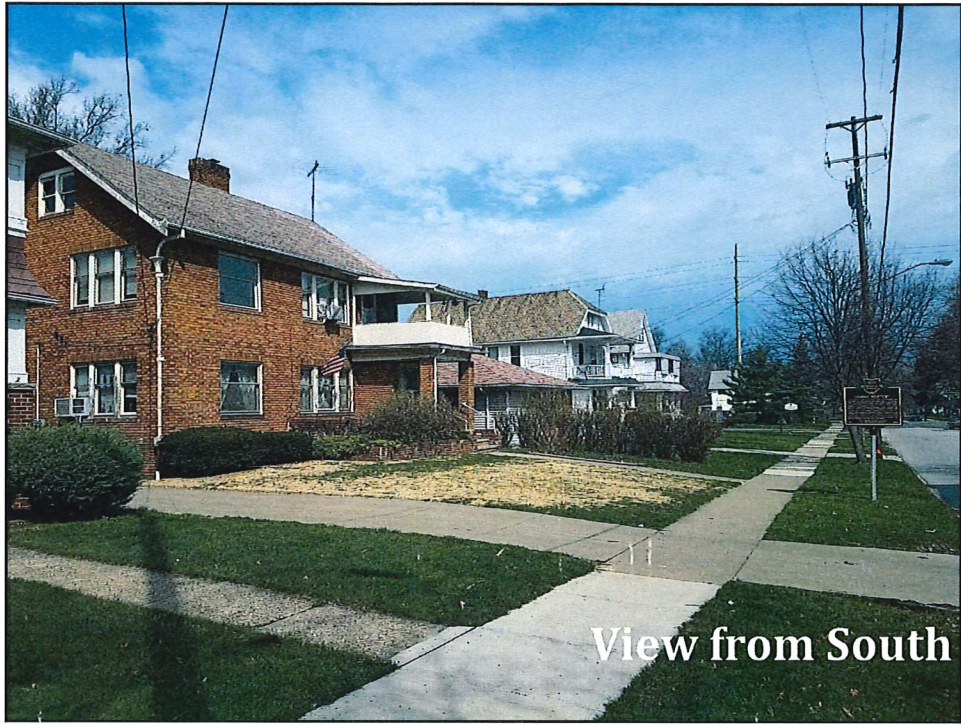
Request – Defer

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







View from South



View from North

