

MINUTES
(Recording is available)
PLANNING COMMISSION
JUNE 1, 2017
LAKEWOOD 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
Mark Papke, City Engineer

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. Baker to **EXCUSE** the absence of Patrick Metzger. All of the members voting yea, the motion passed.

2. Approve the Minutes of the May 4, 2017 meeting

A motion was made by Ms. Jordan, seconded by Mr. McMahon to **APPROVE** the minutes of the May 4, 2017 meeting. Mr. Baker, Mr. Coyne, Mr. Gaydos, Ms. Jordan, and Mr. McMahon voting yea, and Mr. Papke voting to abstain, the motion passed.

3. Opening Remarks

Mr. Sylvester read the Opening Remarks into record.

OLD BUSINESS

Items 5 and 6 were called together.

CONDITIONAL USE

5. **Docket No. 04-07-17-C**
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. The property is located in a C3, Commercial and General Business district. At the request of the applicant, this item was deferred until the June 2017 meeting. (Page 9)

Mr. Sylvester explained the splitting of the docket item into two separate ones and briefly recapped the former meeting.

Jeff Grusenmeyer, Jeffrey A. Grusenmeyer & Associates, Inc, Architects, Jason Galdun, associate with Jeffrey A. Grusenmeyer & Associates, Inc., Architects and John Urbanick, Civil Engineer, Greenland Engineering were present to address the previously expressed concerns: safety, increased pedestrian and vehicular traffic, increased noise, buffering, students cutting through yards, accumulation of trash and litter, storm water drainage of the lot; the location and function of the water feature, efforts taken to promote carpooling by the students, the placement of a ladder for of home repairs to the abutting residential property, parking lot hours, taller evergreens for the buffering area, allowable parking of residents on the school's off-hours, no overnight parking student or staff vehicles, no parking of buses; dumpsters; vans. There were no comments or questions from the Commission members.

James Kubacki, President, St. Edward High School updated the Commission members about communications with the neighbors, Linda Schafer and Jim Schaffer. There were no comments or questions from the Commission members.

There were not comments or questions from administrative staff. Public comment was taken.

Administrative staff and applicants addressed the concerns:

- landscaping issues would be addressed at the June 8, 2017 meeting of the Architectural Board of Review,
- engineering will address the gas well,
- a possible walkway from Nicholson was being considered,
- traffic will be increased but will help promote safety with parking being contained on site,
- The setback should be displayed (it's in line with the building lines),
- The rear yard tree should be protected,
- The metal box will be addressed.

Administrative addressed the codes and land uses in detail and disclosed the differences between Lakewood High School and St. Edward High School. The City administration supported the proposals. Mr. Sylvester entered two April post-meeting e-mails into record (made part of record).

A motion was made by Mr. Gaydos, seconded by Mr. Coyne to **APPROVE Docket No. 04-07-17-C with the following stipulations:**

- **subject to ABR approval, and**
- **no buses, trucks or dumpsters.**

Mr. Baker, Mr. Coyne, Mr. Gaydos, Ms. Jordan, Mr. McMahon, and Mr. Papke voting yea, the motion passed.

PARKING PLAN

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

Jeff Grusenmeyer, Jeffrey A. Grusenmeyer & Associates, Inc., Architects, applicant requests the review and approval of a parking plan pursuant to 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 was deferred until the June 2017 meeting. (Page 9)

Mr. Sylvester said this was the first parking plan the City would have done for a school, and any modifications/additions to the facilities on the site would have to come before the Commission for a new parking plan.

The Commission members noted that parking was a foremost consideration for St. Edward High School, the discussed pedestrian walkway from Nicholson Avenue to the school was not on the rendering. Ms. Swallow stated that if the Commission members approved the parking plan, there could be a stipulation that the walkway would have to be approved by the ABR.

A motion was made by Mr. Baker, seconded by Mr. Gaydos to **APPROVE Docket No. 04-07-17-P**. All of the members voting yea, the motion passed.

**NEW BUSINESS
CONDITIONAL USE**

7. **Docket No. 06-11-17
15314-15400 Madison Avenue
The Mars Bar**

George Gountis, owner and applicant requests the review and approval of Conditional Use for seasonal sidewalk dining, 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. A “Use of Public Agreement” is required, and approval by Architectural Board of Review was granted at its May 11, 2017 meeting (see page 21). The property is located in a C2, Commercial and Retail district. (Page 19)

George Gountis, owner and applicant was present to explain the request.

There was discussion between the members and applicant about the entry to and security of the front sidewalk dining area. Ms. Swallow stated a police CAD report for the property had been reviewed, and there were no complaints pertinent to the issue.

Public comment was closed as no one addressed the matter.

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

LOT SPLIT/CONSOLIDATION

4. **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. This item was deferred from the May meeting as it needed BZA approval prior to a final dispensation by the Planning Commission (see page 8). (Page 3)

Bryce Sylvester, City of Lakewood, Director explained the request.

There were no comments or questions from the Commission members.

Public comment was closed as no one addressed the matter.

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

COMMUNICATION

- 8. **Docket No. 06-12-17**
Communication from Katelyn Milius, Planner
Update to the Downtown Lakewood Parking Study

A Communication will be presented to the Lakewood Planning Commission regarding an Update of the Downtown Lakewood Parking Study; the last parking study was in 2010. Leah Rutz, Planning Summer Intern will be conducting a parking survey on Detroit Avenue between Arthur Avenue and Marlowe Avenue throughout the summer. The updated Parking Study will be presented to Planning Commission when it is complete in the fall of 2017. (Page 27)

Bryce Sylvester, City of Lakewood, Director presented the update.

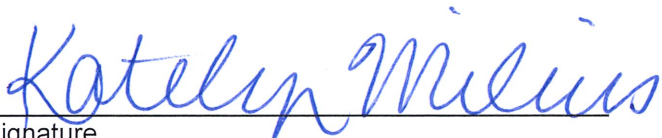
The Commission members' comments were about parking availability around the proposed new developments, the allowable parking times, the need to educate the public, to obtain input from the DBLA, and it being a good time to make use of storm water benefits.

Public comment was taken.

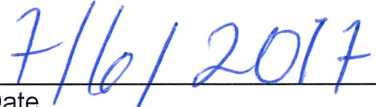
The Planning Commission members **RECEIVED AND FILED** the communication. In September 2017, there will be a final determination.

ADJOURN

A motion was made by Mr. Gaydos, seconded by Mr. Mr. McMahon to **ADJOURN** the meeting at 8:31 p.m. All of the members voting yea, the motion passed.



Signature



Date



Oath

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

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. JEFFREY A. GRUSENMEYER
- 2. Jason Galdan
- 3. James Kubach
- 4. James Wentzel
- 5. Joan Orbasa
- 6. Dawn Watkin
- 7. LINDA SCHAFER
- 8. Hilary Schuckler
- 9. George Gault's
- 10. Marie France Schreiber
- 11. _____

- [Signature]
- [Signature]
- [Signature]
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- [Signature]
- _____

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, June 1, 2017



ST. EDWARD HIGH SCHOOL EXPANSION PROPOSAL LANDSCAPED PARKING AREA



ST. EDWARD
HIGH SCHOOL
SPONSORED BY THE BROTHERS OF HOLY CROSS

Committed to Lakewood, Our Home

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

A Good Neighbor

- Spring Day of Service, in partnership with LakewoodAlive
- St. Edward Community Meal
- St. Edward Produce Distribution
- LCSC Food Delivery
- LCSC Garden
- LCSC Thanksgiving Food Drive

- LakewoodAlive Volunteer Champion Award – 2016
- Association of Fundraising Professional’s Youth Group Philanthropy Award – 2015
- Lakewood Charitable Service Corporation Volunteer of the Year Award – 2013

An Economic Development Engine

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

The Case for Expansion

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

Student enrollment since 2010

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

The Case for Expansion

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

Full-time faculty/staff since 2010

2010-11: 100

2011-12: 106

2012-13: 114

2013-14: 125

2014-15: 130

2015-16: 134

2016-17: 137

The Case for Expansion

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

The Case for Expansion

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

Our Future is Lakewood's Future

- A National Blue Ribbon School of Excellence in 2016
- Leaders in exceptional academic programming
 - International Baccalaureate
 - Pre-engineering
 - Entrepreneurship
 - Data Science
 - Film
- Leaders in innovation – will break ground on the Layden Center for Innovation in May 2017
- A new entrance and cafeteria is planned as part of the current capital campaign

Sylvester, Bryce

From: Goers, John <jgoers@sehs.net>
Sent: Wednesday, April 26, 2017 10:23 AM
To: Jeffrey Grusenmeyer
Cc: John Urbanick; Emily Donovan; Sylvester, Bryce
Subject: Re: St Eds Parking Lot Expansion - Feedback from Board Meetings

Please see notes in green. Thank you!

April Boards & Commissions Summary

Architectural Board of Review Recommendations

- Connect with the City Arborist to plug into general planting plan for Nicholson Avenue.
 - Chris Perry, Chris.Perry@lakewoodoh.net, 216-529-6814 **Emily contact the arborist and modify planting as required.**
- Board would prefer a board-on-board or more decorative wood fence to the vinyl privacy fence. This should also replace the chain link fence with barbed wire. Board would prefer that the fence connect to existing fences on site and that board-on-board or other wooden fence replace all existing chain link and vinyl fence between St. Ed's and Nicholson properties. **Emily. Change the fence detail to the one given to us. Extend the fence on the south side to the school building. Remove the chain link/barbed wire on the north and extend around Schaeffer property? Emily review with John Goers. SEHS is fine with the wood board on board style. It would remain a 6' high fence, correct? We will be removing the chainlink and barbed wire fence this Summer.**

Address the following community concerns in your next presentation

Major concerns include:

- Safety – how will this plan be more safe than the current parking conditions at St Eds? **Will contain more on-site parking and reduce students parking in the neighborhood, crossing streets, etc.**
- Traffic – how will traffic be managed/impacted by installing this parking lot? **Will reduce on street car and pedestrian traffic, will not add curb cuts, in fact will reduce the curb cuts for the three houses.**

- Noise – can St Ed’s address noise through the design of this parking lot? **Fencing and buffering. We are adding the very type of fence that they are requesting. SEHS is hoping that the fence will satisfy noise concerns. Are there other measures to consider?**
- Concerned about students cutting through yards. **Extending the fence will cut off any path through the yards.**
- Trash and litter - Concerned about trash accumulating from parking lot and foot traffic, Include trash cans as part of the design and maintain them. **Can Emily get with John Goers and add a couple of receptacles on the plan at strategic locations? SEHS will place trash receptacles that will be emptied daily.**
- Drainage of lot – provide more details **John U, provide more development and explanation at the next meeting.**
- Location and function of the stormwater feature – what will be planted in this? Consider providing a rendering from Nicholson. **John Urbanick. Perhaps provide a picture of a similar feature to one you are proposing?**
- What efforts have been taken to promote car-pooling? **Can John Goers provide an answer? Discussions continue about incentives for carpooling. No decisions have been made yet but we will have a program in place before next school year.**
- Concerned about the ability to put up a ladder to do home repairs or painting (Orbash and Schaeffer). **SEHS has already started that they do not have a problem with placing a ladder for maintenance of the houses. SEHS will make any necessary accommodations to our neighbors for maintenance of their homes. We will develop a method of communication that is agreeable to all parties.**
- What hours will this parking lot be used. **School hours and special events, usually over by 9:00 pm. We anticipate that the lot would be cleared within 30 minutes after an event. We will not allow overnight parking.**
- Recommend taller evergreens in buffer areas rather than arbor vitae. **Emily, can you work out a recommendation with the arborist?**
- Would St Ed’s be open to offering parking spaces for residents at off-peak times? **This is up to SEHS, but there are so many negatives to this (how do you control it, who are residents, what happens when residents are parked in students spots, etc.) SEHS has always allowed after hour use of our parking lots to neighbors and businesses. The Nicholson House has used our lot for overflow weekend parking for more than 10 years. We will continue to allow neighbor parking in our lots on any non-school day and/or after school hours. Neighbors must have cars removed from lots before 7am on school days.**
- The Commission asked if the conditional use was granted, could that approval include that the parking of vehicles would be restricted to individual cars and not busses, dumpster, vans, etc. **My understanding is that SEHS would not object to this. John Goers should verify. SEHS will not allow any overnight parking in this lot and we will only allow student and staff parking. No busses, dumpsters or vans will be parked in this lot. Signs will be posted regarding parking rules.**

Peace,

John F. Goers '78
 Assoc. Vice President - Buildings and Grounds

St. Edward High School
 13500 Detroit Avenue
 Lakewood, Ohio 44107

Office: 216-221-3776 ext. 263
Fax: 216-221-4609

On Mon, Apr 24, 2017 at 11:40 AM, Jeffrey Grusenmeyer <jagarch@wowway.com> wrote:
John Goers:

My thoughts on proceeding. See notes below.

Someone from the school will also need to address the status of the meetings with the residents/city council people, and present SEHS's status with purchase of the properties, or the lack of desire on the part of the owners to sell at market or a even premium. An expression of SEHS's ongoing good faith and effort. Should be by an SEHS representative.

Jeffrey A. Grusenmeyer, RA, NCARB, President
JEFFREY A. GRUSENMEYER & ASSOCIATES, INC.

From: "John Urbanick" <jurbanick@greenlandeng.com>
To: "John Goers" <jgoers@sehs.net>, "Jeffrey Grusenmeyer" <jagarch@wowway.com>, "Emily Donovan" <edonovan@greenlandeng.com>
Sent: Monday, April 24, 2017 10:26:53 AM
Subject: RE: St Eds Parking Lot Expansion - Feedback from Board Meetings

John G / Jeff

Do we have a formal plan moving forward - some of these items are predicated on how much the school wants to amend the proposed plan. Pls call or email to discuss / offer direction as necessary.

John Urbanick, PE

greenland ENGINEERING

4133 Erie Street, Willoughby, OH 44094

Tel [440.269.3221](tel:440.269.3221) Fax [440.269.2277](tel:440.269.2277)

jurbanick@greenlandeng.com

www.greenlandeng.com

From: Sylvester, Bryce [mailto:Bryce.Sylvester@lakewoodoh.net]
Sent: Friday, April 21, 2017 3:39 PM
To: Goers, John <jgoers@sehs.net>; Jeffrey Grusenmeyer <jagarch@wowway.com>; Emily Donovan <edonovan@greenlandeng.com>; John Urbanick <jurbanick@greenlandeng.com>
Cc: Molinski, Michael <Michael.Molinski@lakewoodoh.net>; Milius, Katelyn

<Katelyn.Milius@lakewoodoh.net>; Harnocz, Alex <Alex.Harnocz@lakewoodoh.net>; Kubacki, Jim (jkubacki@sehs.net) <jkubacki@sehs.net>; dan@southshorecable.com
Subject: St Eds Parking Lot Expansion - Feedback from Board Meetings

John, Jeff, Emily, and John -

Thanks for presenting at the Planning Commission and ABR meetings this month. We've created and provided below a summary of notes and recommendations from both meetings. We provide these to our applicants to help frame specific items you should plan to address in your plans and presentations at upcoming board meetings.

Alex, Katelyn and I are available if you have any questions or would like to share the next version of your plans.

Have a great weekend.

Bryce

St. Edward Parking Lot Expansion

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Bryce Sylvester, AICP

Director of Planning & Development

City of Lakewood

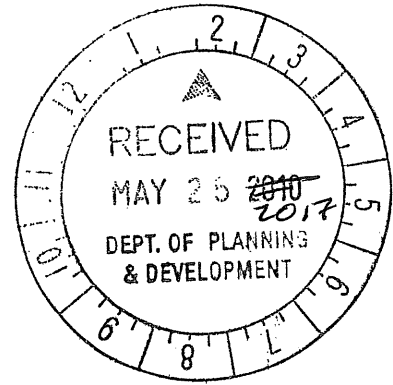
12650 Detroit Avenue

Lakewood, OH 44107

[216-529-6635](tel:216-529-6635) (Office)



5/25/2017



To :
James P. Kabuki, St. Edwards High School Principle.
cc Bryce Sylvester

James, I completely enjoyed our first sit down conversations at Paneras.

Trust me I fully understand your concerns, and now you understand mine as well. I realize After 35 years I still love my home and had no intention to sell. I came to these city meetings only seeking that comfort and security in my home will continue as it is. The direct open communications, now started, makes things easier on both parties.

If and when I decide to find an equally appreciated home that catches my eye, I Agree that you will be the first to know. At that time if your interests is still there we can start a friendly chat from the top again.

I wish not to receive any further advancements on the sale of my home from anyone. If any question arise feel free to contact my Brother or Myself personally at anytime about your parking lot plans, buffers or fence as submitted and hopefully meet your project time line.

Lets continue being open and GOOD FRIENDLY NEIGHBORS. Thanks again for the enjoyable morning meet and greet.

Respectfully Submitted,
Jim 440-263-0163
Linda 216-287-5901

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

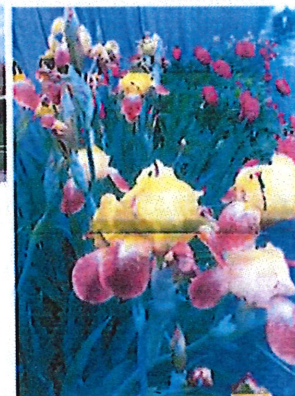
Dear Lakewood Planning Commission,

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:

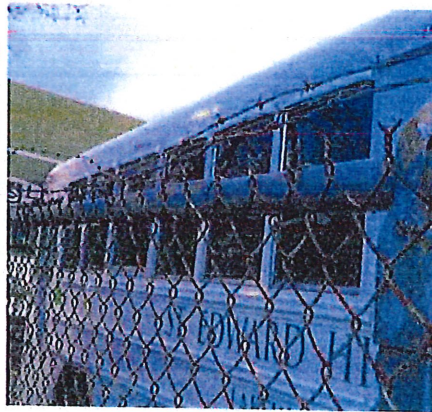
1. **Diminished Property Value:**

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



10' SETBACK
North



14 on south?



PC SITE PLAN DATA

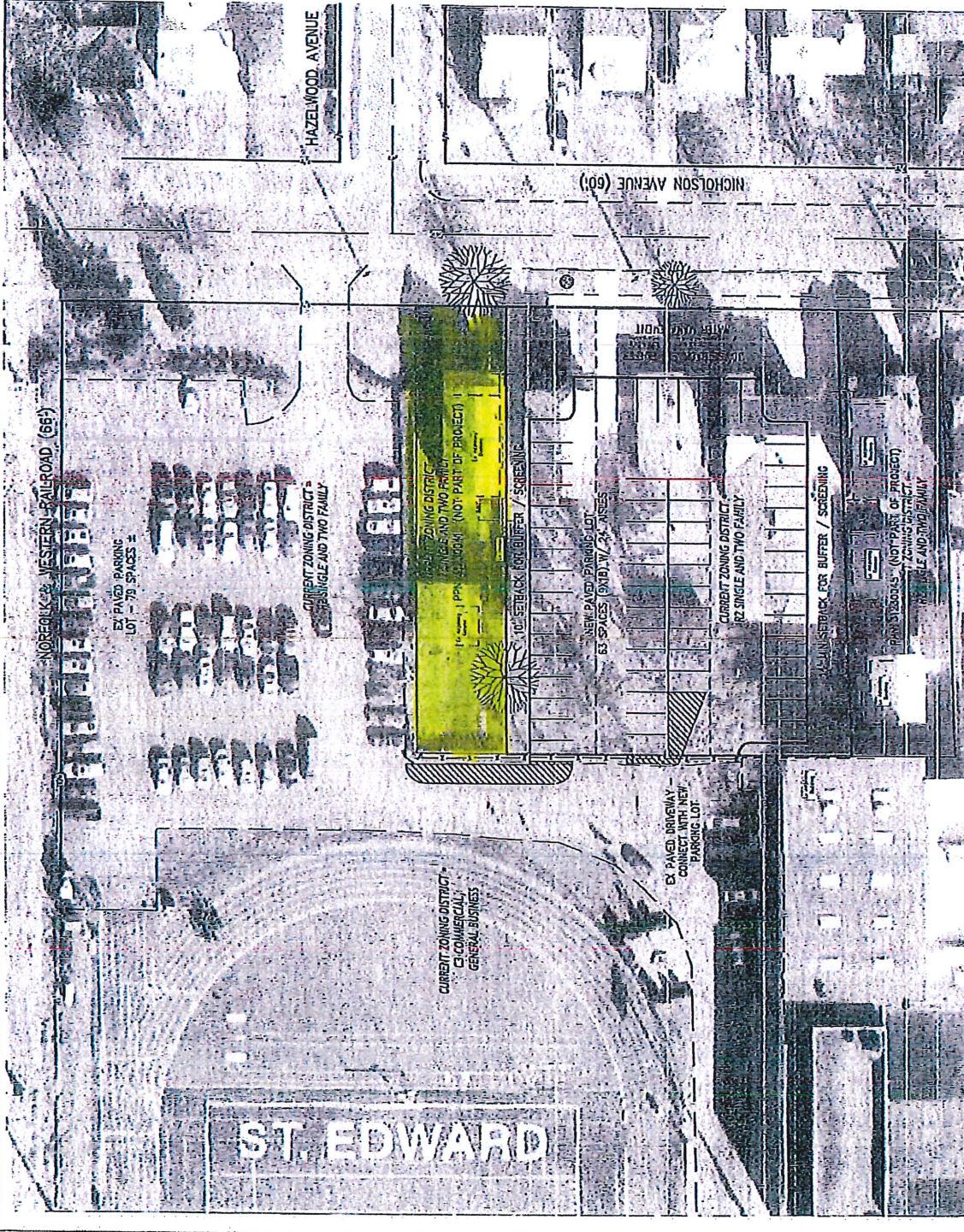
DRAWER
ST. EDWARD HIGH SCHOOL
13500 DETROIT AVE
LAKENOOD, OHIO 44107
CONTACT - JOHN F. GOERS 216 221 3776

ARCHITECT
JEFFREY A. CRUSEMEYER & ASSOCIATES, INC.
ARCHITECTS
21553 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
440-333-1165
CONTACT - JEFF CRUSEMEYER 440 333-1155

CIVIL ENGINEER
DUES AND ASSOCIATES
4133 EINE ST
WILLOUGHBY, OHIO 44094
CONTACT - JOHN URBANICK 440 269 3221

PROJECT PARCELS DATA

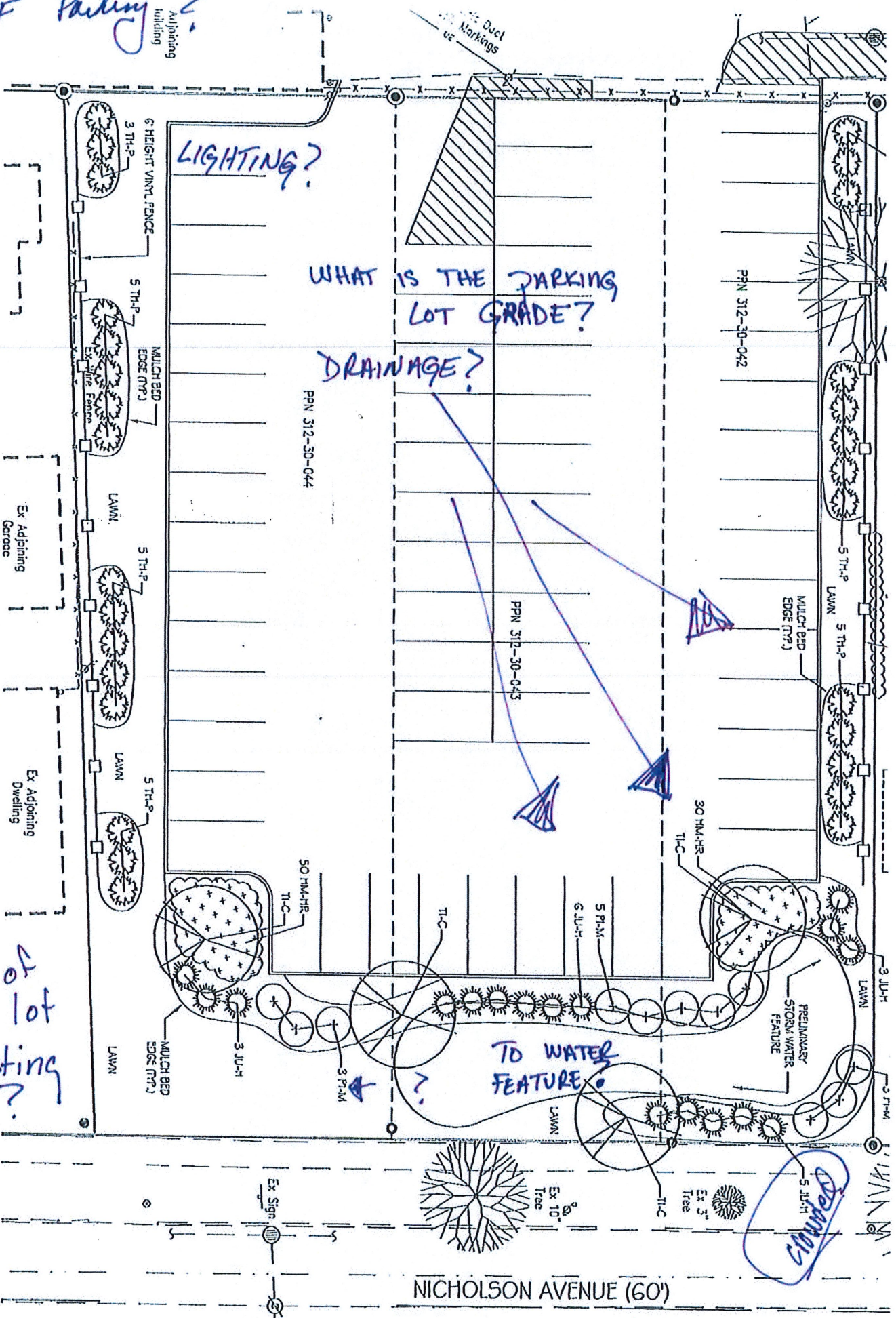
PROJECT PARCEL AREA = 0.875 ACRES
PROJECT PARCEL NUMBERS = 31230042, 31230043, 31230044
CURRENT ZONING CLASSIFICATION = R2 - SINGLE AND TWO FAMILY RESIDENTIAL



GRADE OF Parking?
 Adjoining building

PLANT MATERIALS LIST

CITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
NO	PLANT	THEMOCALUS TRAPPY RETURUS	HAPPY RETURUS DAVILY	#2 CONT.	SPACE 24" O.C.
11	PLM	FINDE MUREO	MUCHO FINDE	30" HT.	94B
12	PLM	FINDE MUREO	HETZ DEUT. JUMPER	30" HT.	94B



LIGHTING?

WHAT IS THE PARKING LOT GRADE?

DRAINAGE?

TO WATER FEATURE

changed

Height of parking lot to existing parcels?

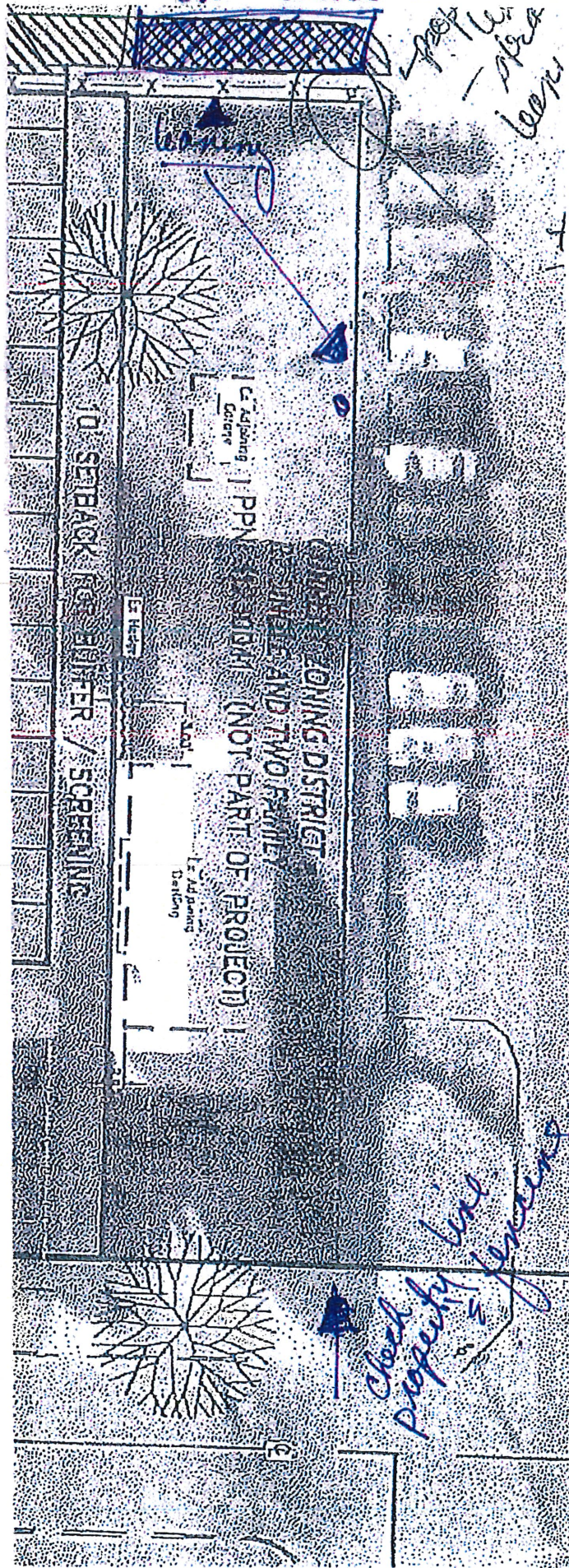
NICHOLSON AVENUE (60')

Bus - barbed wire fence

West
&
North
fence.

1. check
line

2. leaning



Check
property line
&
leaning

Milius, Katelyn

From: Planning Dept
Sent: Thursday, April 13, 2017 4:54 PM
To: Harnocz, Alex; Milius, Katelyn
Subject: FW: Docket No. 04-07-17

Follow Up Flag: Follow up
Flag Status: Flagged

From: BJuszczak@aol.com [mailto:BJuszczak@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

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

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

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

To whom it may concern:

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

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

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

Addressed
all outside
last meeting

collects.



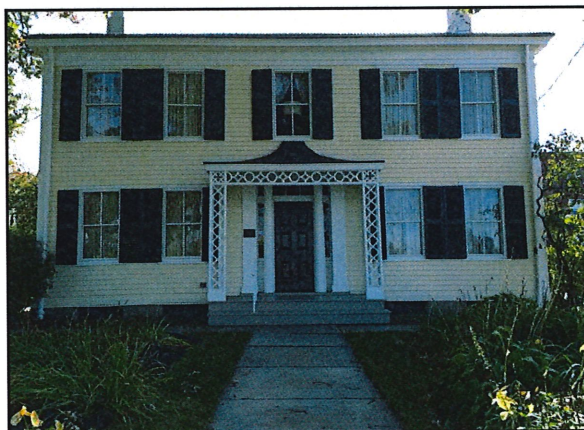
- **Traffic on Nicholson Avenue will worsen during peak school hours.** By my count the proposed parking lot adds another 63 vehicles (page 28 of the posted full agenda, *attached*) that will exit onto Nicholson Ave. My wife and I already plan any daily outings so that we are not attempting to enter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



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

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

- **The proposed vinyl privacy fence shifts and leaves gaps over time.** Additionally, the beige colored fencing erected following the Bobson's expansion is apparently no longer available and when in need of repair, sections of mismatched color are used.
- **How many residential properties were razed during Lakewood City Schools' 10-year facilities master plan?** Lakewood City Schools rebuilt Garfield and Harding Middle Schools, Grant, Lincoln, Roosevelt, Hayes and Harrison Elementary Schools and renovated Emerson and Horace Mann Elementary Schools. The final phases of construction being undertaken at Lakewood High School will be completed this fall. These **public** schools could be modernized without destroying adjacent neighborhoods. In fact, the Lakewood City Schools' process created new residential properties. To be fair, St. Edward High School owns two of the three parcels on Nicholson Avenue but they currently remain **residential** properties.
- **What efforts, if any, has St. Edward High School undertaken to promote car-pooling?** The clear majority of vehicles entering and exiting the parking lots on the eastern side of the campus have single occupants.
- **Allowing the paving of three residential properties on Nicholson Avenue for the benefit of transient students and their parents diminishes a historic neighborhood at the expense of its residents.** Future visitors to the James Nicholson House may no longer be able to stand on the front porch and see a house-lined street that stretches to Lake Erie. Further, the recently placed Cowan Pottery historical marker will permanently reside in front of a swath of bleak blacktop.



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

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

Sincerely,

James Wentzel

Attachments

Proposal for Parking Expansion at St. Edward High School

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

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

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

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

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

Respectfully submitted,



John F. Goers

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

Cows once grazed where young men now are raised

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

More Lakewood Lore

2010 Parking Study Update
Planning Project Team

Nathan Kelly, Director
Dru Siley, AICP, Assistant Director
Emma Petrie-Barcelona, Grants Administrator
Sean Rooney, Planning Intern
Heather Furman, Planning Intern

The 2010 Parking Study updates the 2007 Parking Study. The 2010 study acknowledges the recommendations of the 2007 report, and seeks to provide a means for evaluating actual parking supply and demand as recommendations from the 2007 study are implemented and parking conditions change. To wit, the 2010 study establishes a methodology for consistently measuring parking load in Lakewood's discreet districts.

Lakewood's Downtown District is the first to be evaluated. As planning commences for other areas in Lakewood throughout 2010 and beyond, additional districts will be added to study, using the same empirical data and methodology to apply fact finding and recommendations follow-up uniformly across the city.

2007 Recommendations and Subsequent Action

Recommendation #1: Address the public perception that parking is at *capacity*.

Follow-up Action: In 2009 and 2010, the City of Lakewood and LakewoodAlive collaborated to implement a key goal of 2008's Detroit Avenue Streetscape Study to implement signage and wayfinding to increase awareness of public parking availability. The signage and wayfinding plan, to be fully implemented in 2011, will draw visitors to available parking that is behind businesses, contrary to most suburban shopping experiences.

Recommendation #2: Address future parking demand as use changes.

Follow-up Action: With new occupancy and significant redevelopment in the study area, and prospective tenants' concerns for available parking, this study recommends acquiring additional parking to increase parking supply and increase connectivity among parking facilities to better address the fluid nature of parking demand.

Recommendation #3: Improve Parking Enforcement Roles and Responsibilities

Follow-up Action: In 2009, Parking Enforcement was transitioned to the Division of Police. Anecdotal, collections (both revenues and methods) have improved, though this was not formally assessed for the 2010 study.

Recommendation #4: Make Parking Meters Hours and Charges Consistent Citywide. Increase Rates. Improve collections methodology.

Follow-up Action: This recommendation is near complete. Rates have been increased and all meters installed to date are calibrated for consistent times. In March 2010, legislation was introduced to decriminalize parking tickets and transition to the DETERS system to improve collections.

Recommendation #5: Promote Shared Parking

Follow-up Action: This study reinforces the need to promote shared parking.

Recommendation #6: Market Available Parking (design standards incorporated)

Follow-up Action: In 2009 and 2010, the City of Lakewood and LakewoodAlive collaborated to implement a key goal of 2008's Detroit Avenue Streetscape Study to implement signage and wayfinding to increase awareness of public parking availability. The signage and wayfinding plan, to be fully implemented in 2011, will draw visitors to available parking that is behind businesses, contrary to most suburban shopping experiences.

Recommendation #7 (Downtown District Specific): Increase parking permit fees, encourage turnover and consider residential permitting.

Follow-up Action: All permits cost \$250 per half but are discouraged. Public parking should be for customers. Permitted parking discourages turnover, and thus constrains customer parking. Residential permits have not been seriously considered at this point.

2010 Parking Study: Observations, Conclusions and Recommendations

Observation #1: An analysis of business use and occupied square footage illustrated that Lakewood's Downtown District is woefully parking deficient. This is in contrast to the measure of actual parking conditions, which illustrates that supply exceeds demand in most locations.

Conclusion: Lakewood's Zoning Code over estimates parking need. This conclusion is supported by all weekday and weekend inventory counts.

Recommendation: The Department of Planning and Development should consider changes to the zoning code which better reflect parking requirements in commercial districts. Alternatively, this study could be used to inform the Board of Zoning Appeals for parking demand variance requests.

Observation #2: Retail vacancy is strongly correlated to parking deficiency. Retail occupancy has increased in the Downtown District dramatically since 2007, and trends point to increased occupancy. Retailers have their own parking requirements that influence location decisions. Conclusion: Without adequate parking, some vacancies will go unfilled.

Recommendation: Encourage parking operators to maintain all available parking areas, open all days of the week and remain open to the public.

Recommendation: New parking opportunities, though shared parking arrangements or property acquisition should be considered by the city and adjacent property owners.

Observation #3: The newly renovated spaces in the 15008-14900 block on Detroit currently house Five Guys, and Cerny Shoes. While the lot is currently sufficient for the high-turnover business generated by Five Guys and the minimal parking stress provided by Cerny Shoes, the absorption of one or all of the current vacant spaces will likely push the lot beyond its capacity.

Conclusion: Constrained parking at this and adjacent properties may challenge the ability for the retail sites to be rented to high-demand tenants. This may be a situation where additional parking needs to be provided by acquiring property as the adjacent lots typically operates near capacity.

Recommendation: Where possible, increase the connectivity of parking to adjacent parking areas to accommodate the natural shifts in parking demand throughout the day.

Observation #4: There is a discrepancy between actual parking usage and perceived parking availability throughout the district (2007 Study)

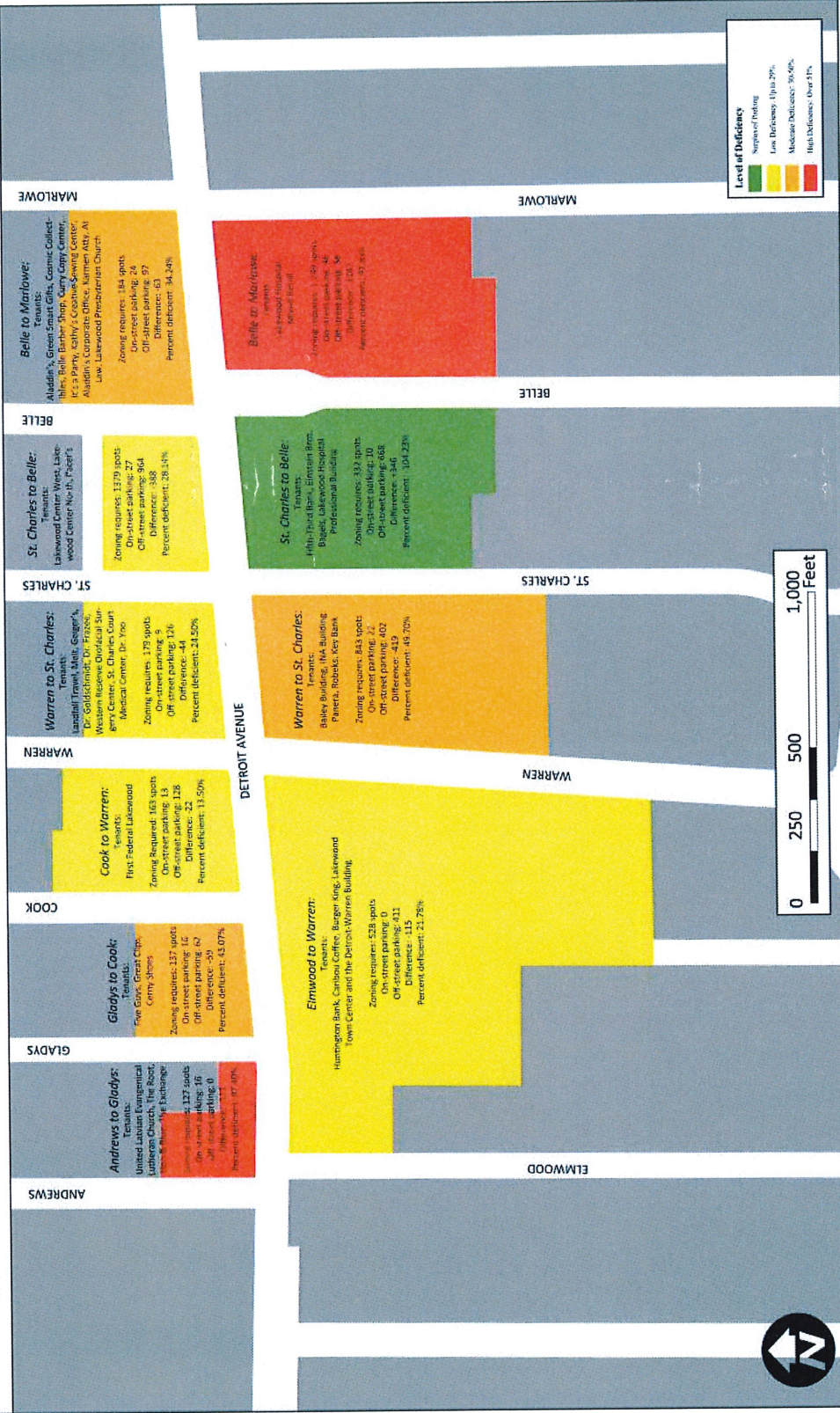
Conclusion: This observation and recommendation from the 2007 study should continue to be addressed.

Recommendation: Continue efforts to improve signage and wayfinding in the Downtown District. Where possible, increase the connectivity of parking to adjacent parking areas to accommodate the natural shifts in parking demand throughout the day.



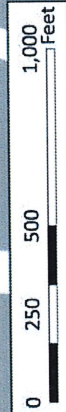
Parking Required Per Block in Downtown Lakewood by Zoning Code

Planning and Zoning Department, City of Lakewood, Ohio



Level of Deficiency

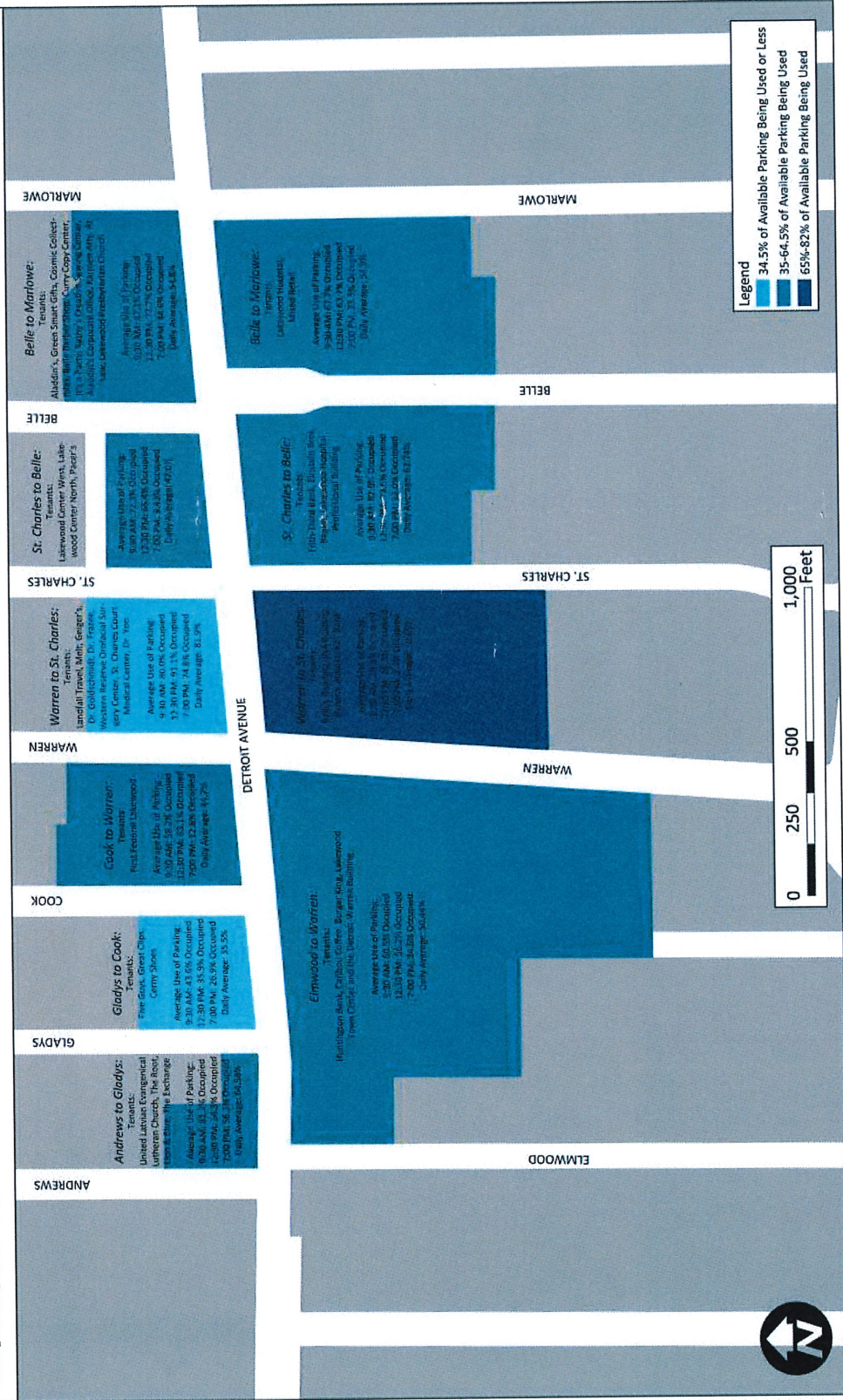
- 0% Deficiency
- 1-10% Deficiency
- 11-20% Deficiency
- 21-30% Deficiency
- 31-40% Deficiency





Average Actual Use: Weekday

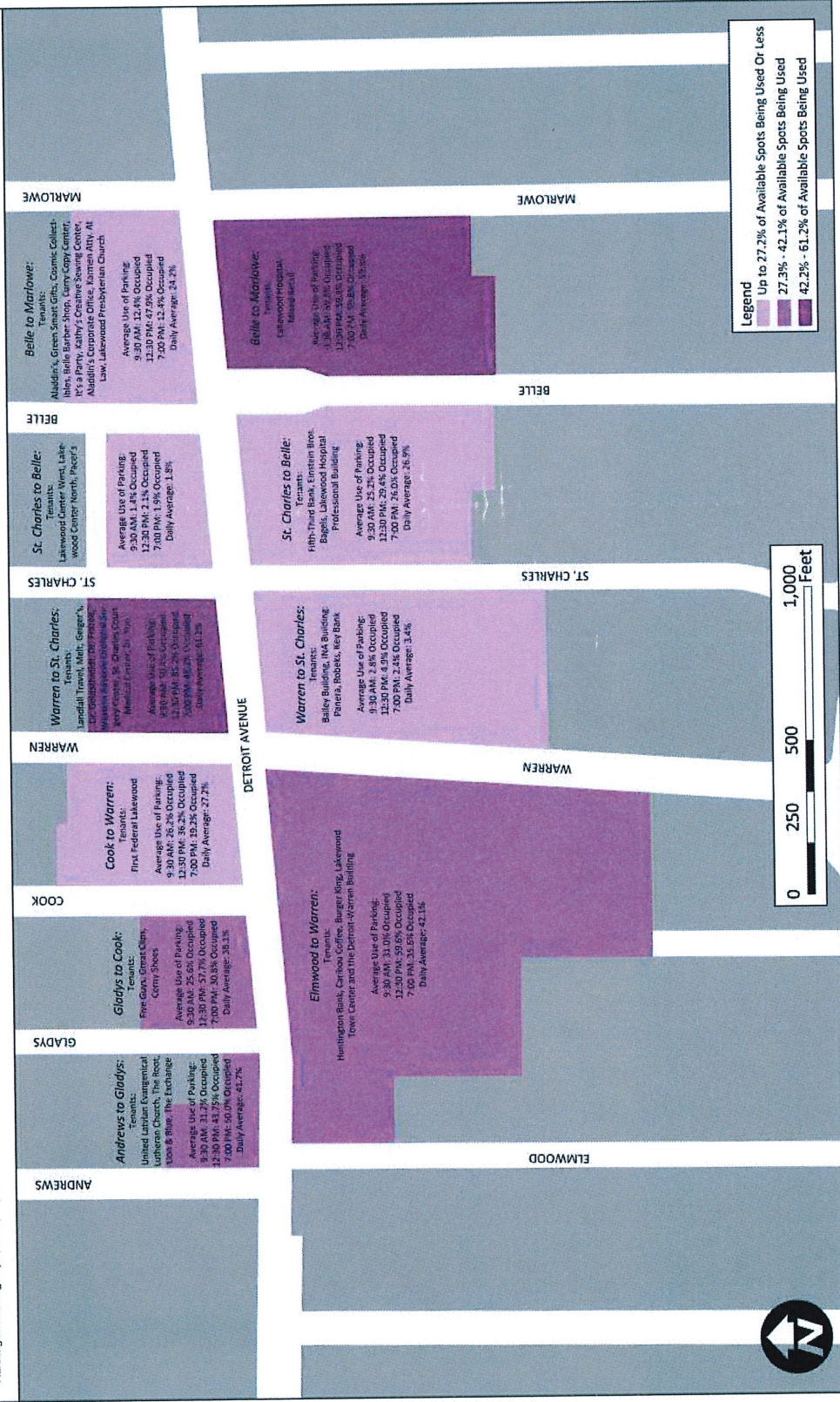
Planning and Zoning Department, City of Lakewood, Ohio





Average Actual Use: Weekend

Planning and Zoning Department, City of Lakewood, Ohio



2010 Parking Study Methodology

All parking spots on and adjacent to Detroit Avenue between Andrews Avenue to Marlowe Avenue were counted. Metered spots were counted as “On-Street” parking, and all surface parking lots and multi-level parking garages were counted as “Off-Street” parking. All counts for multi-level garages include the roof level, even though some operators do not maintain the roof level during the winter months.

After counting all available spaces, the department evaluated the number of parking spaces that are required per block as mandated by the Lakewood Zoning Code. GIS software and county auditor data was used to identify the square footage of all commercial spaces. Actual use was identified through field study and Building Department files. Vacant properties were calculated as a general office use. The combined data was used to determine required parking demand.

The City of Lakewood Zoning Code addresses parking requirements in great detail. For representation purposes some uses required a formulaic approach to accurately account for parking demand across the district. These exceptions include mixed use, where the uses were averaged to accommodate the changing parking demand throughout the day. Other measurements that strayed from the Code include Lakewood Hospital and the Western Reserve Orofacial Surgery Center, which were categorized as general business offices to account for the high turnover of doctors, and dynamic site usage that includes retail and other services to better assess parking demand. This is in contrast to the Zoning Code, which requires 4 spaces per doctor. Similarly, Lakewood’s zoning code mandates a ratio of parking spaces to available seats for restaurants, which require 1 parking space per 4 seats. Because square footage is an inaccurate representation for measuring parking demand for restaurant use, the study calculates an average number of seats for each restaurant, and applies that average (0.028 seats per square foot) to all restaurant use.

Parking deficiency/surplus was measured by block. Census counts were taken at various times during weekdays and weekends to measure changes in parking trends throughout the day. Weekday counts were conducted at 9:30am, 12:30pm and 7:00pm, and weekend counts were done at 10:00am, 1:00pm, and 7:00pm.





Planning Commission
June 1, 2017



12318 PLOVER AVENUE
Lot Split



Request

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

12318 PLOVER AVENUE
Lot Split

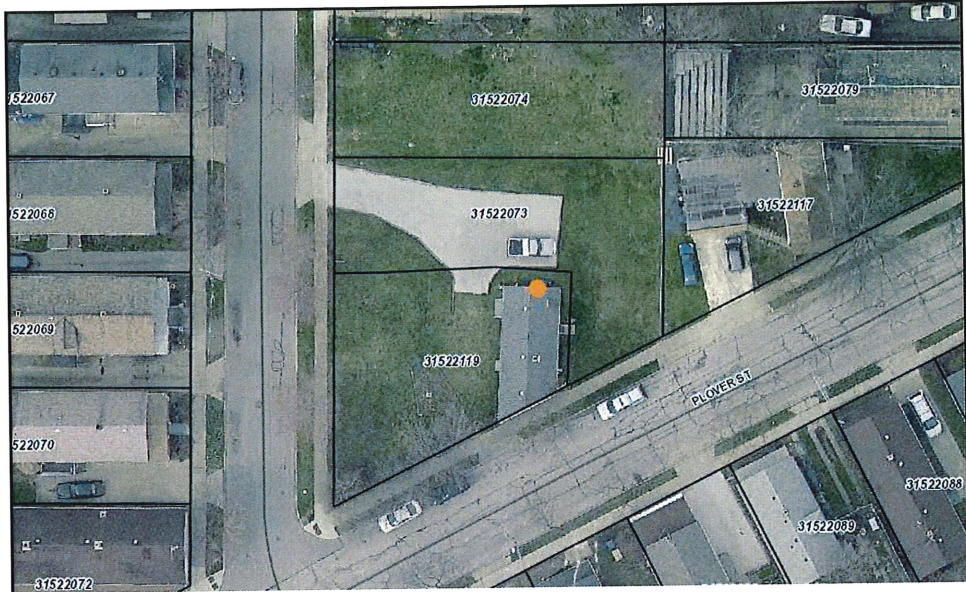


1155.07

(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

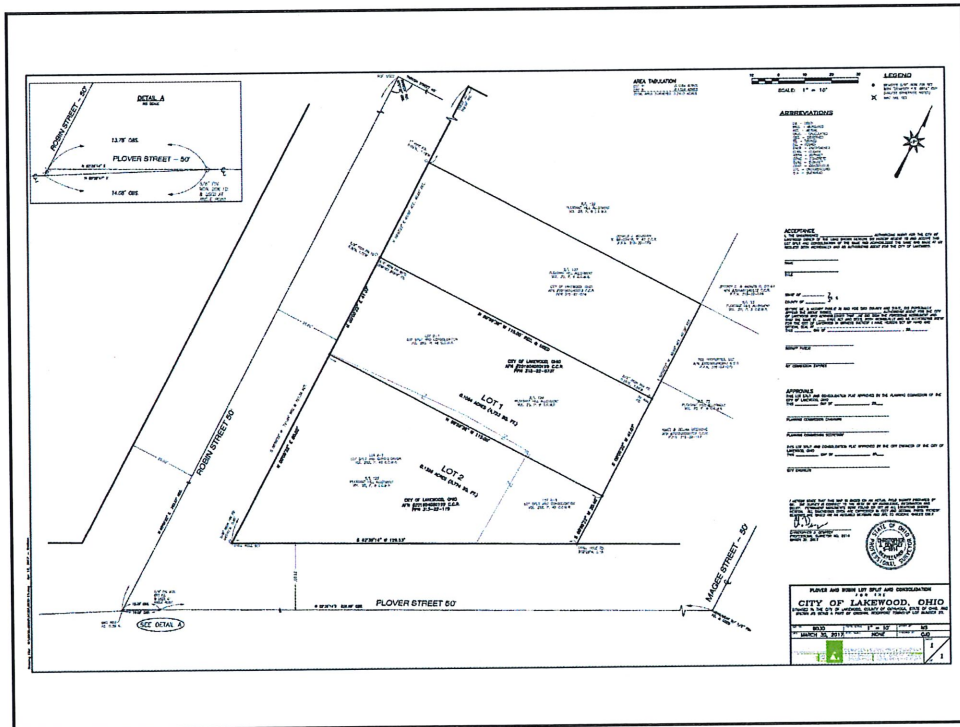
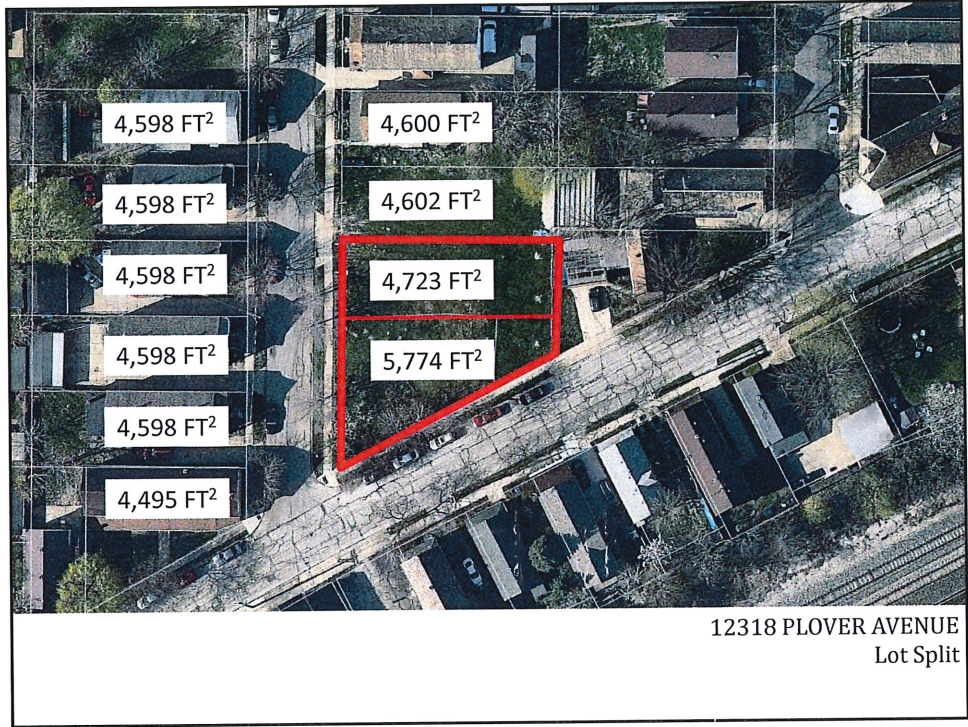
12318 PLOVER AVENUE
Lot Split

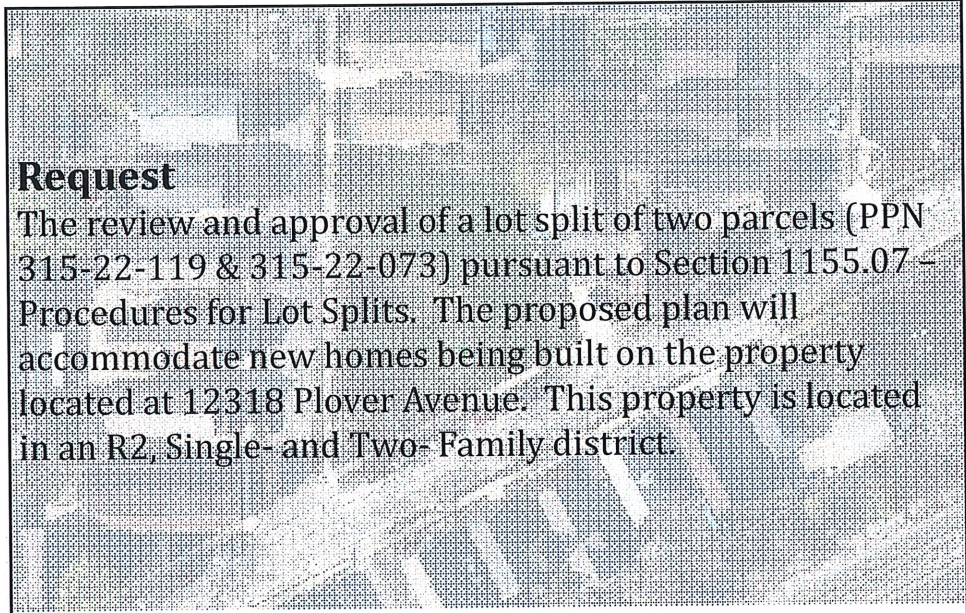


Proposed

Existing

12318 PLOVER AVENUE
Lot Split





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

12318 PLOVER AVENUE
Lot Split



13500 Detroit Avenue
St. Edward High School
Conditional Use

Request

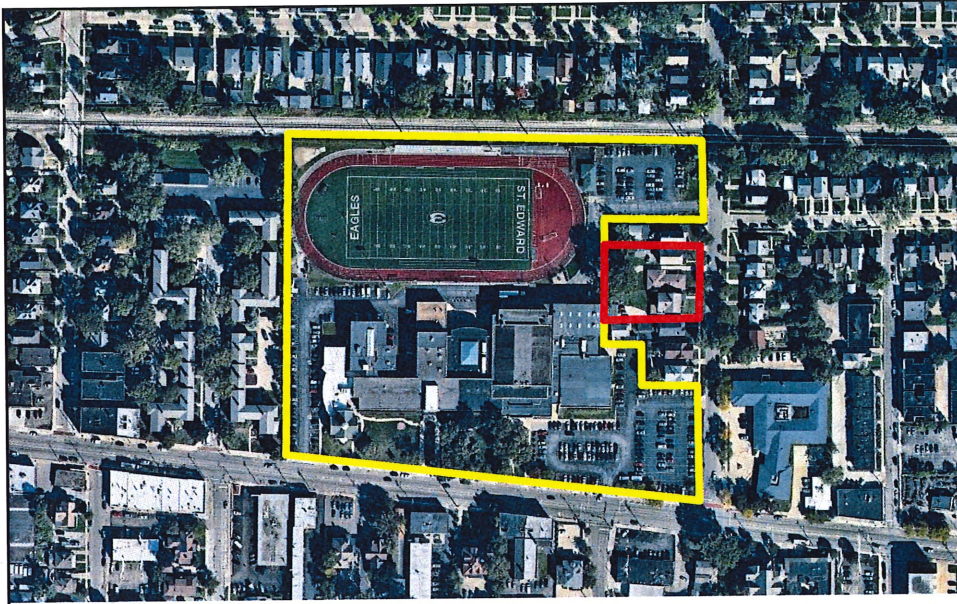
1. The review and approval of Conditional Use for the expansion of an existing parking lot into an R2, Single and Two-Family district on Nicholson Avenue, pursuant to section 1161.03(a).
2. The review and approval of a Parking Plan pursuant to sections 1143.05 and 1143.09.

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Summary of April Presentation

- St. Edward has made every effort to expand efficiently and build vertically to meet space needs
- Currently, 337 parking spots are available to serve:
 - 963 students (828 in 2010)
 - 137 faculty (100 in 2010)
 - All part-time employees and volunteers, auxiliary staff members, cafeteria staff, and daily campus visitors
- Students and faculty travel from 80 communities
- St. Edward has sought multiple alternative to ease the parking challenge
 - Investigated all lots with 20 or more spaces
 - Leases with Spitzer and Church of the Ascension
- Approximately 100 students park on neighborhood streets
- St. Ed's property is 11 acres; Lakewood High School is 26 acres

13500 Detroit Avenue
St. Edward High School
Conditional Use



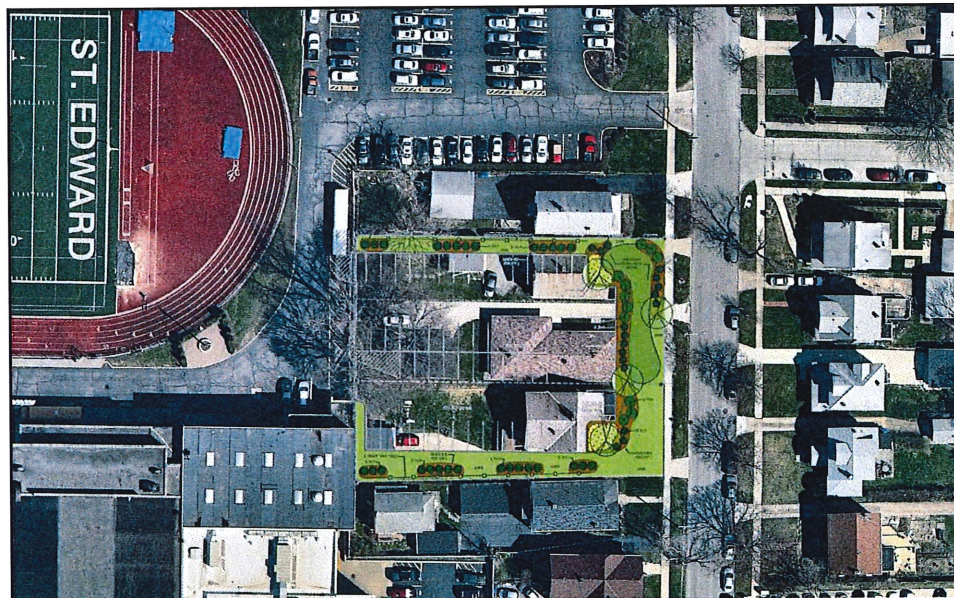
13500 Detroit Avenue
St. Edward High School
Conditional Use



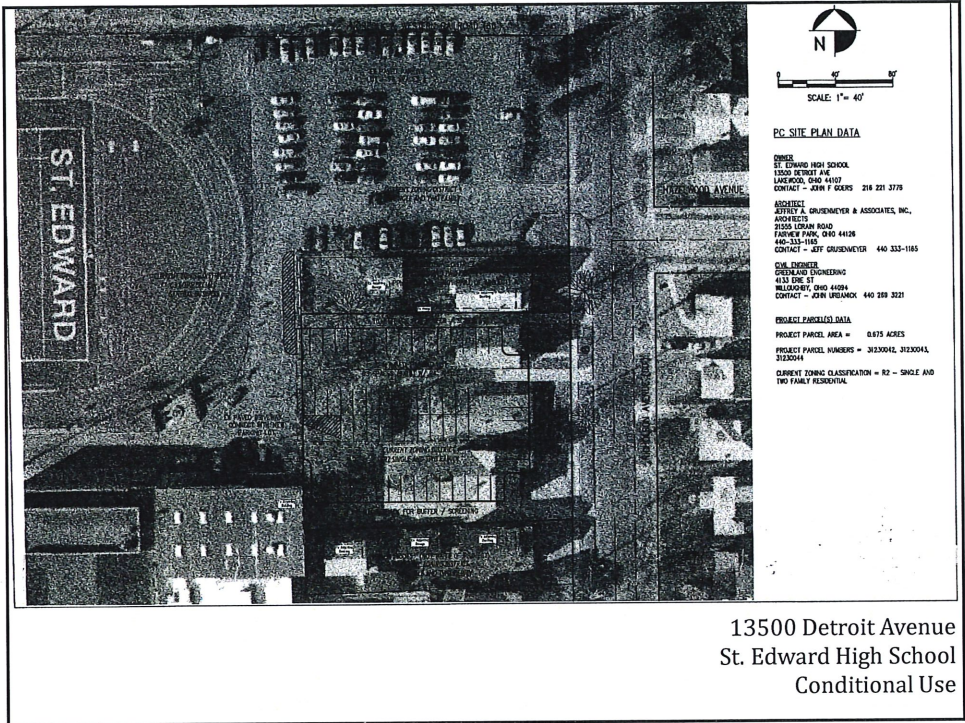
13500 Detroit Avenue
St. Edward High School
Conditional Use

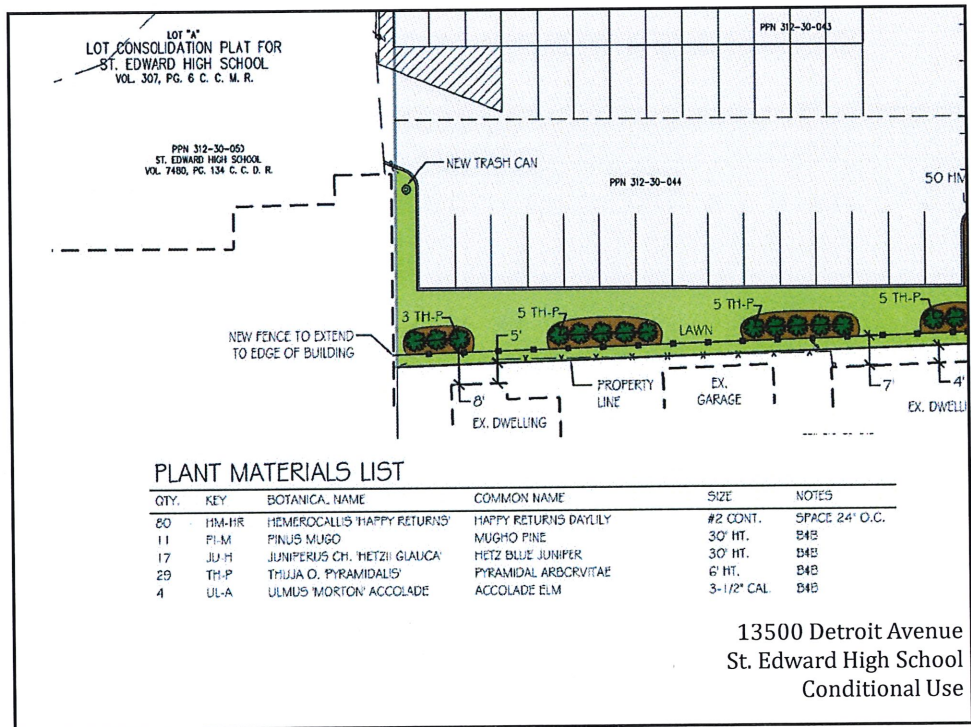
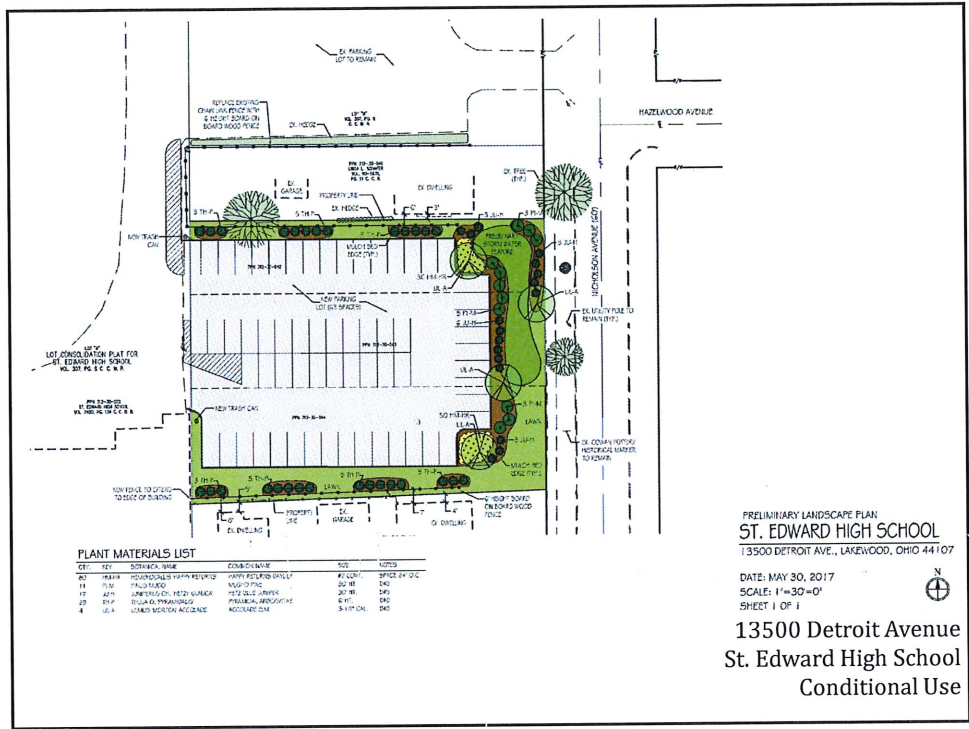


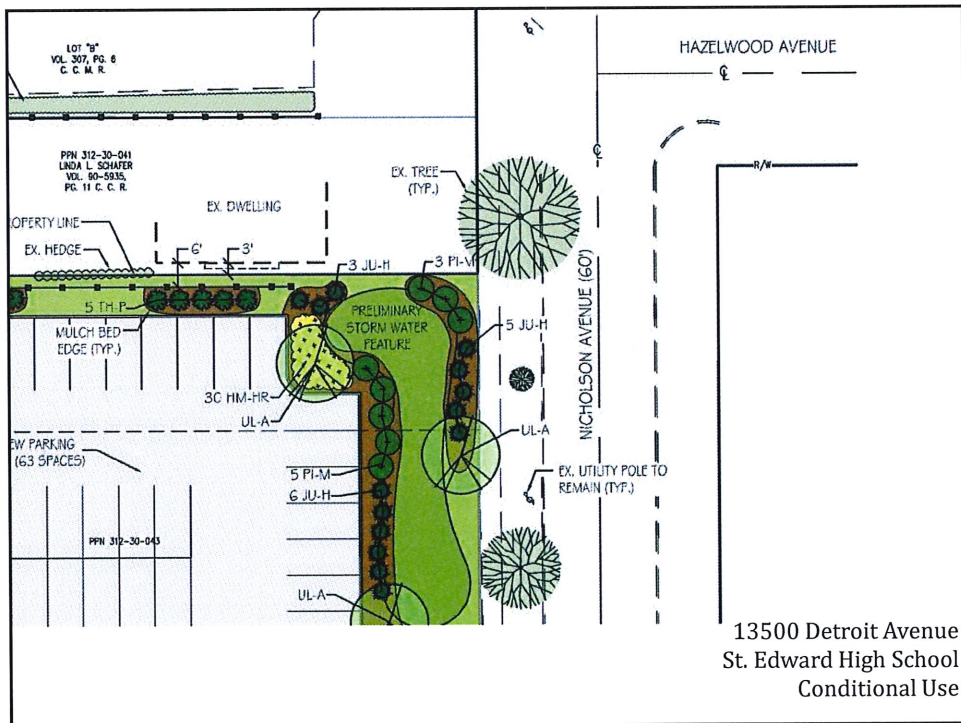
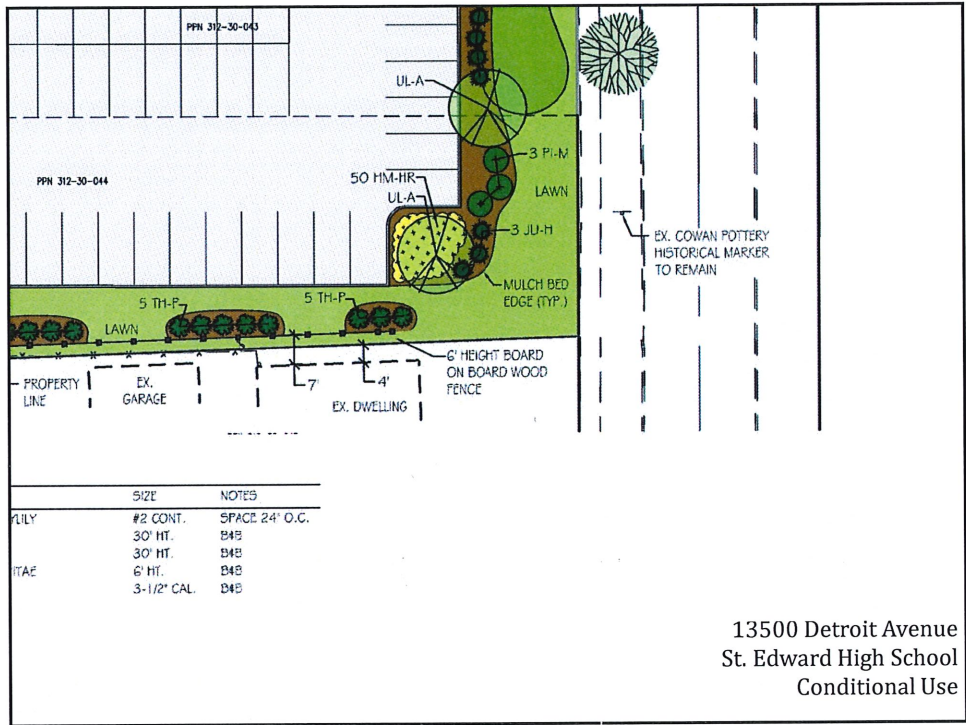
13500 Detroit Avenue
St. Edward High School
Conditional Use

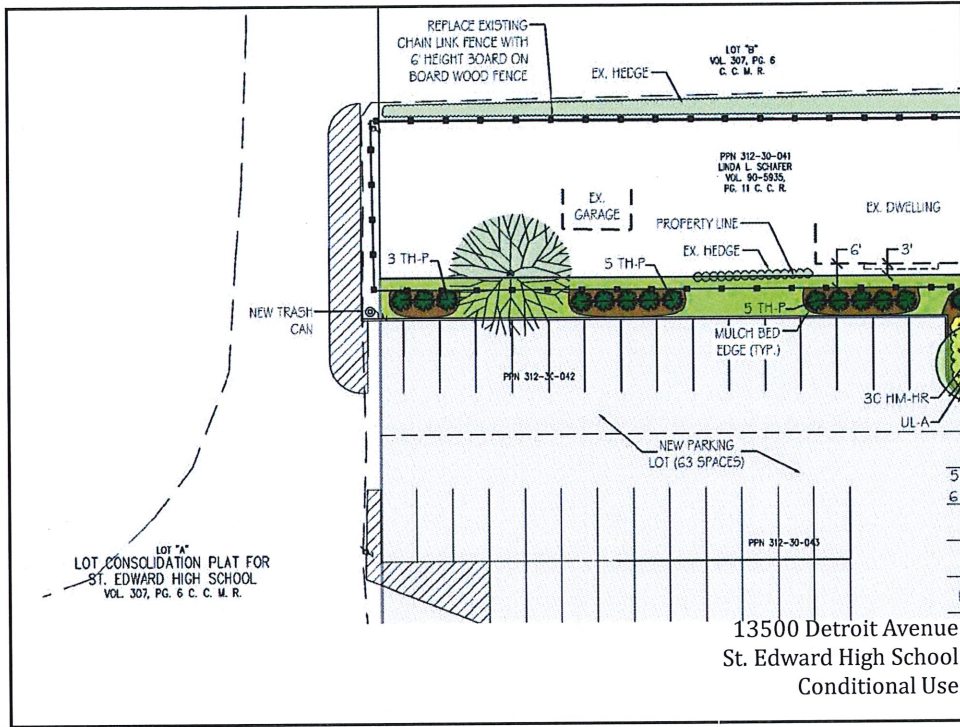


13500 Detroit Avenue
St. Edward High School
Conditional Use









BIOCELL DURING DRY CONDITIONS



BIOCELL DURING RAINY CONDITIONS



PERMEABLE PAVEMENT

STORM WATER MANAGEMENT IMAGES
ST. EDWARD HIGH SCHOOL
13500 DETROIT AVE., LAKEWOOD, OHIO 44107

DATE: MAY 30, 2017

SHEET 2 OF 2

13500 Detroit Avenue
St. Edward High School
Conditional Use

Comparison to Lakewood High School

	Students	Staff	Parking Spaces (including handicap)	Ratio (Parking Space/Person)	Zip Codes Represented
St. Edward High School (Current)	963	137	337	.306	71
Lakewood High School	1420	150	475	.302	1

13500 Detroit Avenue
St. Edward High School
Conditional Use

Comparison to Lakewood High School

	Students	Staff	Parking Spaces (including handicap)	Ratio (Parking Space/Person)	Zip Codes Represented
St. Edward High School (Proposed)	963	137	400	.363	71
Lakewood High School	1420	150	475	.302	1

13500 Detroit Avenue
St. Edward High School
Conditional Use

PERTINENT CODE SECTIONS

1161.02 General Standards for All Conditional Uses

1161.03(A) Supplemental Regulations for Specific Uses: Accessory Parking

1143.09 Parking Plan Review

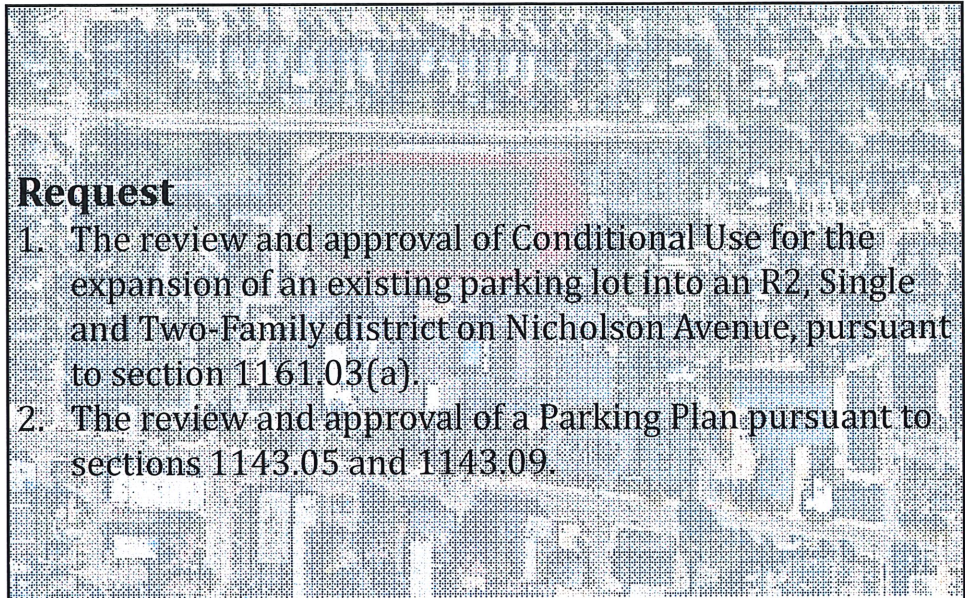
Guided in each section by the Community Vision.

13500 Detroit Avenue
St. Edward High School
Conditional Use

1143.09 PARKING PLAN REVIEW

- (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;

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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



15314 Madison Ave
Mars Bar
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.

15314 Madison Ave
Mars Bar
Conditional Use



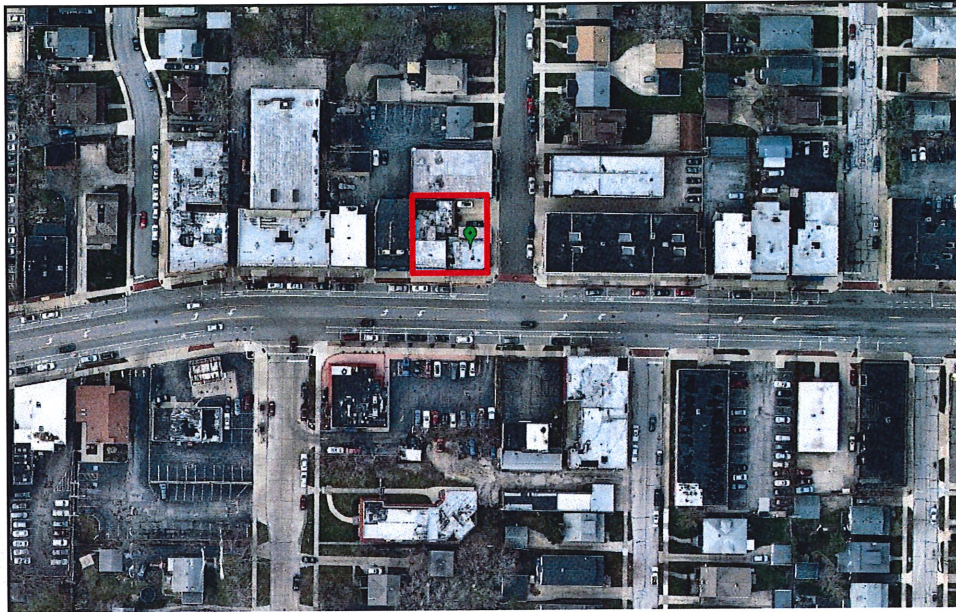
(7) The total number of seats for the Outdoor/Seasonal Dining Facility shall not exceed 25% of the maximum number of previously approved indoor seats for the Restaurant Use.

(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 5.15 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.

15314 Madison Ave
Mars Bar
Conditional Use

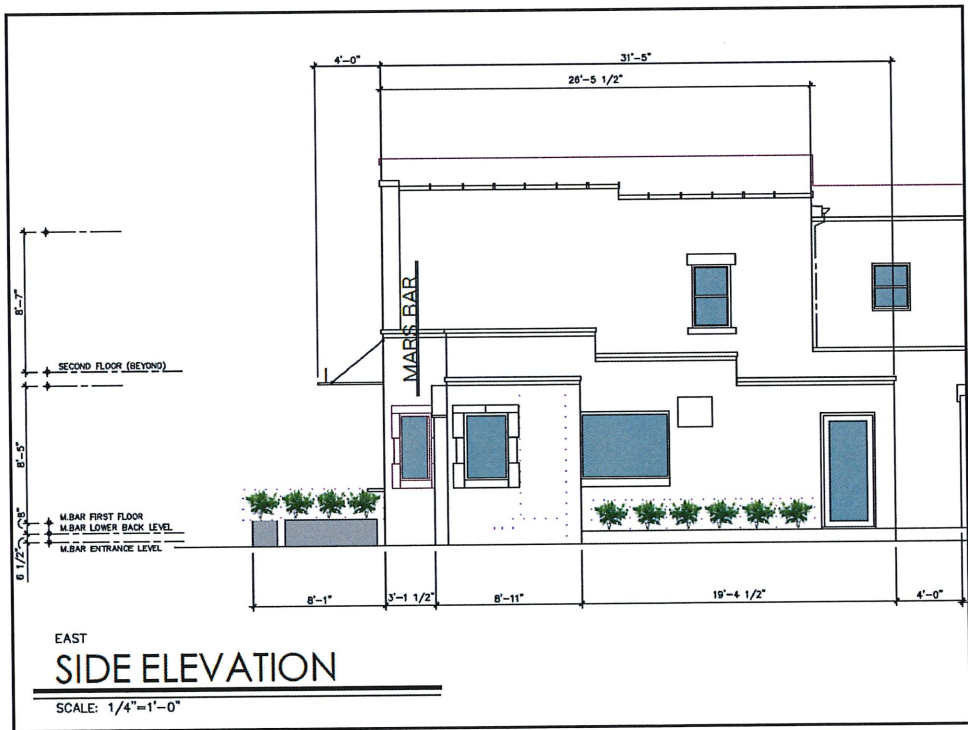
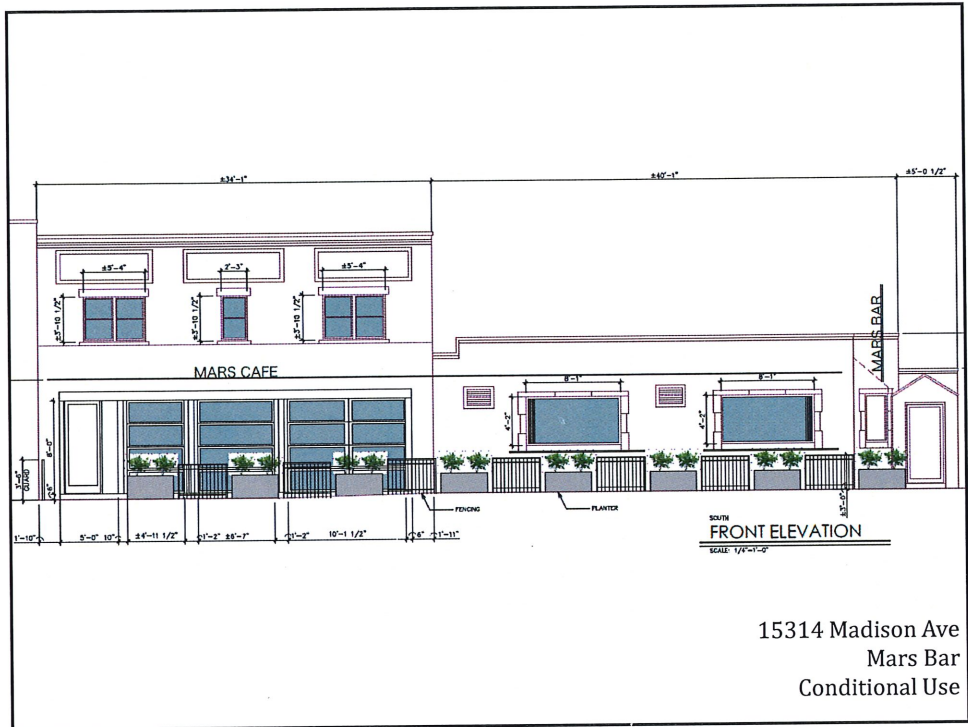


15314 Madison Ave
Mars Bar
Conditional Use



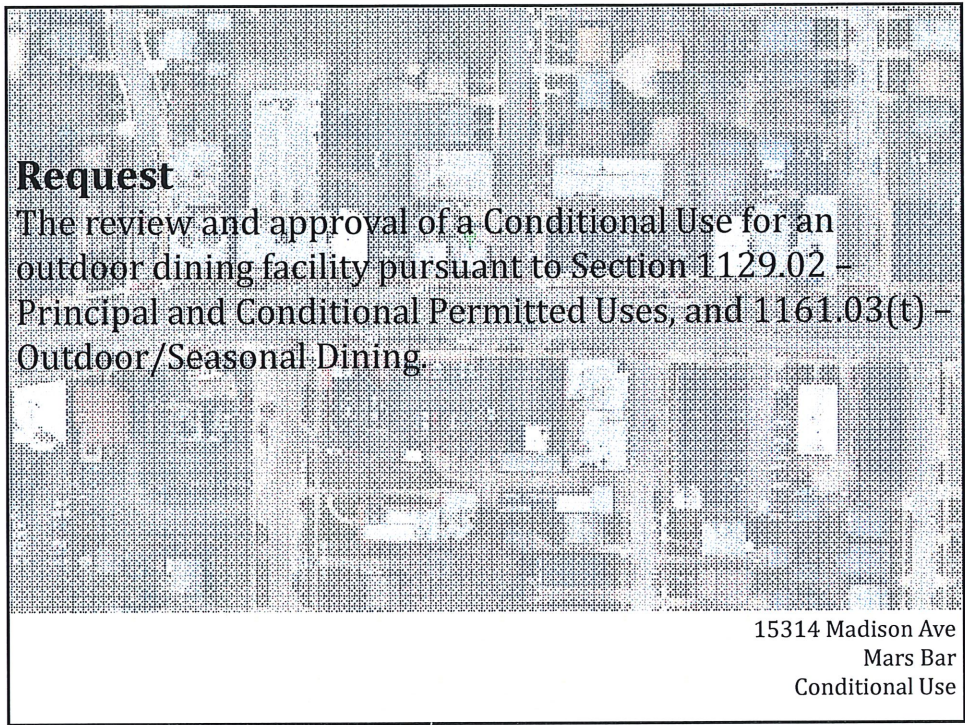
Proposed
Patio Location

15314 Madison Ave
Mars Bar
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.

15314 Madison Ave
Mars Bar
Conditional Use





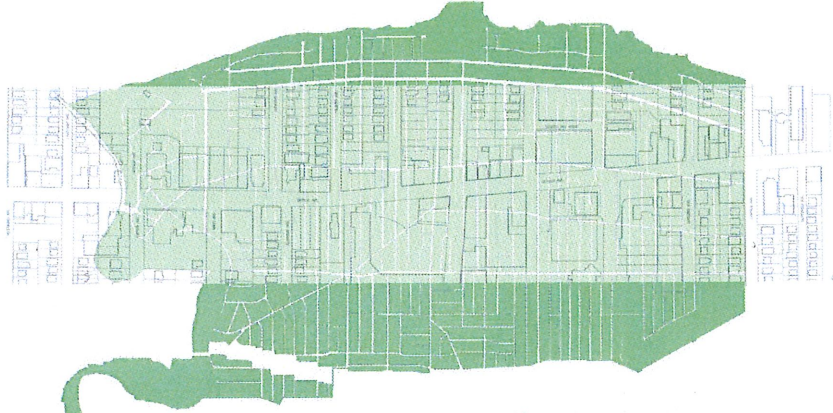
Communication

Leah Rutz, Planning Summer Intern, will be conducting parking surveys from Arthur to Marlowe. The updated Parking Study will be presented to Planning Commission when it is complete in the fall of 2017.



2010 Parking Study Update

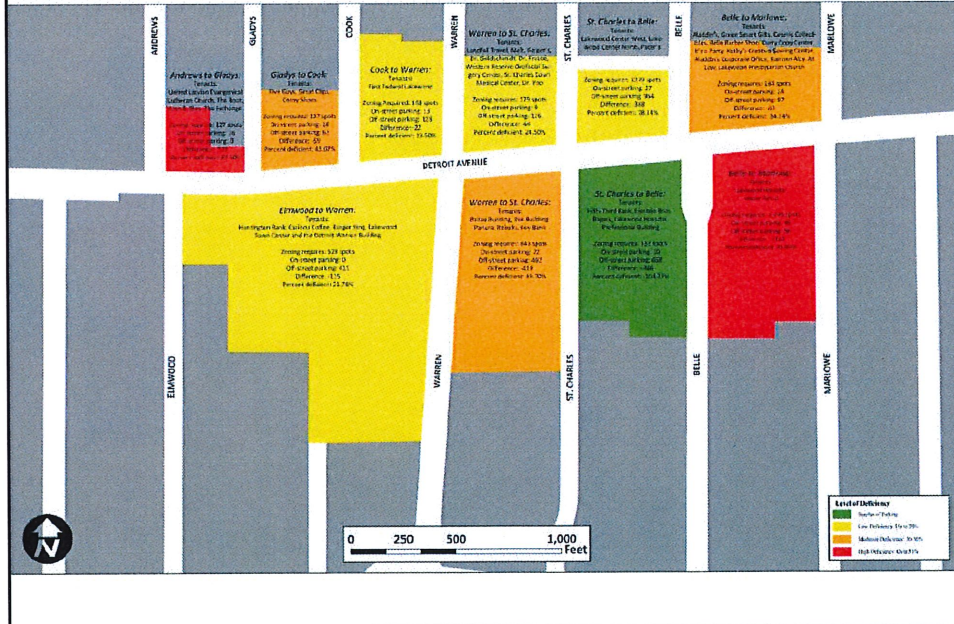
Downtown District

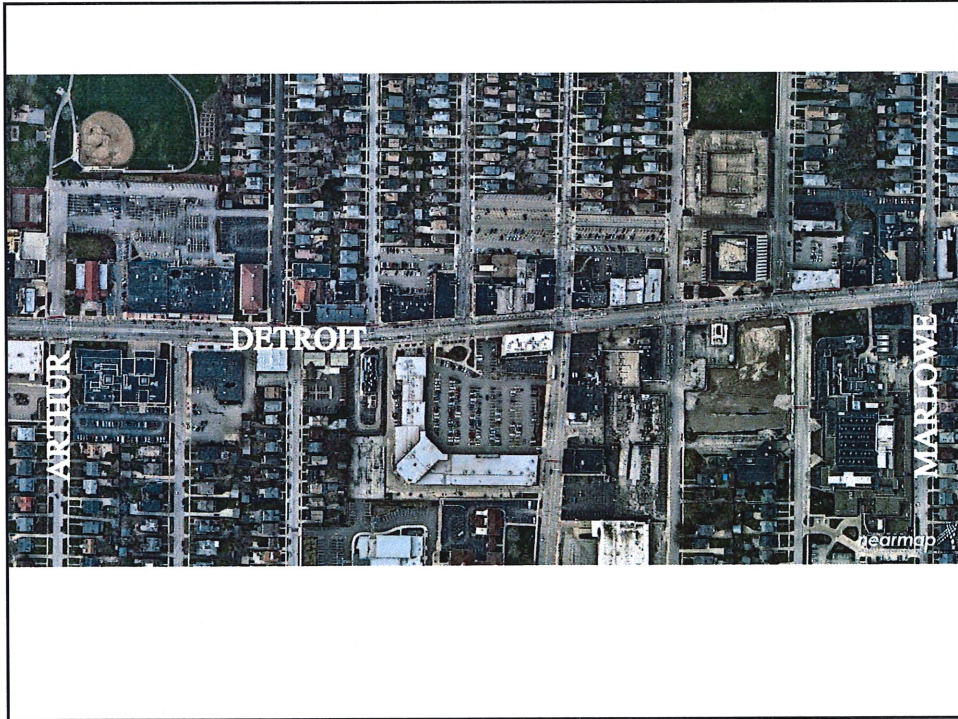
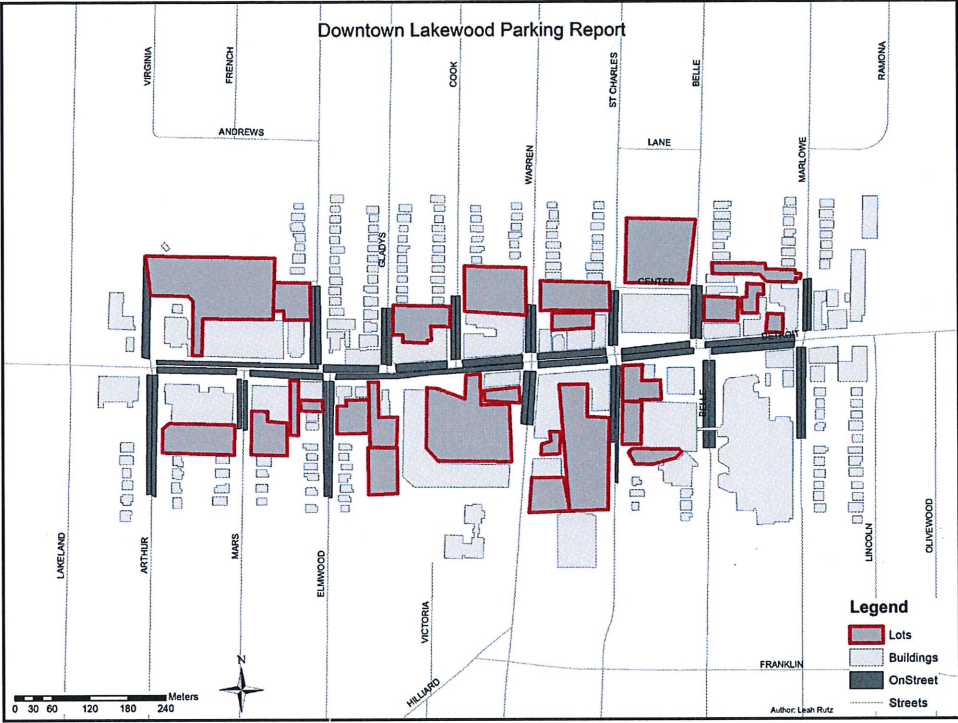


The City of Lakewood
Department of Planning
and Development
www.onelakewood.com

Parking Required Per Block in Downtown Lakewood by Zoning Code

Planning and Zoning Department, City of Lakewood, Ohio







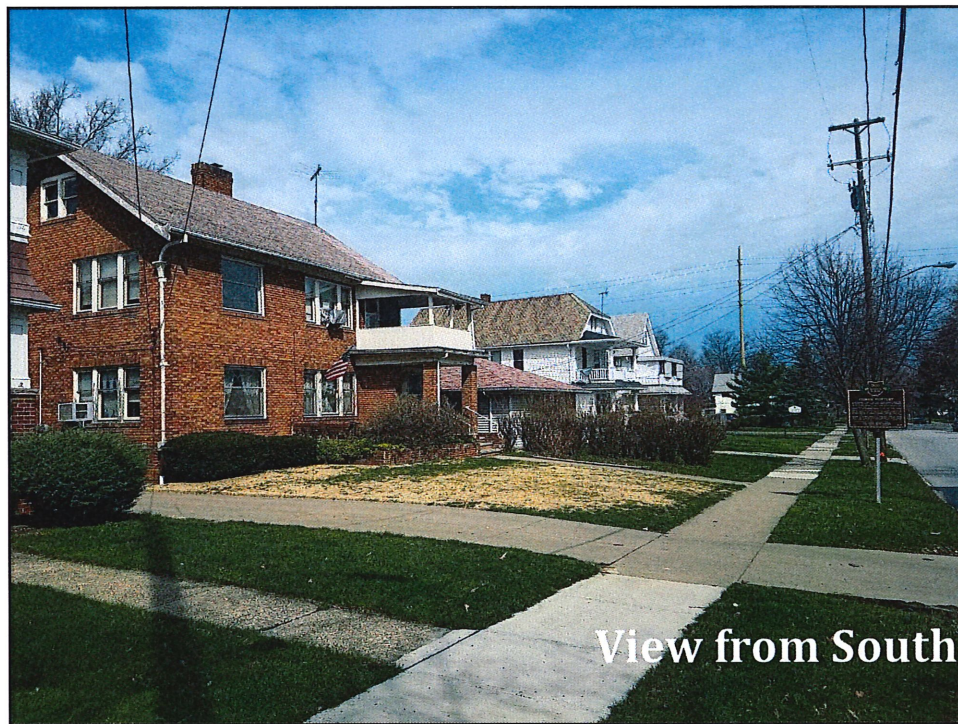
Communication

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Planning Commission
June 1, 2017





View from South





1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES

- The lot on which the proposed use is to be located abuts the commercial lot to which it is accessory
- The parking lot shall be used only for the parking of non-commercial passenger motor vehicles
- The proposed parking lot conforms to the design requirements set and has been approved by the Architectural Board of Review
- The Commission may limit the hours of operation of the proposed conditional use.

13500 Detroit Avenue
St. Edward High School
Conditional Use

**1161.03 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES:
ACCESSORY PARKING**

- The lot on which the proposed use is to be located abuts the commercial lot to which it is accessory
- The parking lot shall be used only for the parking of non-commercial passenger motor vehicles
- The proposed parking lot conforms to the design requirements set and has been approved by the Architectural Board of Review
- The Commission may limit the hours of operation of the proposed conditional use.

13500 Detroit Avenue
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Conditional Use

1143.09 PARKING PLAN REVIEW

To establish flexible vehicle parking requirements that support the Vision to provide safe, convenient, and integrated transportation options throughout the City.

The Commission may consider the following:

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Conditional Use