

**MINUTES
PLANNING COMMISSION
SPECIAL MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
MAY 17, 2022
5:30 P.M.**

**MEETING RECORDED - PARTIAL
<https://www.lakewoodoh.gov/videos-2/>**

The meeting was called to order at 5:30 p.m.

1. Roll Call

Members Present

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

Others Present

Shawn Leininger, P&D Director
Katelyn Milius, Secretary, Assistant Director
Mark Papke, City Engineer
Jennifer Swallow, Executive Assistant Law Director

2. OPENING REMARKS

Opening remarks were waived.

**OLD BUSINESS
CONDITIONAL USE**

**3. Docket No. 05-12-22
18120 Sloane Ave.
Immigrant Son Brewery**

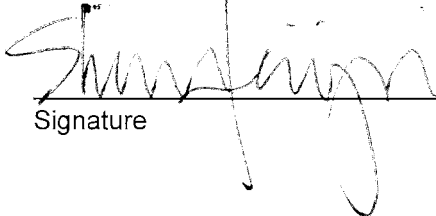
Andrew Revy, Immigrant Son Brewery, requests a conditional use for outdoor dining. Pursuant to Section 1161.03 (t) – Conditional Use for Outdoor/Seasonal Dining. The property is in a C2, Commercial – Retail district. (Page 2)

Andrew Revy, Immigrant Son Brewery, applicant was present to explain the request. The proposal allowed for 30 outdoor patio seats. Public comment was taken. Mr. Revy said he asks the patrons not to park in the strip mall parking lot. Any music/noise would be ambient. Staff did not receive any communication from the public. The members asked about the CEI property line, liquor control, fencing, bollard placement within the patio.

A motion was made by Mr. Reisz, seconded by Mr. LaPointe to **APPROVE** the proposal for temporary patio dining through the end of 2022. All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Krewson, seconded by Mr. Reisz to **ADJOURN** the meeting at 6:00 p.m. All the members voting yea, the motion passed.



Signature

06/02/22

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. Amber Perry

[Signature]

2. Scott Healey

[Signature]

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

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: Tuesday, May 17, 2022

Special meeting



Planning Commission
May 17, 2022



DOCKET NO.

OUTDOOR DINING

IMMIGRANT SON BREWERY



Request

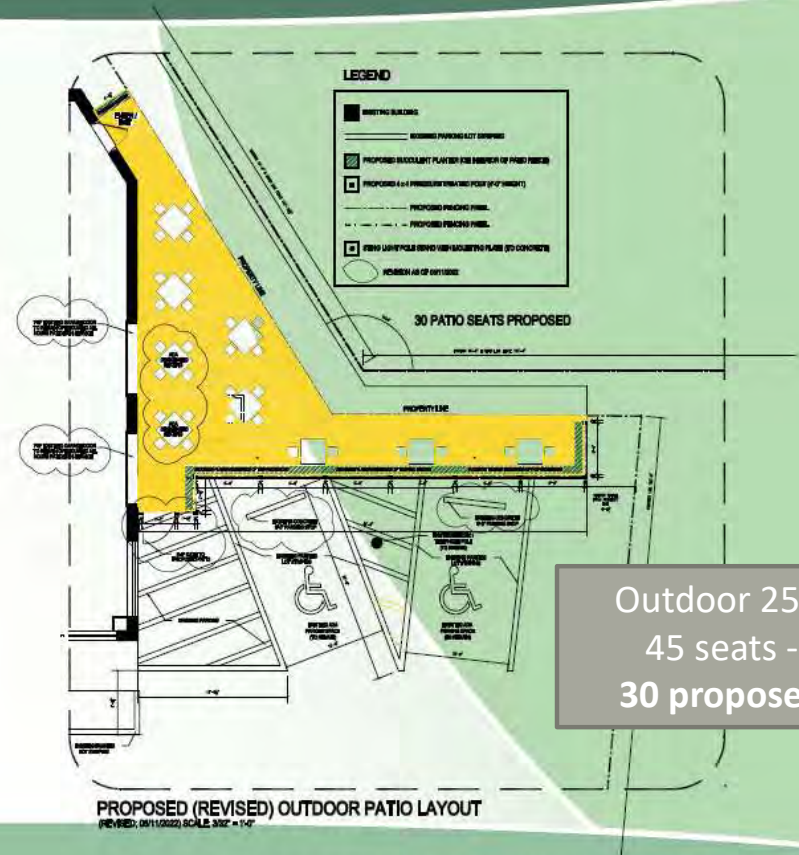
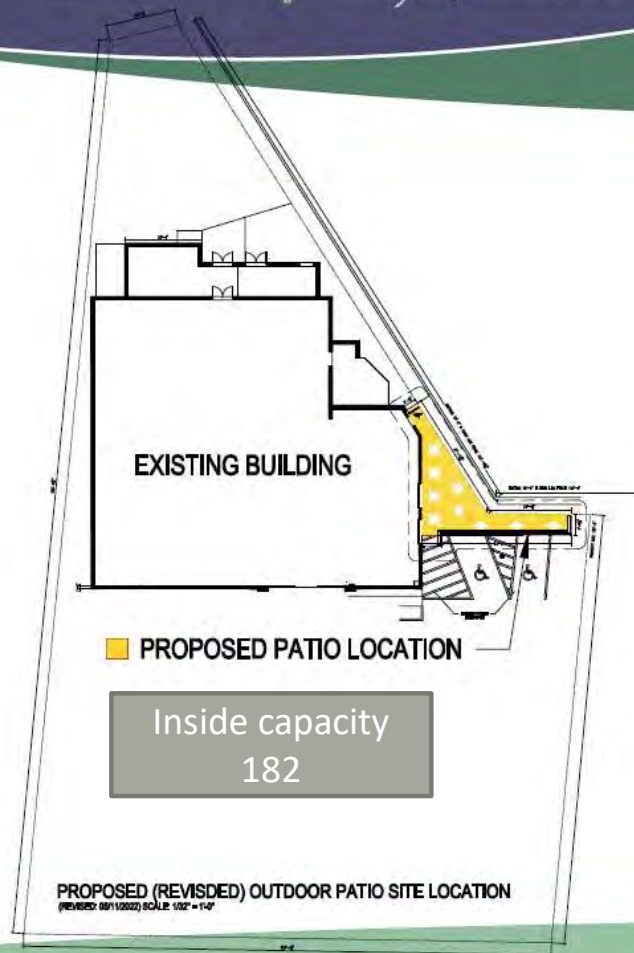
The review and approval of a conditional use for outdoor dining. Pursuant to Section 1161.03 (t) – Conditional Use for Outdoor/Seasonal Dining. The property is in a C2, Commercial – Retail district.

(ARC) form

Design & Construction

IMMIGRANT SON BREWERY

18120 SLOANE AVENUE LAKEWOOD, OH 44107
 PROPOSED 2022 (REVISED AS OF 05/11/2022)
 REVISED EXTERIOR PATIO DESIGN



Outdoor 25%
45 seats -
30 proposed

Existing Parking 41 spaces

Building Square Footage: 9,943 sq.ft.

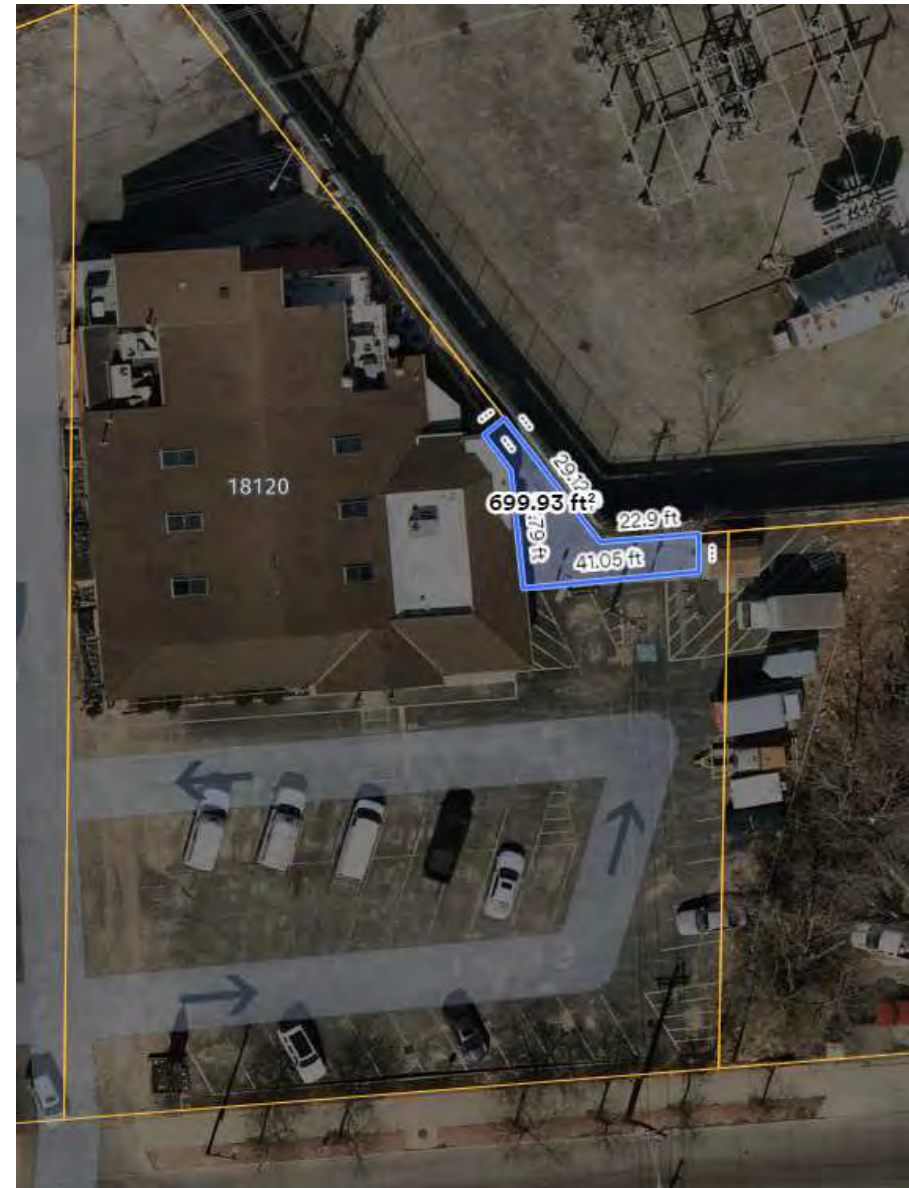
Parking required: Minimum 10 spaces, Maximum 24 spaces

Outdoor Dining area: approx. 700 sq.ft.

Due to seasonal nature, outdoor/seasonal dining need not require additional off-street parking, unless PC determines otherwise - 1161.03(t)(12)

1161.03

(12) An Outdoor/Seasonal Dining Facility need not require additional off-street parking unless the Planning Commission determines otherwise, or unless the Outdoor/Seasonal Dining Facility creates an overflow parking problem on adjacent public streets. Should a parking problem arise due to the Outdoor/Seasonal Dining Facility, the Director shall require the Applicant to make provisions for sufficient off-street parking on nearby non-residential properties.



An aerial photograph of a city street grid, showing a mix of residential and commercial buildings. The image is semi-transparent, allowing the text to be clearly visible over it. The streets are laid out in a regular pattern, and the buildings vary in height and color, typical of an urban environment.

Additional Review

- Building Department will review for ADA compliance, lighting, egress, etc.
- ABR approved at their last meeting.







RESERVED
PARKING
♿
NO
MULTIPLE
\$250 FINE

⚠ DANGER
Keep Out!



Request

The review and approval of a conditional use for outdoor dining. Pursuant to Section 1161.03 (t) – Conditional Use for Outdoor/Seasonal Dining. The property is in a C2, Commercial – Retail district.

Recommended condition: Approved as a temporary patio through the end of 2022.



Planning Commission
May 17, 2022