

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

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

**1. Roll Call**

Members Present

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

Others Present

Shawn Leininger, P&D Director  
Michelle Nochta, Senior Planner  
Mark Papke, City Engineer  
Jennifer Swallow, Executive Assistant Law Director

Due to a scheduling conflict, Mr. McDermott would leave the meeting and return. His return would be noted publicly. Mr. McDermott left the meeting at approximately 6:45 p.m. and returned at 9:00 p.m.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **EXCUSE** the absence of Mr. McDermott. Mr. Krewson, Mr. LaPointe, Mr. Reisz, Mr. Sanderson voting yea, and Mr. McDermott abstaining, the motion passed.

**2. APPROVE THE MINUTES OF THE MAY 5, 2022 MEETING**

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **APPROVE** the May 5, 2022 meeting minutes. All the members voting yea, the motion passed.

**3. APPROVE THE MINUTES OF THE MAY 17, 2022 SPECIAL MEETING**

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **APPROVE** the May 17, 2022 special meeting minutes. All the members voting yea, the motion passed.

**4. OPENING REMARKS**

Mr. Krewson summarized the Opening Remarks into record.

**NEW BUSINESS**

**PLANNED DEVELOPMENT**

- 5. Docket No. 06-14-22  
14519 Detroit Ave.  
Downtown Development**

Kolby Turnock, CASTO, applicant request the review and approval of a preliminary Planned Development for PPN 314-07-007, 314-07-008, 314-07-009, 314-07-010, 314-07-011, 314-07-012, 314-07-013, 314-07-014, 314-07-017, 314-07-033, 314-07-034, 314-07-035, 314-07-036, 314-07-037, 314-07-038, 314-07-039, and 314-07-145, pursuant to section 1156.03 – standards for review of a preliminary PD plan. Property located in a PD – Planned Development district. (Page 3)

Mr. Leininger presented a synopsis of the project process; this meeting was the beginning of the process, as there would be many public meetings. Members of the development team, Kolby Turnock, Vice President; CASTO; applicant, Tedd Hardisty; The Edge Group, Ted Singer; Dimit Architects were present to explain the components of the preliminary concept plan (building mass, greenspace, public artwork, stormwater management, streetscape, public space, etc.). Public Comment was taken. There were no public comments received by the staff prior to the meeting.

Public comment taken:

- Need for sensitivity to the massing in relationship to the neighboring commercial buildings and residential homes.
  - Change in massing would impact the units and be less marketable.
- Asked about the proposed townhouses.
  - The townhomes are in response to a request from City Council.
- Liked the attempt to integrate the Curtis Block façade with the proposed commercial building.
- Liked the proposed plaza.
- Members of the community supported saving the Curtis Block building in its entirety.
- Concerned about the proposed commercial building engulfing the Curtis Block.

Public comment was closed. Mr. LaPointe recused himself due to a professional conflict. The meeting proceeded with discussion among the members, applicant/representatives, and staff about the many points of the proposal (usage, building massing, vehicular/pedestrian circulation/access, parking, landscaping/screening, transition into the south neighborhood, urban/plaza open spaces, utilities, amenities, other comments). A traffic study is forthcoming.

A motion was made by Mr. Krewson, seconded by Mr. Sanderson to **DEFER** the item until the next meeting on Wednesday, June 29, 2022 (reschedule of the July 7, 2022 Planning Commission meeting). Mr. Krewson, Mr. Reisz, Mr. Sanderson voting yea, and Mr. LaPointe abstaining, the motion passed.

Items 6 and 7 were heard together. Dispositions were given separately.

#### **OLD BUSINESS CONDITIONAL USE**

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

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district. (Page 33)

#### **PARKING PLAN**

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

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C1, Commercial - Office district. (Page 43)

Amy Ferguson, Architects Partnership, representative was present to explain the requests. Staff provided a review of the project and additional requirements. Public comment was closed as no member of the public addressed the project. There was discussion among the members, applicant, and staff about the demolition of a single-story building with another single-story, ingress/egress of the drive-thru, car stacking/vehicular congestion, possibly add on-street parking in front of the proposed business, security of the ATM during the late evening/early morning hours, stormwater/bioswale, lighting, pocket park, orientation of the building; parking lot; and curb line, reduce the width of the curb cuts, move the fence of the greenspace that is next to the ATM and place the canopy trees to provide sidewalk shade coverage, the importance of the drive-thru to the business, refuse dumpster, maintenance of the pocket park, control of potential free speech protestors, installation of larger caliper tree. The members summarized their questions: lighting in the pocket park, provide picnic tables in lieu of benches, work with city regarding waste receptacles, 24-hour ATM vestibule is accessible off the north of the building, placement of bioswale the greenspace, canopy trees in the island greenspace, and study the access configuration of the ATM, ask the Chase Bank how they will address control of the quasi-public space, explore orientation of the building, shift the fence to the middle of the greenspace, all of the trees along the right-of-way are a minimum of three-inches, and the dumpster.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **DEFER Docket 04-06-22**. All the members voting yea, the motion passed.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **DEFER Docket 04-07-22**. All the members voting yea, the motion passed.

## **NEW BUSINESS**

### **CONDITIONAL USE**

#### **8. Docket No. 06-15-22 15023 Madison Ave. Pachamama**

David Maniet, Maniet Architects, applicant requests the review and approval for a conditional use permit to operate outdoor sidewalk dining. Pursuant to section 1161.03(t) – outdoor dining facility. Property is in a C2 – Commercial, Retail district. (Page 59)

David Maniet, Maniet Architects, applicant was present to explain the request to allowing seating for eight patrons. Staff provided administrative comments. There was an issue with the accessible route on the public right of way, the placement of the fencing for the outdoor dining would require pedestrians to traverse uneven pavers. Public comment was closed as no member of the public addressed the item. The members asked about parking requirements, service of alcoholic beverages, length of time the fence would remain in place, the issue was created by the uneven brick pavers in the right of way by the storefront.

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

- The fence is to be removed by December 1, 2022.

- Raise the bricks to create a smooth, stable slip resistant surface or replace with an appropriate material to remedy the issue.

All the members voting yea, the motion passed.

## LOT SPLIT/CONSOLIDATION

### 9. Docket No. 06-16-22

**11802 Detroit Ave.**

**West 117 Development Phantasy, LLC**

James Ptacek, Larsen Architects, applicant requests approval for the lot split of PPN 312-33-008 and consolidation with PPN 312-33-015. Pursuant to Section 1155.07 – procedures for lot splits. Property is in a C3 – Commercial, General Business district. (Page 62)

James Ptacek, Larsen Architects, applicant was present to explain the request. Discussion ensued about the various parcels and their related buildings; administrative staff supported the request. Public comment was taken.

Comments:

- Request records of City Council discussions.
  - Administration will submit the request.
- Specifically which parcels are being discussed?
  - Discussed will be from Hird Ave. to the internal property line. The property behind Value World is not part of the request.
- Property maintenance/snow removal issues.
  - Studio West will maintain the area.
- Safety forces issues.
  - Safety forces had reviewed the proposal.
- Will the City parking lot, Value Word be absorbed by the development in the future?
  - The City parking lot will remain public property.

There was discussion that the existing public utilities required an easement, a full title review was conducted, its prescriptive use, non-conformities were eliminated by the consolidation, Safety forces could gain access from Hird Ave. because the barricades were removable.

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

- The City Engineer further reviews the proposed plat and add a utility easement if necessary.

All the members voting yea, the motion passed.

## CONDITIONAL USE

### 10. Docket No. 06-17-22

**1384 Hird Ave.**

**West 117 Development Phantasy, LLC**

James Ptacek, Larsen Architects, applicant requests conditional use for temporary expansion of outdoor dining, Property is in a C3 Commercial - General district. (Page 69)

James Ptacek, Larsen Architects, applicant was present to explain the request to allow seating for 44 patrons. Staff presented an analysis of the proposal. The members said it was a large investment for the

business under temporary dining and could be an issue if the revised outdoor dining code parameters are not adopted by City Council and asked about control/policing of patrons after the allowable hours. Public comment was closed as no member of the public was in attendance. The members asked about parking.

A motion was made by Mr. Reisz, seconded by Mr. LaPointe to **APPROVE** the request as presented. 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 10:30 p.m. All the members voting yea, the motion passed.

Katelyn Malins  
Signature  
*on Behalf of Chair*

6/29/22  
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. Linda Barbero
- 2. Kristy Elliott
- 3. Heather Rudge
- 4. Jean Mackay
- 5. Amy J Ferguson
- 6. DAVID MANIET
- 7. JIM JP PROCEK
- 8. Gary Rossi
- 9. Daniel BUDISH
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

- Linda Barbero
- Kristy Elliott
- Heather Rudge
- \_\_\_\_\_
- Amy J Ferguson
- David Maniet
- Jim Procek
- Gary Rossi
- Daniel Budish
- \_\_\_\_\_
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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, June 2, 2022



**Planning Commission**  
**June 2, 2022**



# Agenda

1. Downtown Development
2. Chase Bank
3. Pachamama Outdoor Dining
4. West 117<sup>th</sup> Development





# DOWNTOWN DEVELOPMENT

PLANNED DEVELOPMENT

## Start of the community planning process

- This is the beginning of a process
- Examples of meetings in the coming months:
  - Planning Commission and Architectural Board of Review meetings
  - Meetings with neighbors on Marlowe and Belle
  - Broader community meetings
  - Meetings with organizations like LakewoodAlive & Downtown Business Alliance



14519 Detroit Avenue  
Planned Development

# Planned Development Approval Process

1. Planning Commission reviews and approves plan for preliminary approval
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Final Planned Development



14519 Detroit Avenue  
Planned Development

# Example Requirements of the PD Zoning Chapter

## Design Principles that carefully consider:

- Building and Site
- Building Materials
- Vehicular Circulation and Access (Traffic Impact Studies required)
- Pedestrian Access and Circulation
- Parking (Visual impact and quantity)
- Landscaping
- Streetscape improvements
- Service Area and Mechanical Screening
- Signage (Master sign plan required)
- Lighting (Lighting plan including photometric illustration required)



14519 Detroit Avenue  
Planned Development

## 1156.01 PURPOSE.

- Promote development that is
  - **Innovative;**
  - **Integrated with surrounding uses; and**
  - **Shows sensitivity to cultural, environmental, and economic considerations**
- Development which is consistent with the **Community Vision** including:
  - **More compact development**
  - **Pedestrian-friendly site design**
  - **Urban street character**
  - **Energy-efficient design**
  - **Industry best practices**



14519 Detroit Avenue  
Planned Development

# Development Objectives

- A mixed-use development that meets community employment, shopping, and service needs, including opportunities for existing Lakewood businesses to grow.
- **Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- Relate to and **activate the streetscape** to generate street level activity, and provide for a safe and inviting pedestrian experience.
- Be a catalytic economic development project for Lakewood.
- Incorporate a **multi-functional outdoor community gathering space**.
- Position the development to respond to shifting market conditions.
- **Sensitivity to the directly adjacent single-family neighborhood.**
- Support **environmentally sustainable development practices**, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- Promote creative partnership structures to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- Attract diverse businesses that provide residents with a wide range of options and services.
- Provide a **variety of housing types** that compliment available community housing options.
- Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values.
- Recognize and restate the historical significance of the site for our community in built form.



14519 Detroit Avenue  
Planned Development



- **Preliminary Plan Approval (1156.03 and 1156.04)**

- Preliminary Approval is the first step to unlock the review of the full design and architectural plans (1156.05)

- Final Approval will come at a future meeting.
- All modifications to Final Plan must be approved by Planning Commission. (1156.04(m)(1)(A))



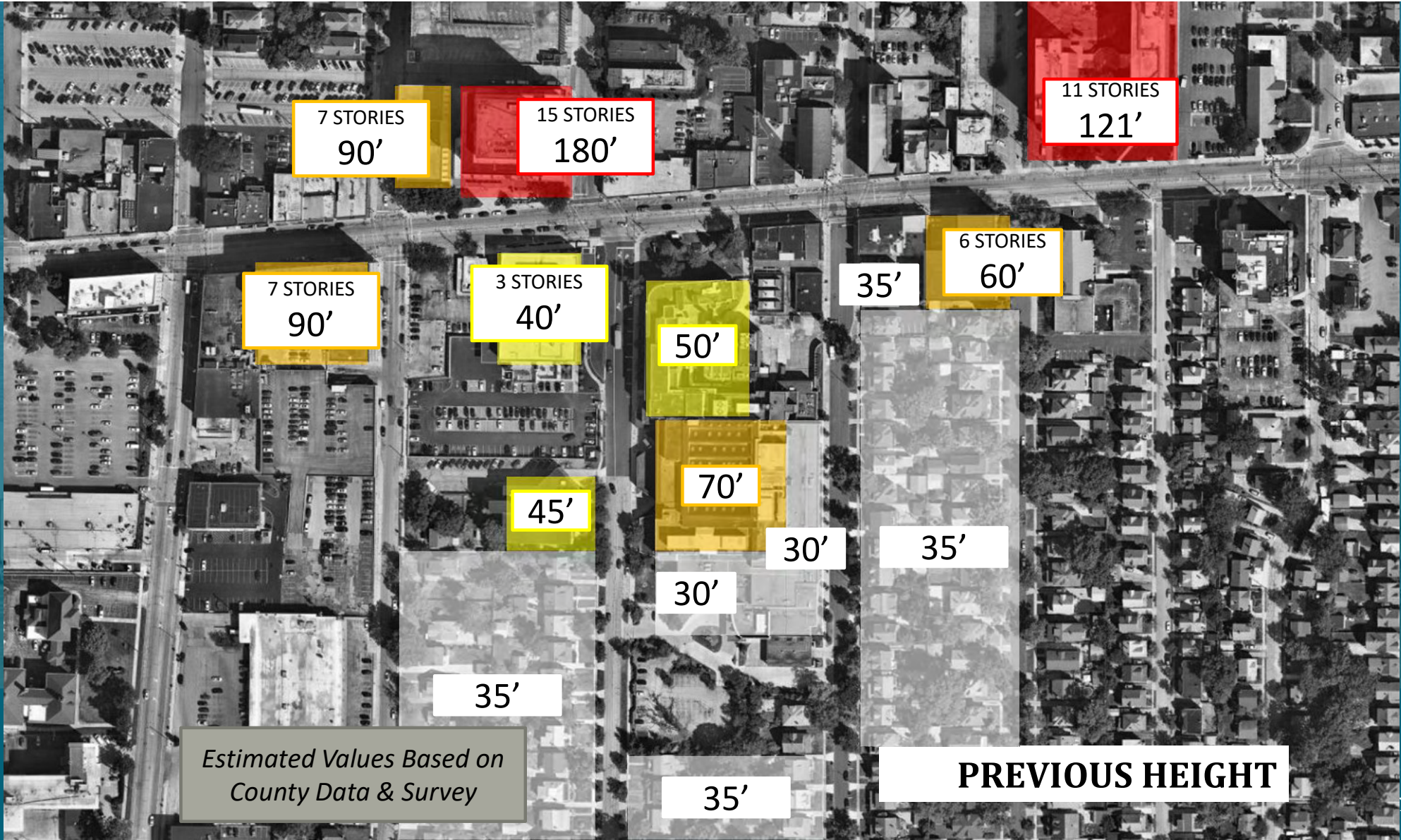
14519 Detroit Avenue  
Planned Development

## Context and Integration

- How does the proposed development mesh with existing residential and commercial corridor?
- How does the height of the proposed structures relate to surrounding structures?
- Are proposed setbacks inline with existing setbacks?



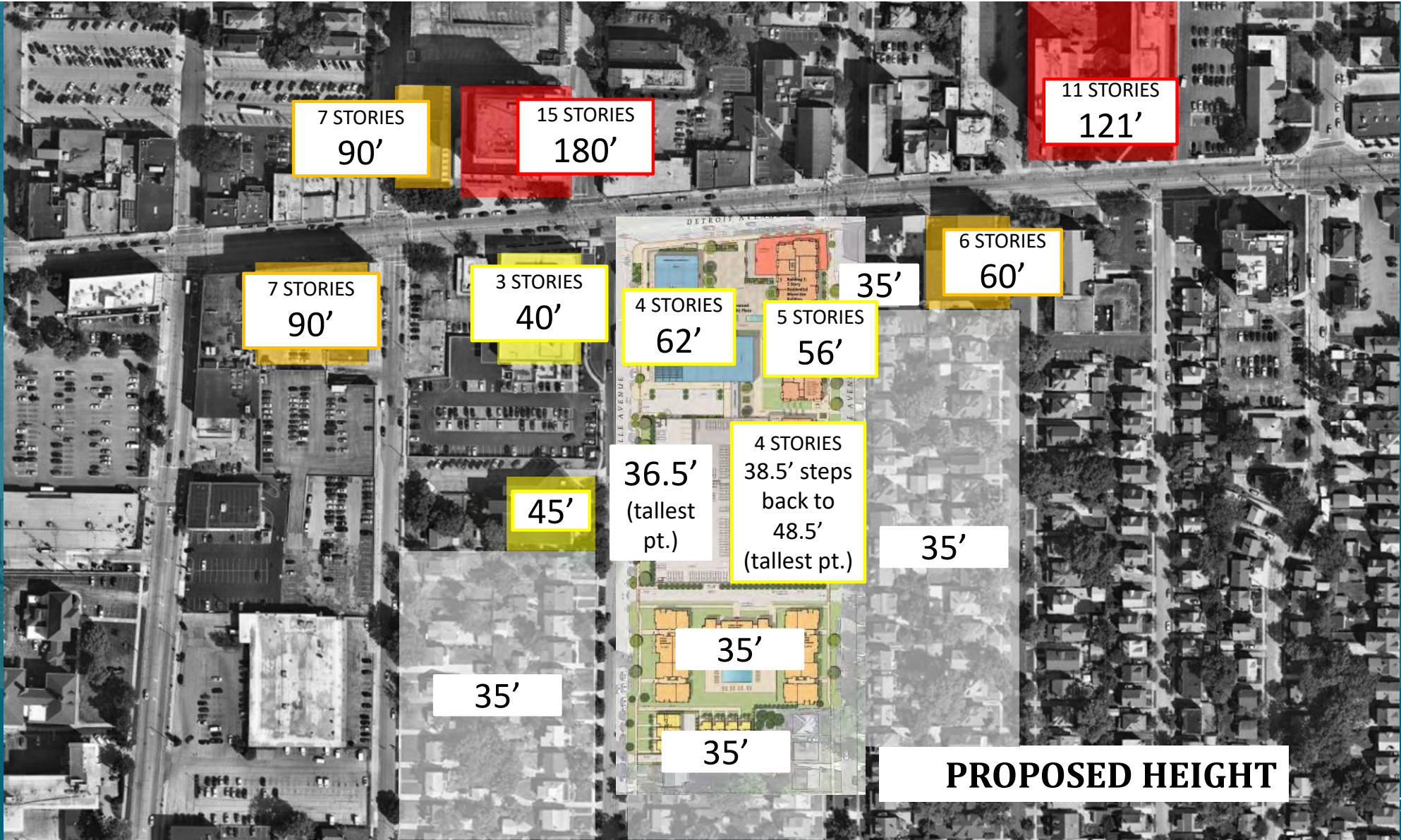
14519 Detroit Avenue  
Planned Development

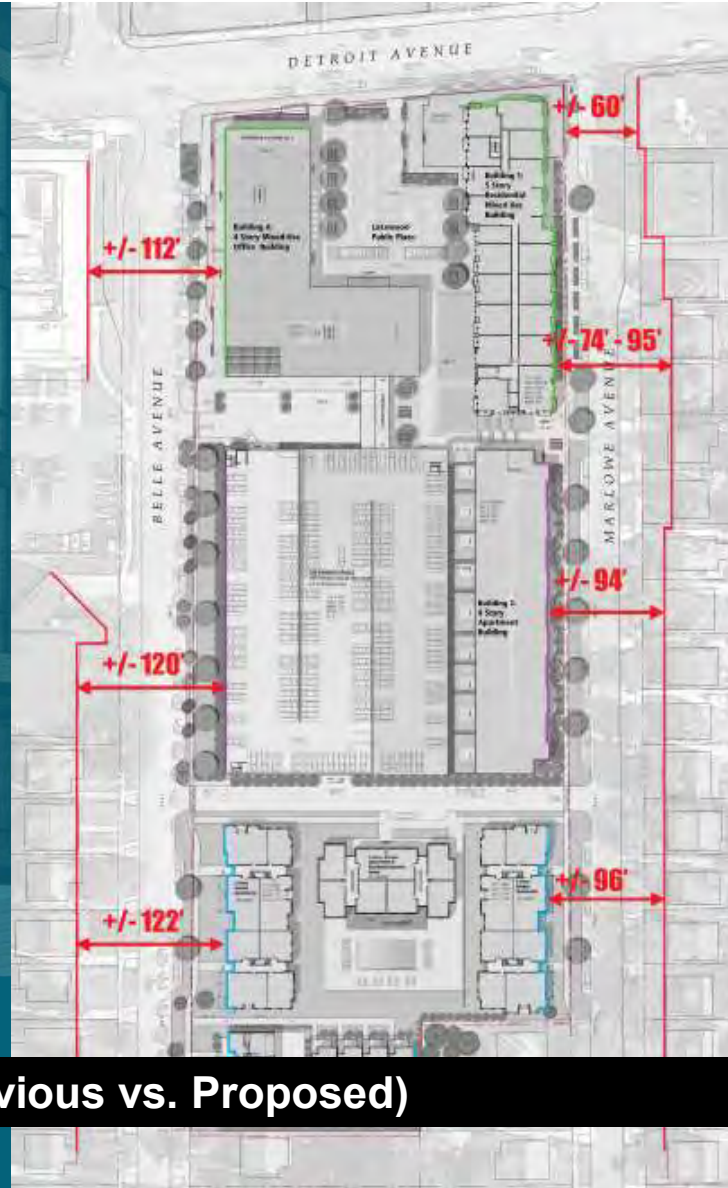


*Estimated Values Based on  
County Data & Survey*

**PREVIOUS HEIGHT**

ue  
ent

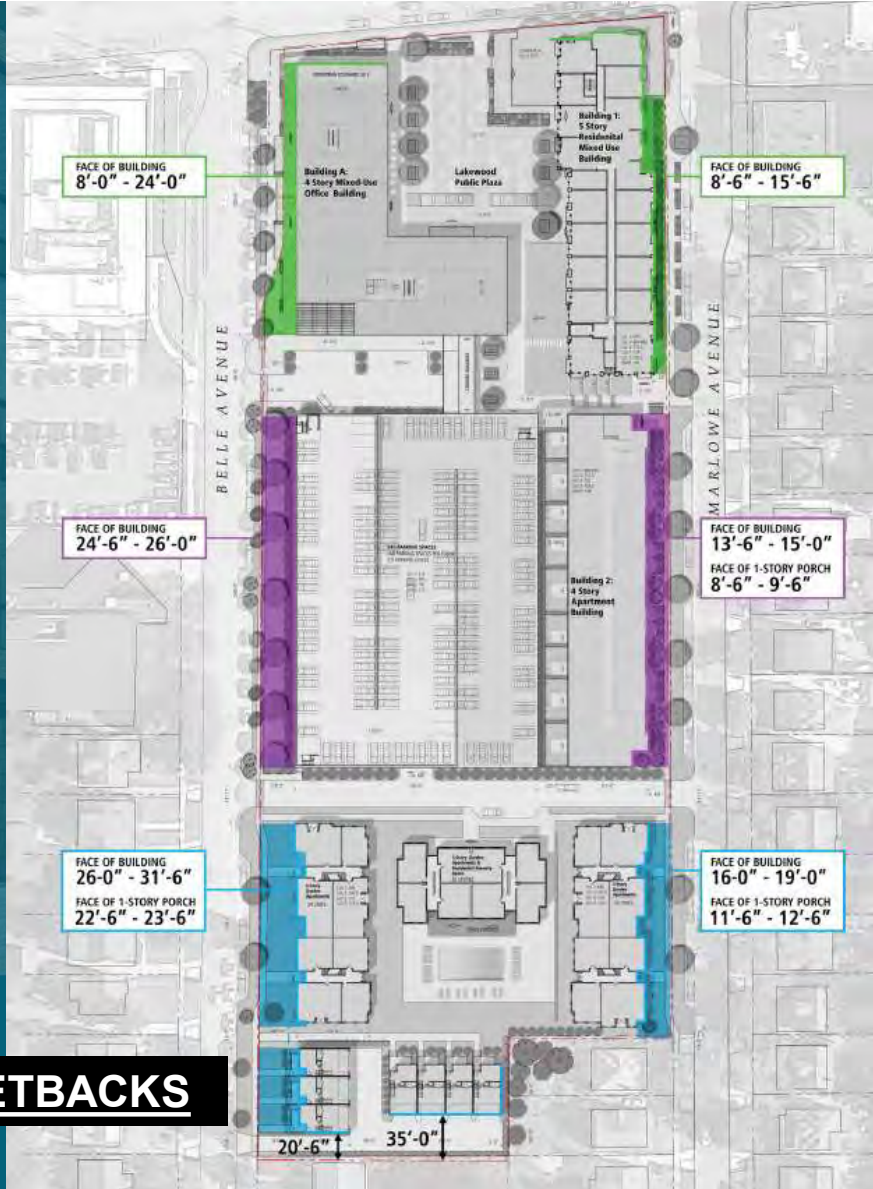
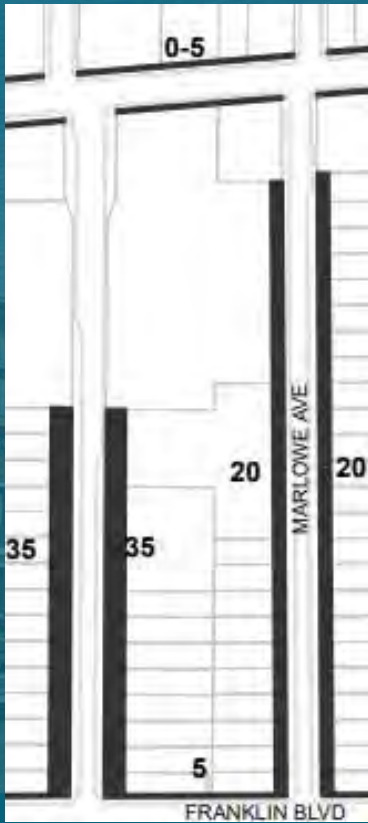




**BUILDING TO BUILDING DISTANCE (Previous vs. Proposed)**

troit Avenue  
ed Development

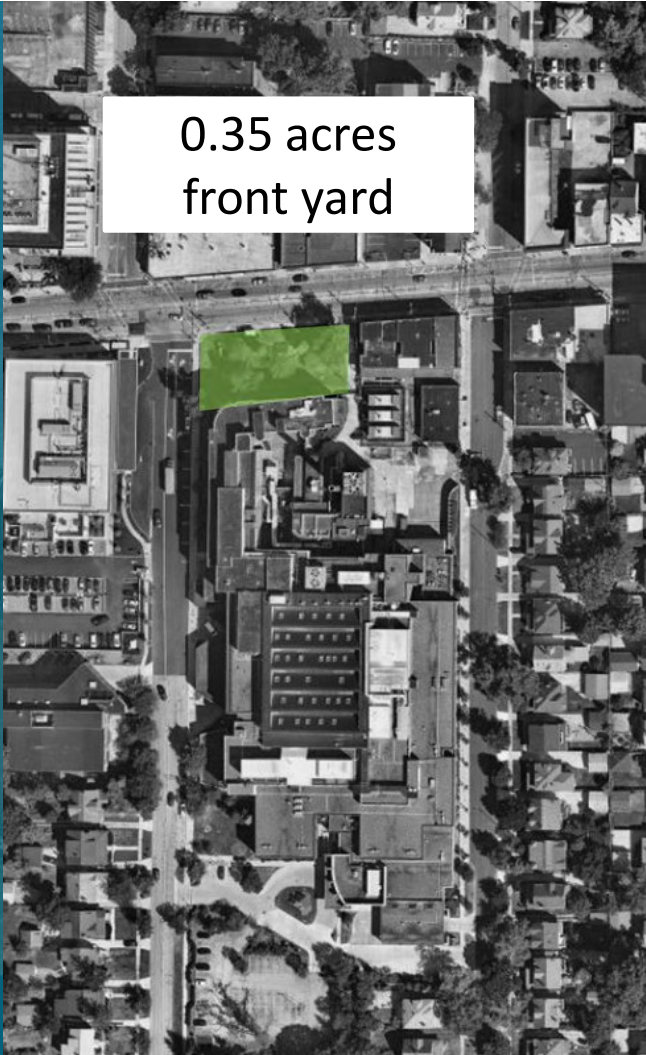




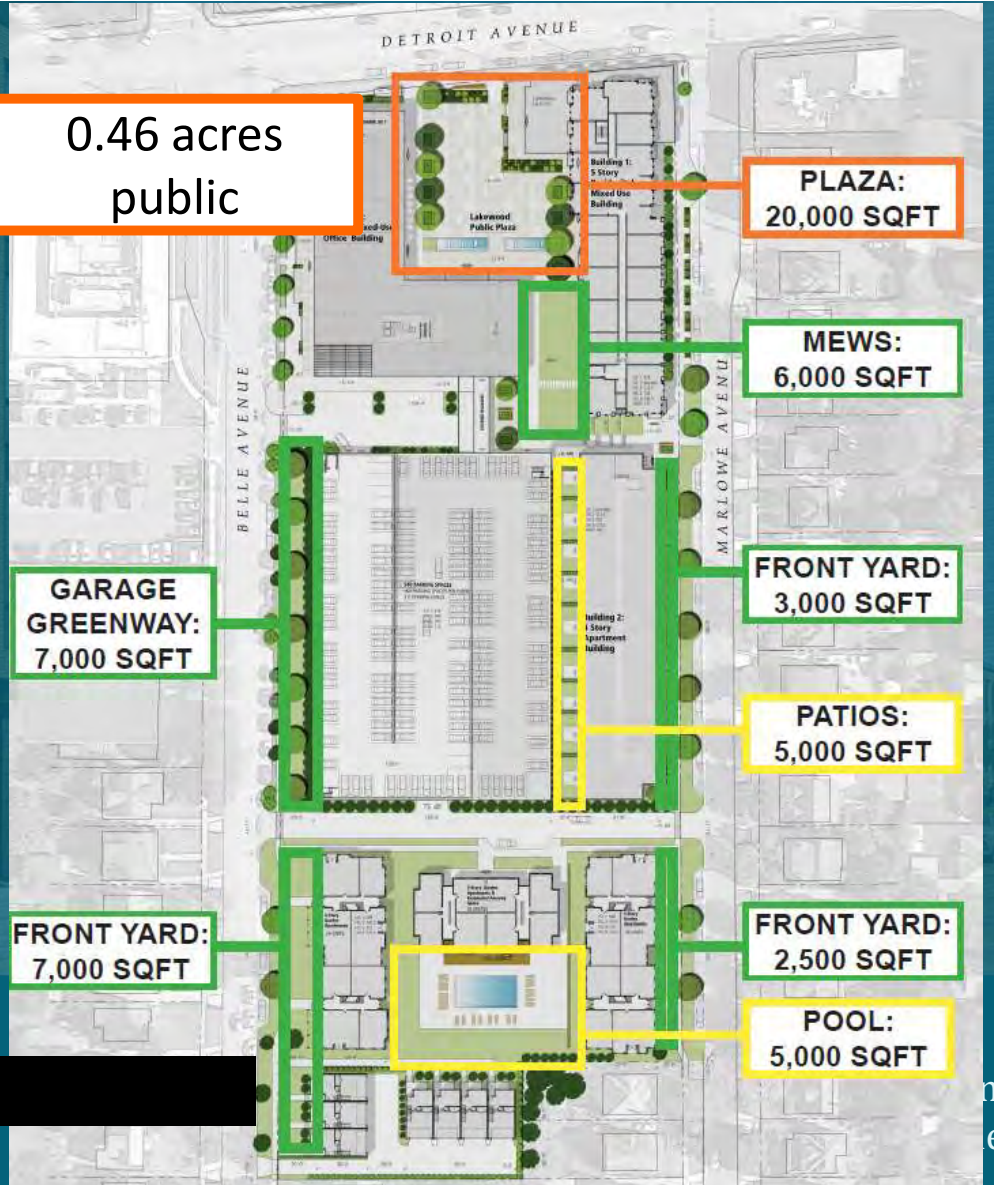
# BUILDING LINE MAP vs PROPOSED SETBACKS

it Avenue  
elopment

0.35 acres  
front yard



0.46 acres  
public



**OPEN SPACE (Previous vs. Proposed)**



ue  
ent

## Request: Deferral

Direction on:

- Parking structure treatment
- Curtis Block massing
- Traffic and Pedestrian Circulation
- Overall use, scale, setbacks
- Consensus on major site elements



14519 Detroit Avenue  
Planned Development



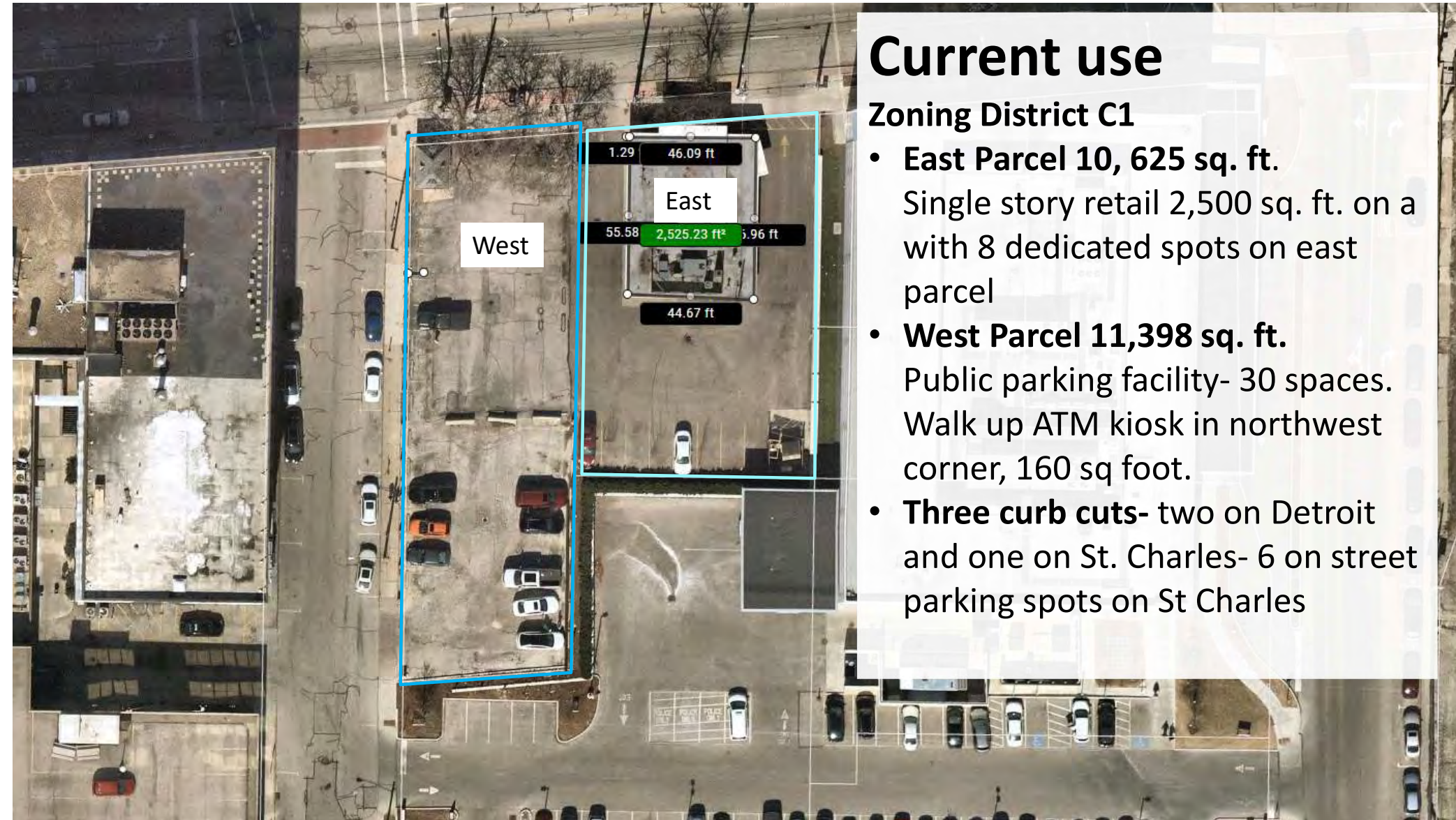
Docket No. 04-06-22 & 04-07-22  
14615 Detroit Ave.

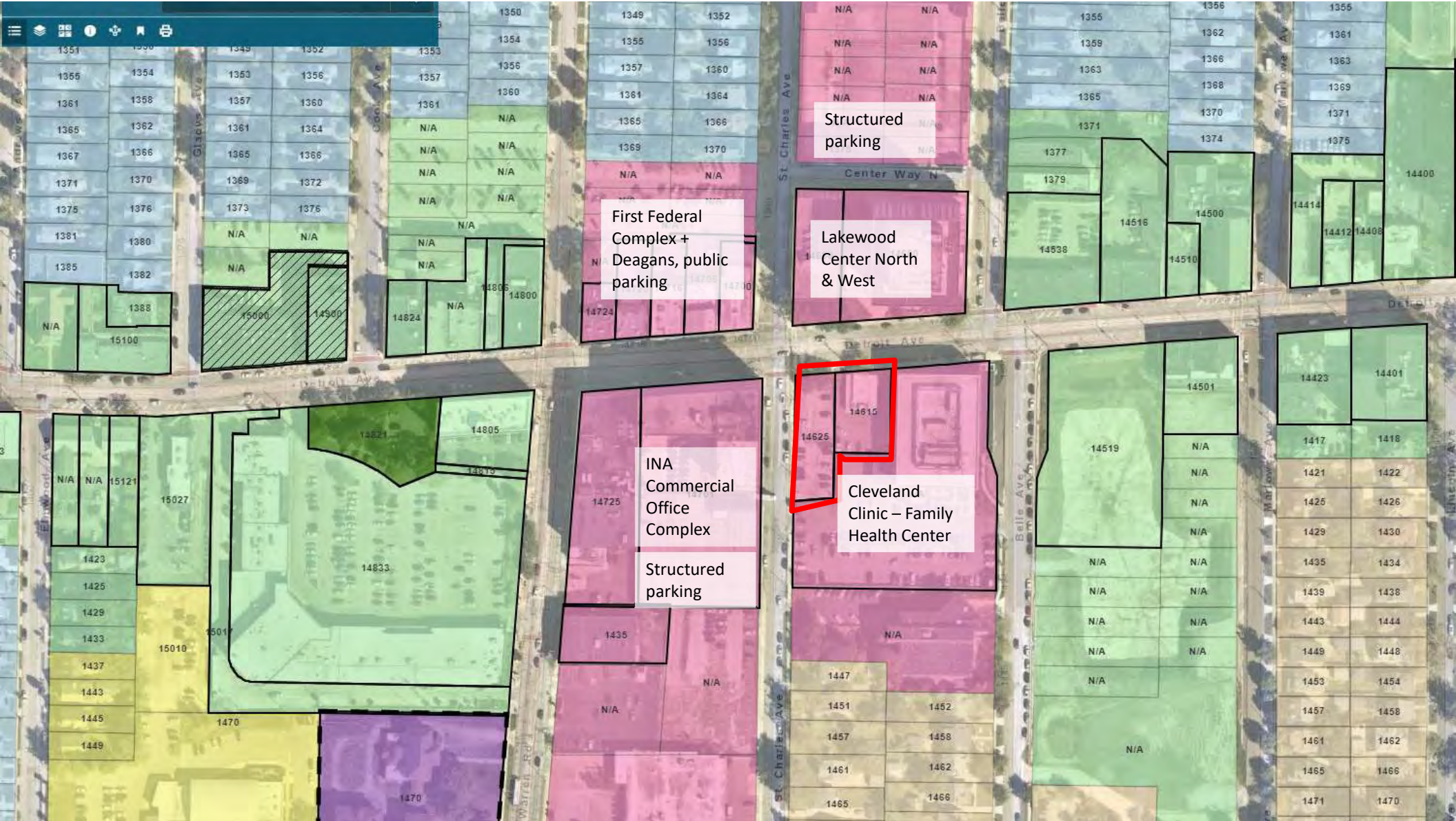
# **CHASE BANK – DRIVE THROUGH ATM & PARKING PLAN**

# Current use

## Zoning District C1

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





Structured parking

First Federal Complex + Deagans, public parking

Lakewood Center North & West

INA Commercial Office Complex  
Structured parking

Cleveland Clinic - Family Health Center

## CHAPTER 1129 Commercial Districts

### 1129.01 PURPOSE.

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

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

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

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

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

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

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



**Request - #1 Chase Bank**

**Conditional use- Banking Drive thru**

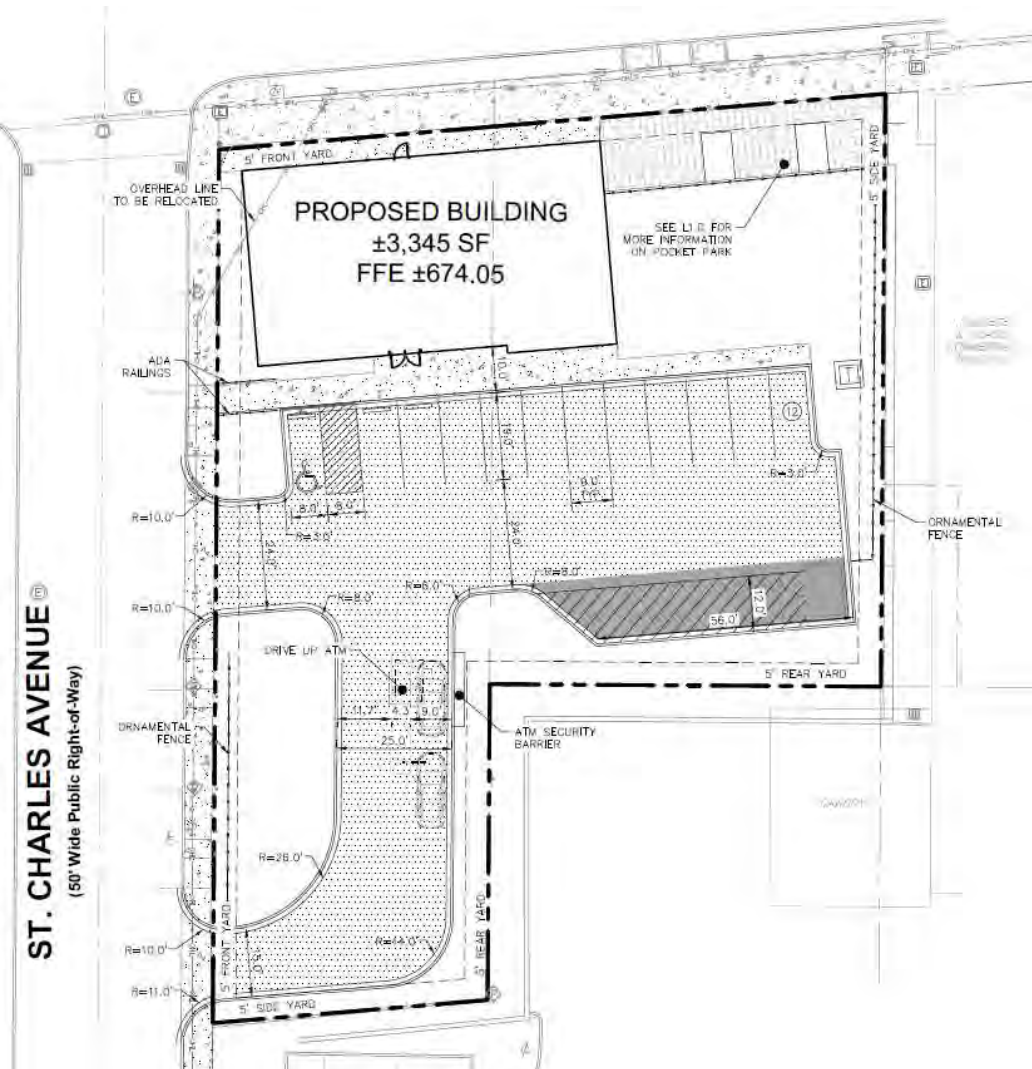
Terron Wright, The Architects Partnership, LTD, applicant, requests approval of conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district.

**Request - #2 Chase Bank**

**Parking Plan Review**

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

**14615 Detroit - Chase Bank**



(y) Drive-Through Facility. In a C1 Office a drive-through facility may be conditionally permitted as an accessory use provided that:

- Equipment installed shall not be located within fifty (50) feet of the nearest point of a dwelling regardless of the permitted use of the property;
- No drive-through facility shall be operated between the hours of 12:00 a.m. and 6:00 a.m.
- Flow of traffic maintained.
- Two stacking spaces at least 20-ft. in length, not spilling into public streets.
- No ingress or egress points shall conflict with turning movements of street intersections.
- Design for Pedestrian safety and access.
- Drive-through banking facilities should also feature a walk-up window or self-service automatic teller.

**ABR Approves:**

- A photometric study
- Landscaping and screening



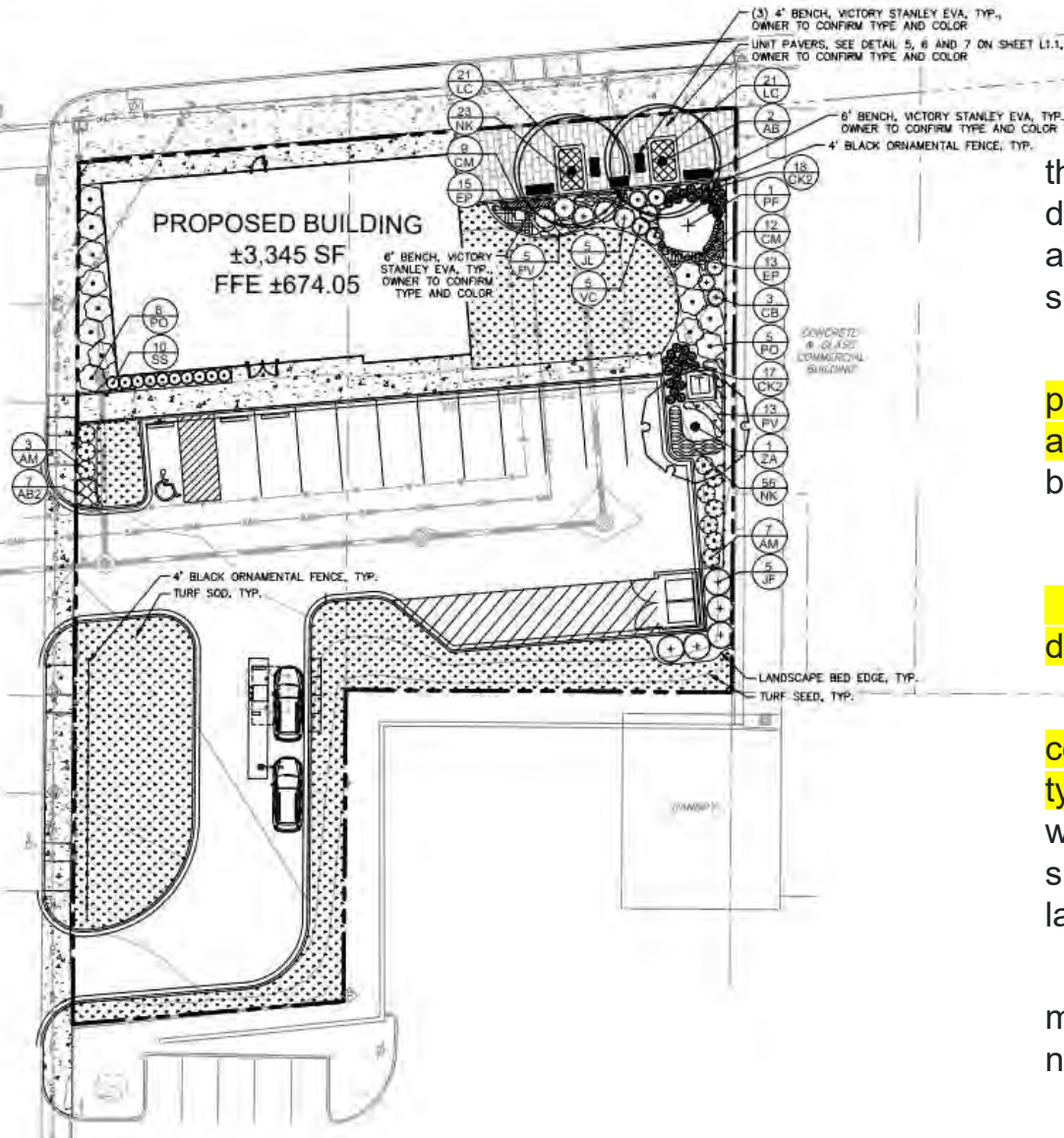
Proposal eliminates 2 approx. 20-ft. curb cuts on Detroit.



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

- (a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this *Code* and the *Vision*.
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare
- (c) That the conditional use will not change the essential character of the general vicinity in which it is located.
- (d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.
- (i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section [1161.03](#).

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



1143.11 EXCEPTIONS TO REQUIRED MAXIMUMS.

The number of parking spaces provided may exceed the maximum specified per the following options as determined by the Commission when reviewing an application to exceed the maximum number of parking spaces allowed per Section 1143.05.

(c) Installation of a streetscape improvement for public use, which streetscape improvement shall require approval by the Architectural Board of Review, including, but not limited to:

(2) Public art installation;

(3) Public pedestrian seating, street trees or decorative street lighting.

(d) Implementation of an innovative landscaping plan, considered to be over and above the landscaping typically required by the Architectural Board of Review, with consideration given to plant, flower, and tree type, size, design, location and irrigation as part of the landscape plan.

(e) Evidence that the property or business owner will make its parking lot available for shared parking with neighboring businesses.

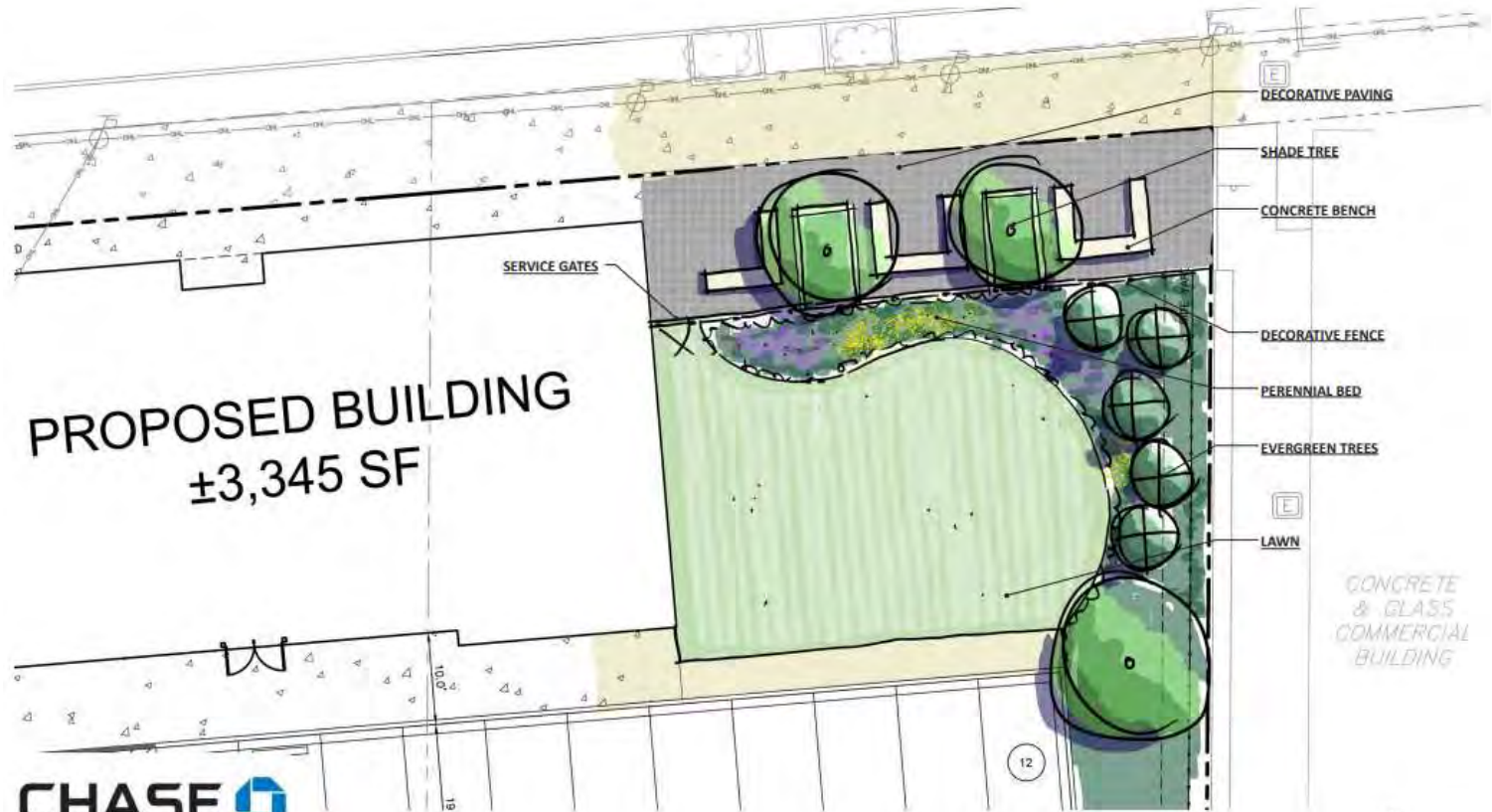
	Existing	Proposed
Number of parcels	2	1
Lot size	10,625 sq. ft & 11,398 sq. ft.	22,023
Retail	2,500 sq ft.	3,345 sq. ft
Private parking	8	12
Public parking on site	30	0
On-street public parking	6	3



- Existing impervious area – +/-21,400 sf
- Existing pervious area - +/-600 sf



- Proposed impervious area – +/-14,700
- Proposed pervious area – +/-7,300

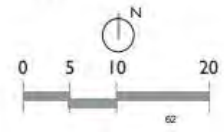


**PROPOSED BUILDING**  
 ±3,345 SF



CHASE - LAKEWOOD, OH  
 CONCEPT 1  
 APRIL 19, 2022

Kimley»Horn





## **Request – #1 Chase Bank**

### **Conditional use- Banking Drive thru**

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

## **Request – #2 Chase Bank**

### **Parking Plan Review**

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

### **Recommended Conditions:**

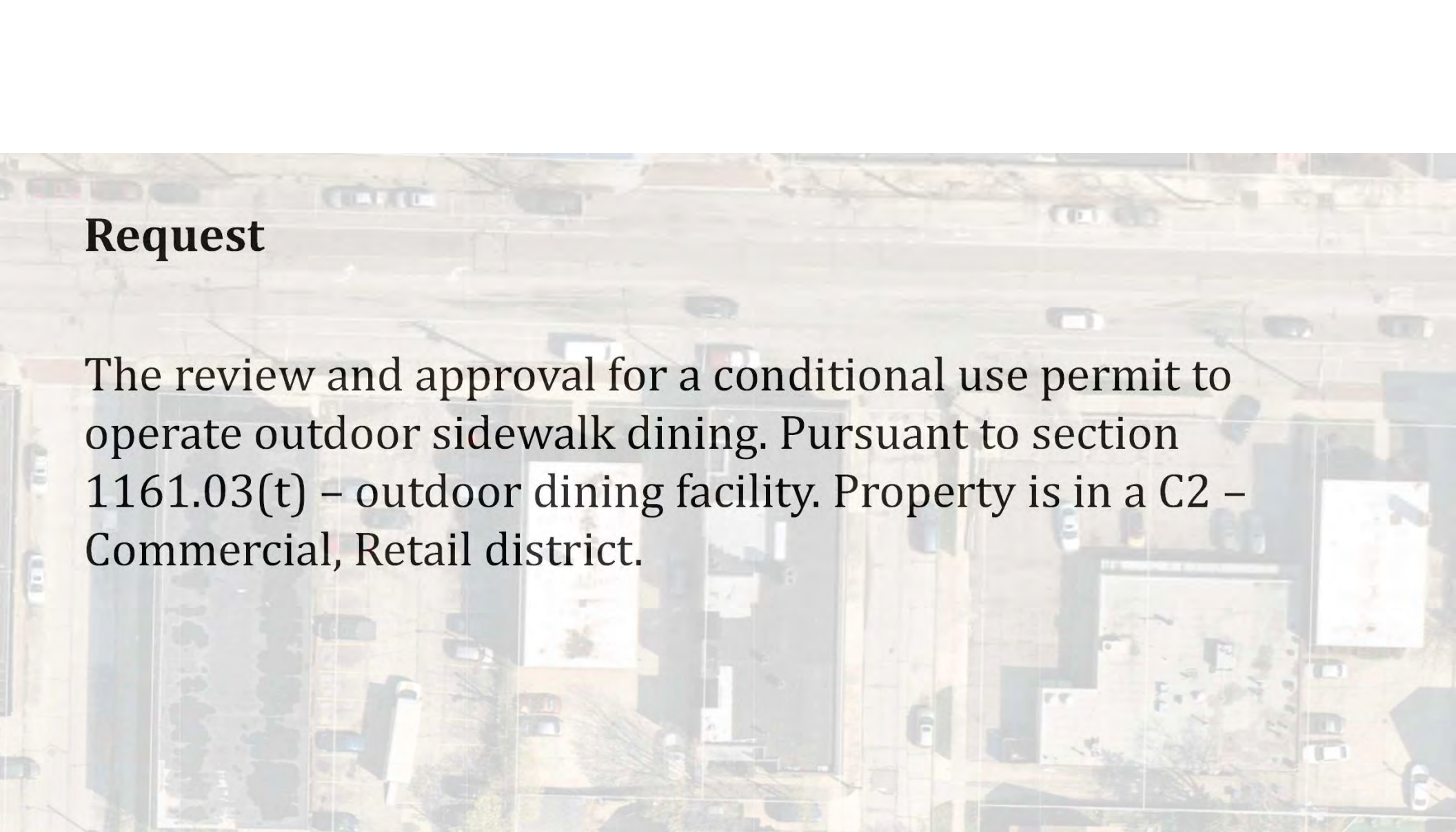
- ABR consider adding lighting to pocket park that matches Downtown decorative lighting.
- Add trees to lawn islands to enhance tree canopy.
- Move the 24-hour vestibule to the north side for better visibility.

**14615 Detroit - Chase Bank**



Docket No. 06-15-22  
15023 Madison Avenue

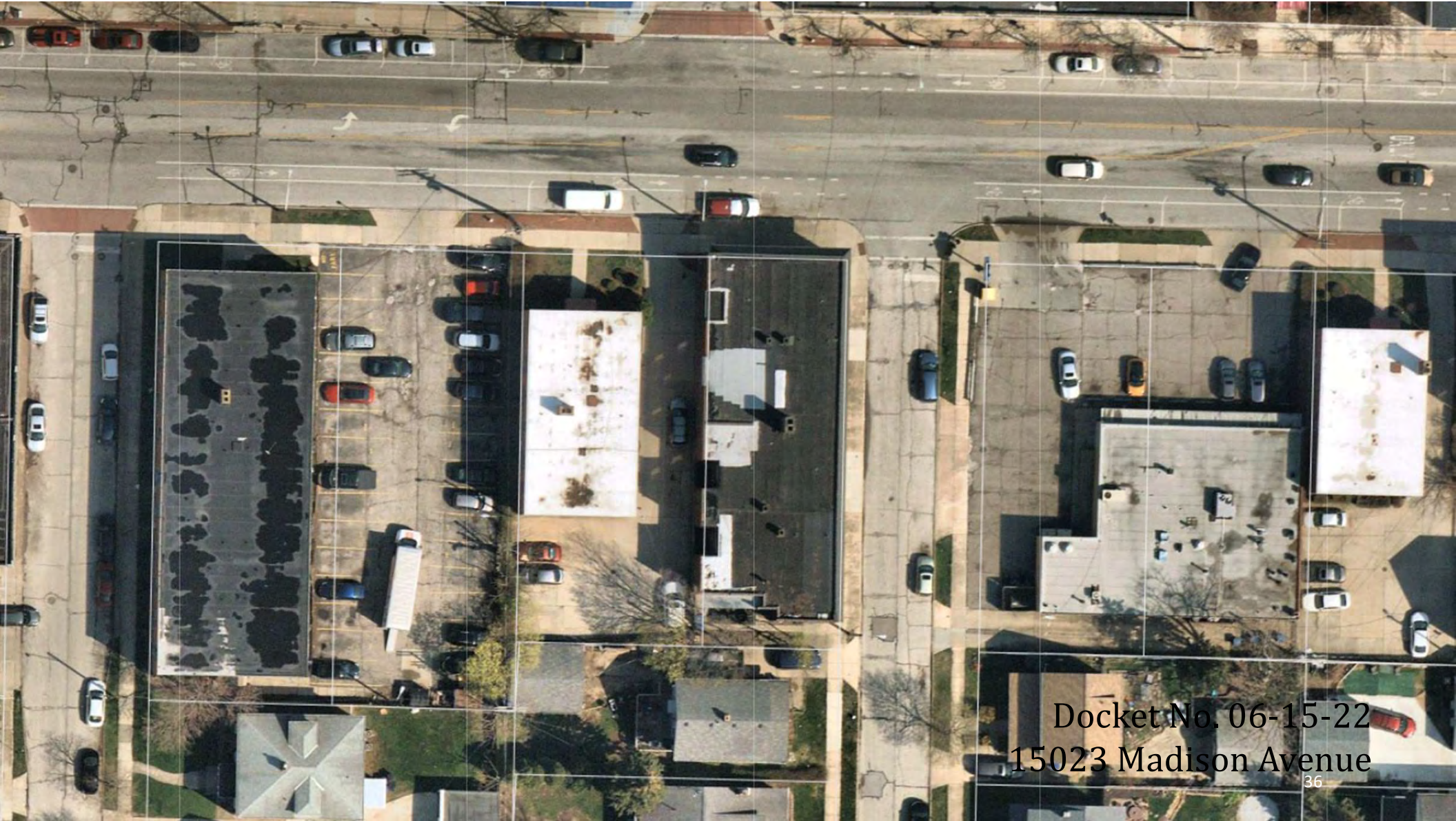
# PACHAMAMA OUTDOOR DINING

An aerial photograph of a commercial building and its surrounding parking lot. The building is a multi-story structure with a flat roof and several windows. The parking lot is filled with cars and has some trees and landscaping. The image is slightly faded and serves as a background for the text.

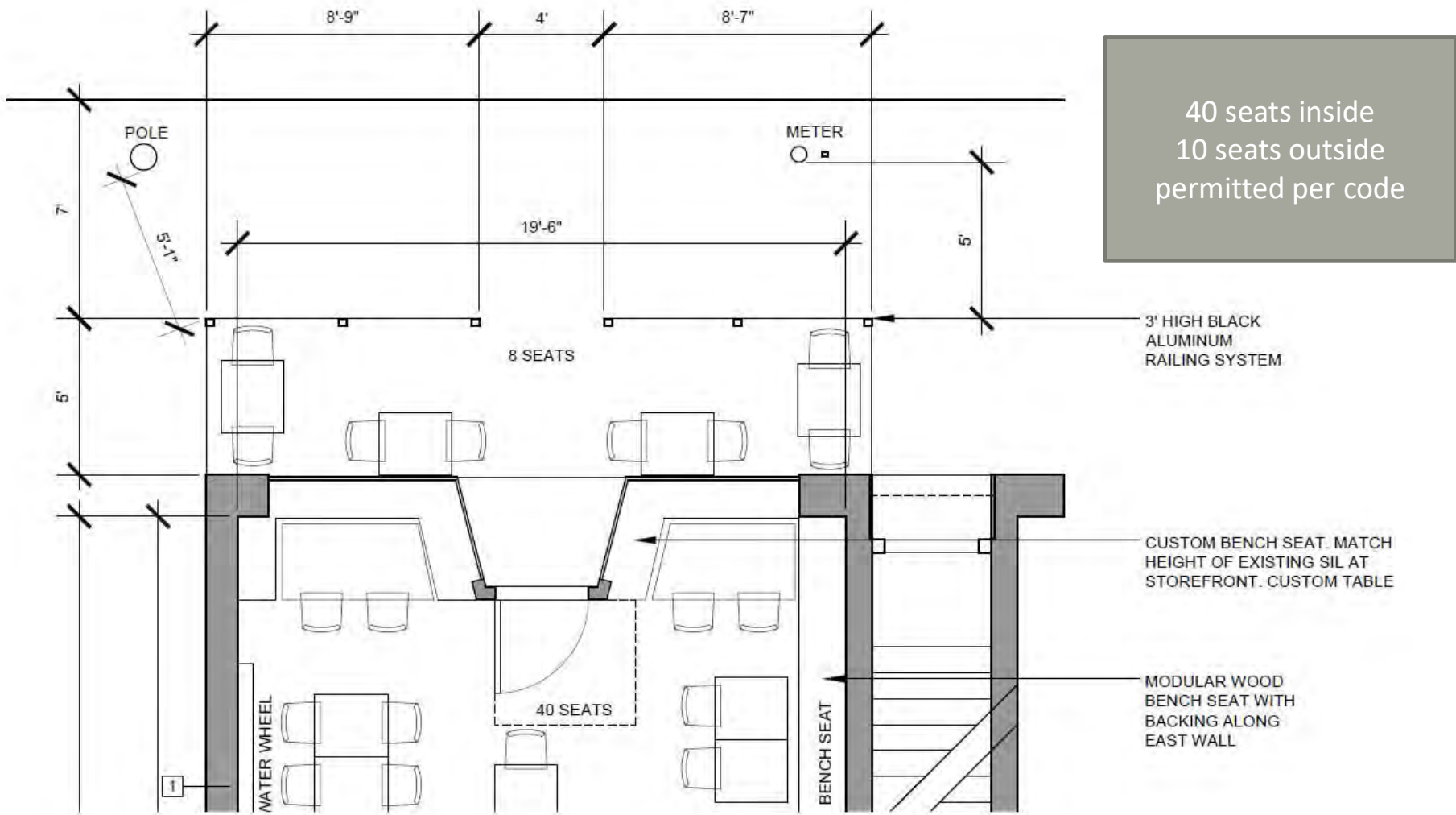
## Request

The review and approval for a conditional use permit to operate outdoor sidewalk dining. Pursuant to section 1161.03(t) – outdoor dining facility. Property is in a C2 – Commercial, Retail district.

Docket No. 06-15-22  
15023 Madison Avenue



Docket No. 06-15-22  
15023 Madison Avenue



# Proposed First Floor Plan

1/4" = 1'-0"



Proposed Elevation

1/4" = 1'-0"





## Request

The review and approval for a conditional use permit to operate outdoor sidewalk dining. Pursuant to section 1161.03(t) – outdoor dining facility. Property is in a C2 – Commercial, Retail district.

Recommended condition:

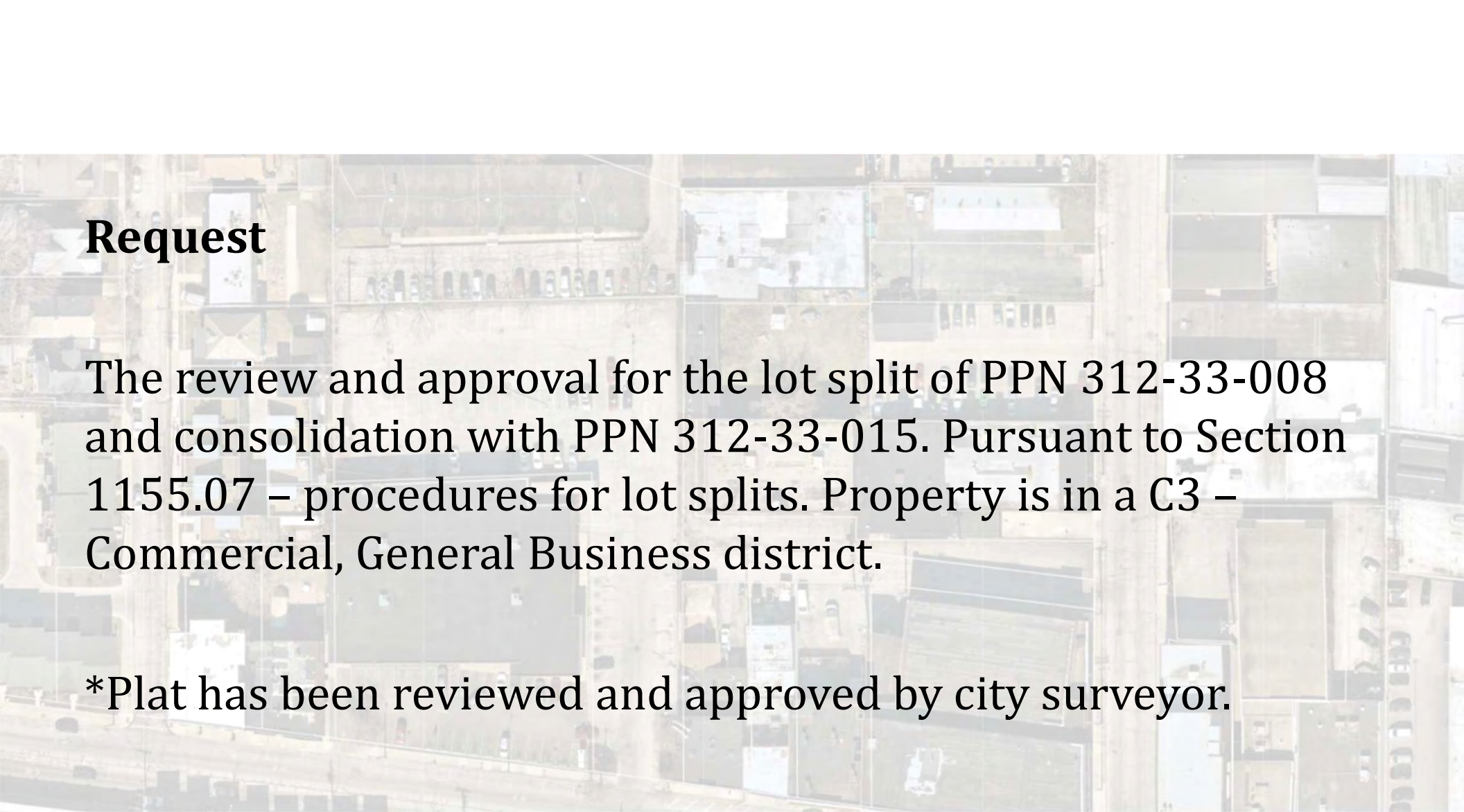
Must meet ADA on west corner of patio by raising bricks or angling fence to maintain 5' level clearance.

Docket No. 06-15-22  
15023 Madison Avenue



Docket No. 06-16-22  
11802 Detroit Avenue

# LOT SPLIT AND CONSOLIDATION



## **Request**

The review and approval for the lot split of PPN 312-33-008 and consolidation with PPN 312-33-015. Pursuant to Section 1155.07 – procedures for lot splits. Property is in a C3 – Commercial, General Business district.

\*Plat has been reviewed and approved by city surveyor.

**Docket No. 06-16-22  
11802 Detroit Avenue**





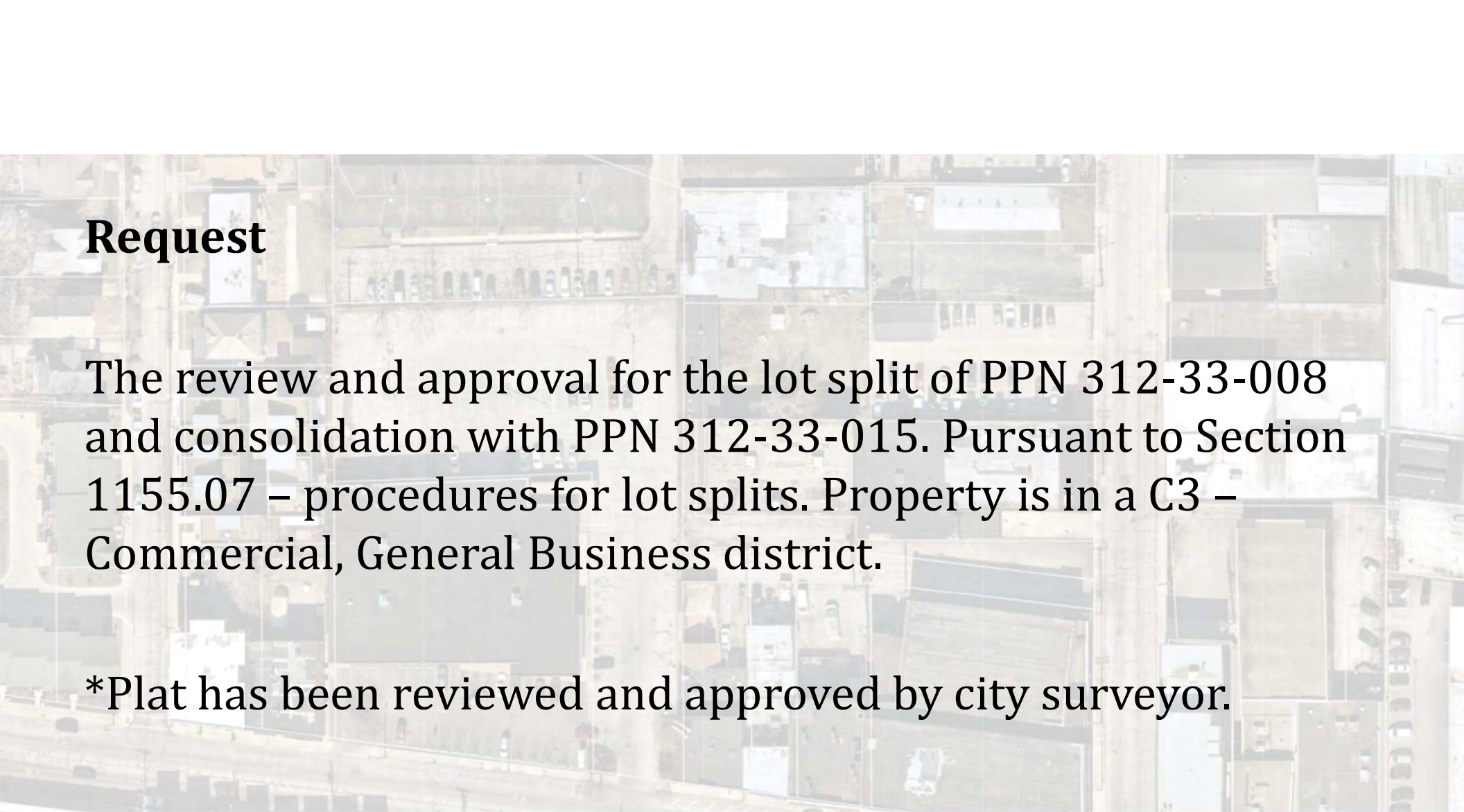
Existing



Parcel A

Parcel B

Proposed



## **Request**

The review and approval for the lot split of PPN 312-33-008 and consolidation with PPN 312-33-015. Pursuant to Section 1155.07 – procedures for lot splits. Property is in a C3 – Commercial, General Business district.

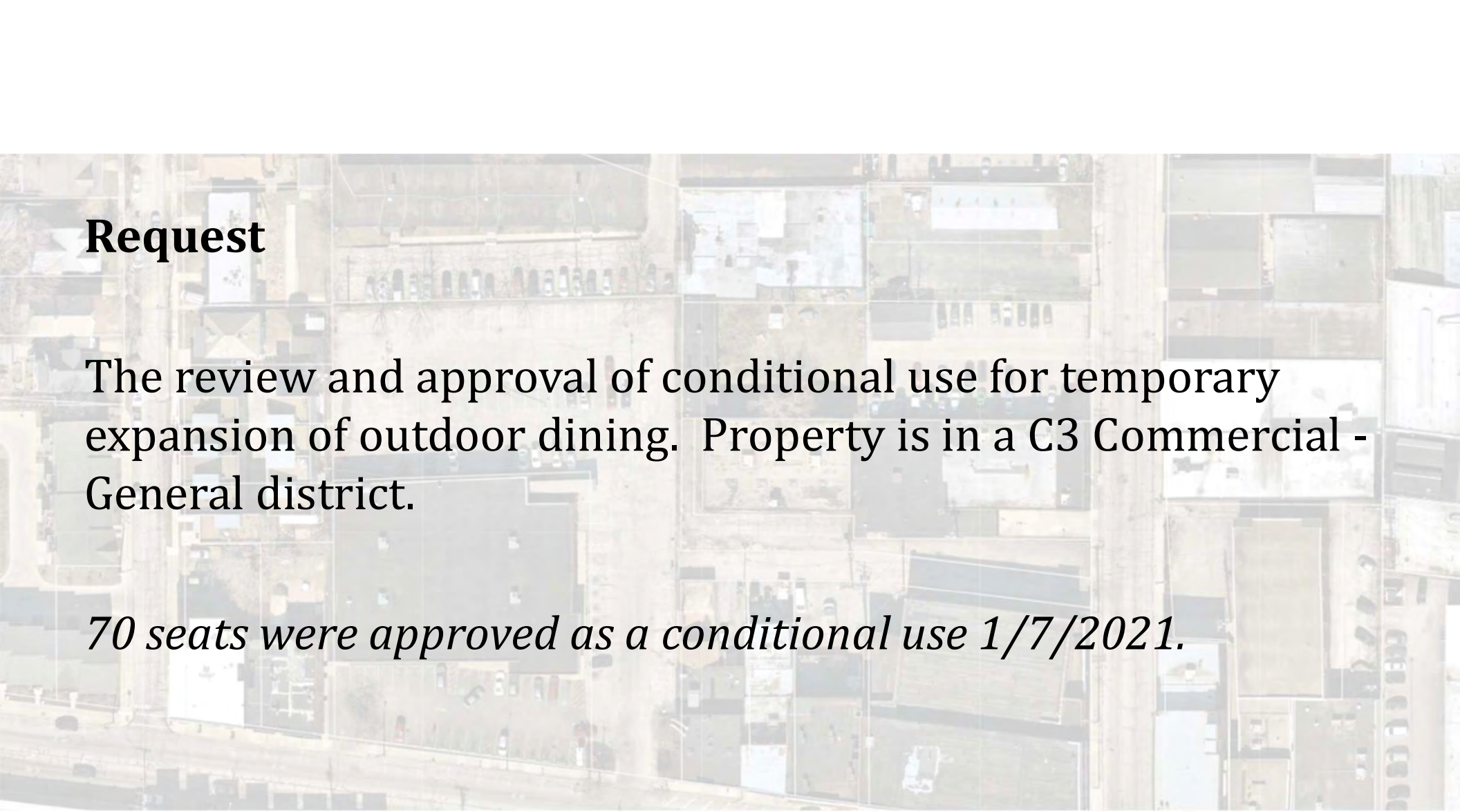
\*Plat has been reviewed and approved by city surveyor.

**Docket No. 06-16-22  
11802 Detroit Avenue**



Docket No. 06-17-22  
1384 Hird Avenue

# W 117<sup>TH</sup> DEVELOPMENT TEMPORARY OUTDOOR DINING



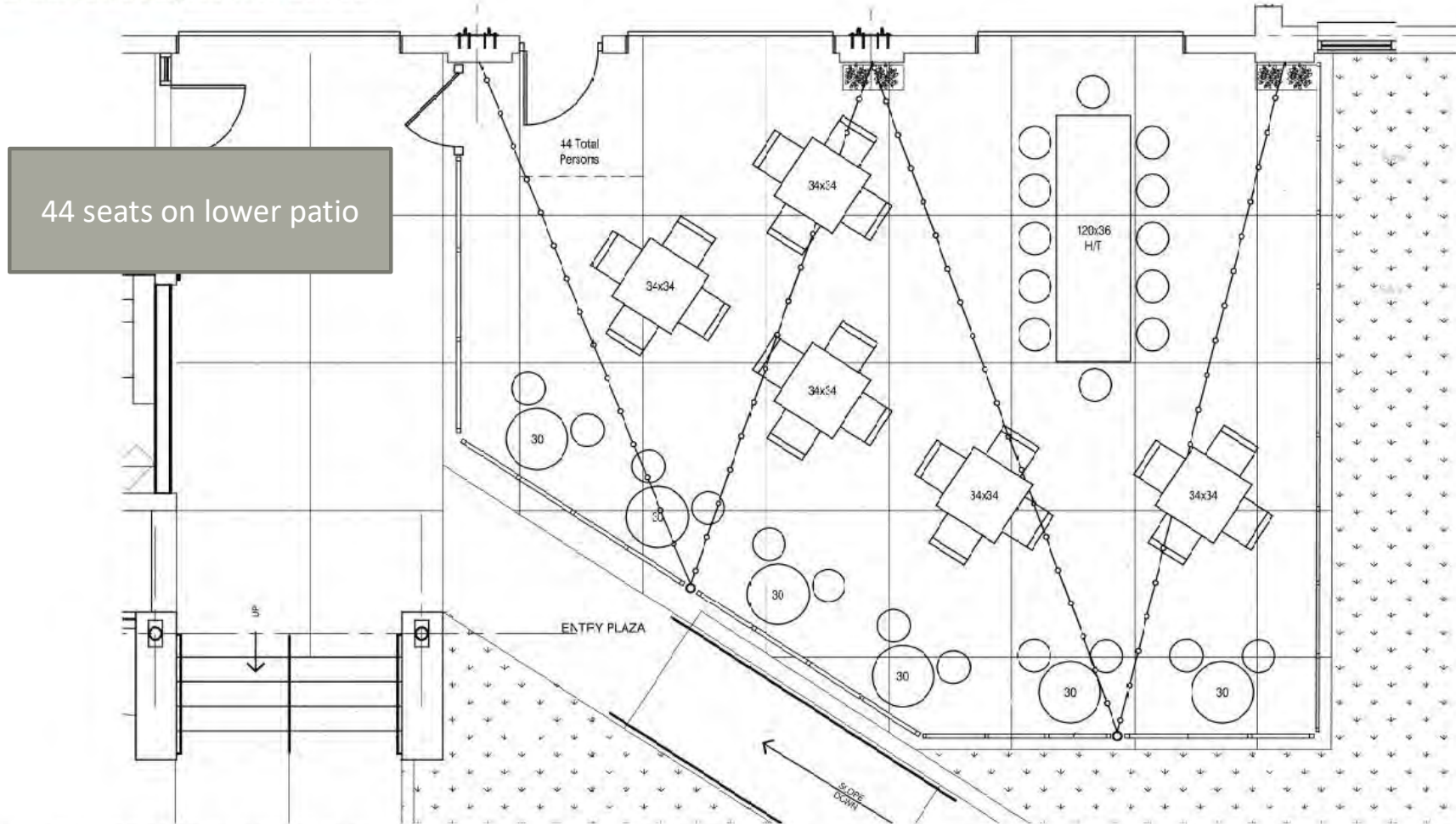
## Request

The review and approval of conditional use for temporary expansion of outdoor dining. Property is in a C3 Commercial - General district.

*70 seats were approved as a conditional use 1/7/2021.*

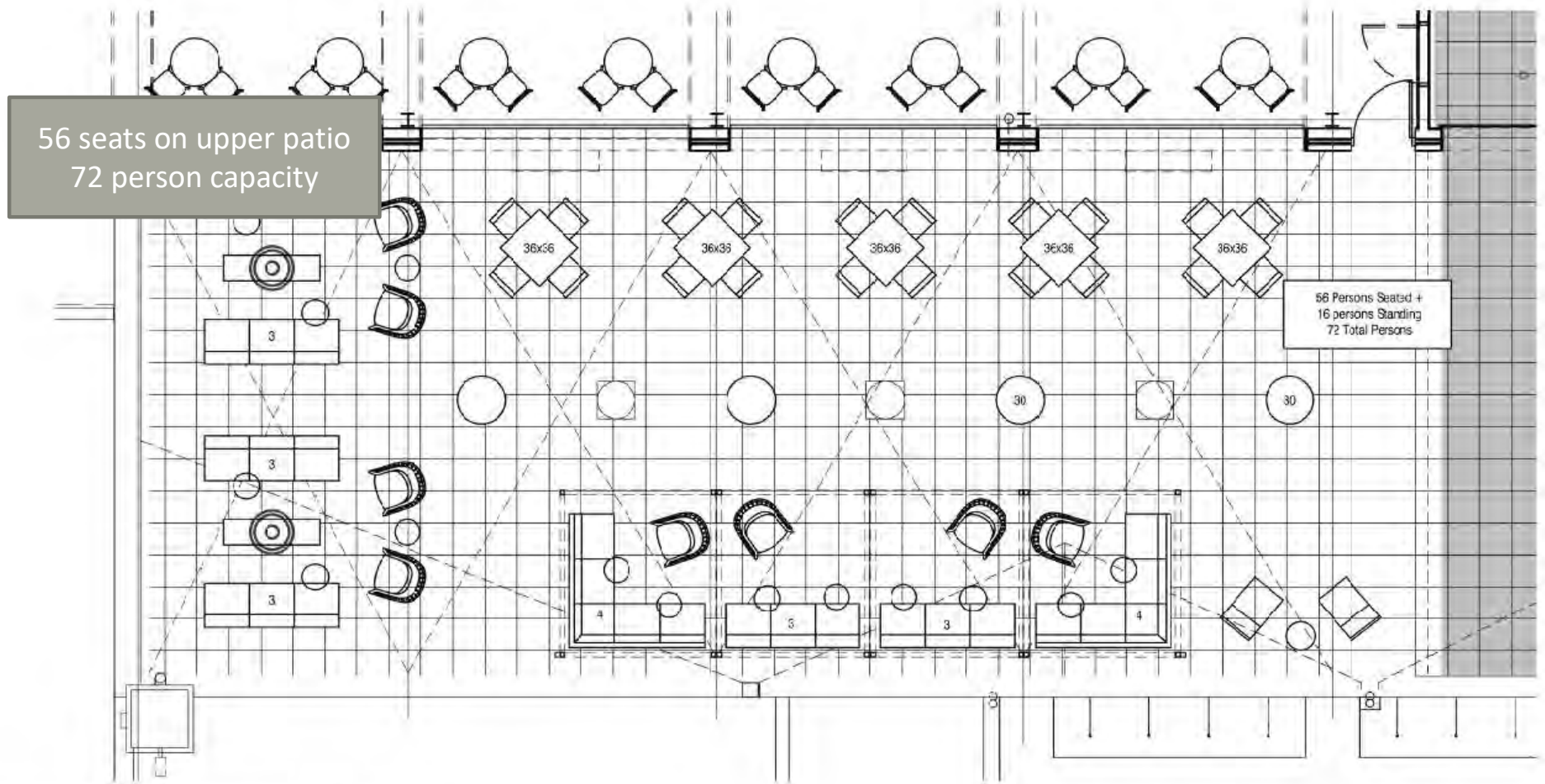
**Docket No. 06-17-22  
1384 Hird Avenue**

The Fieldhouse @ Studio West 117  
Exterior Furniture Layouts- First Floor Patio



FIRST FLOOR PATIO FURNITURE PLAN  
SCALE: 1/4" = 1'-0"

The Fieldhouse @ Studio West 117  
Exterior Furniture Layouts- Second Floor Patio

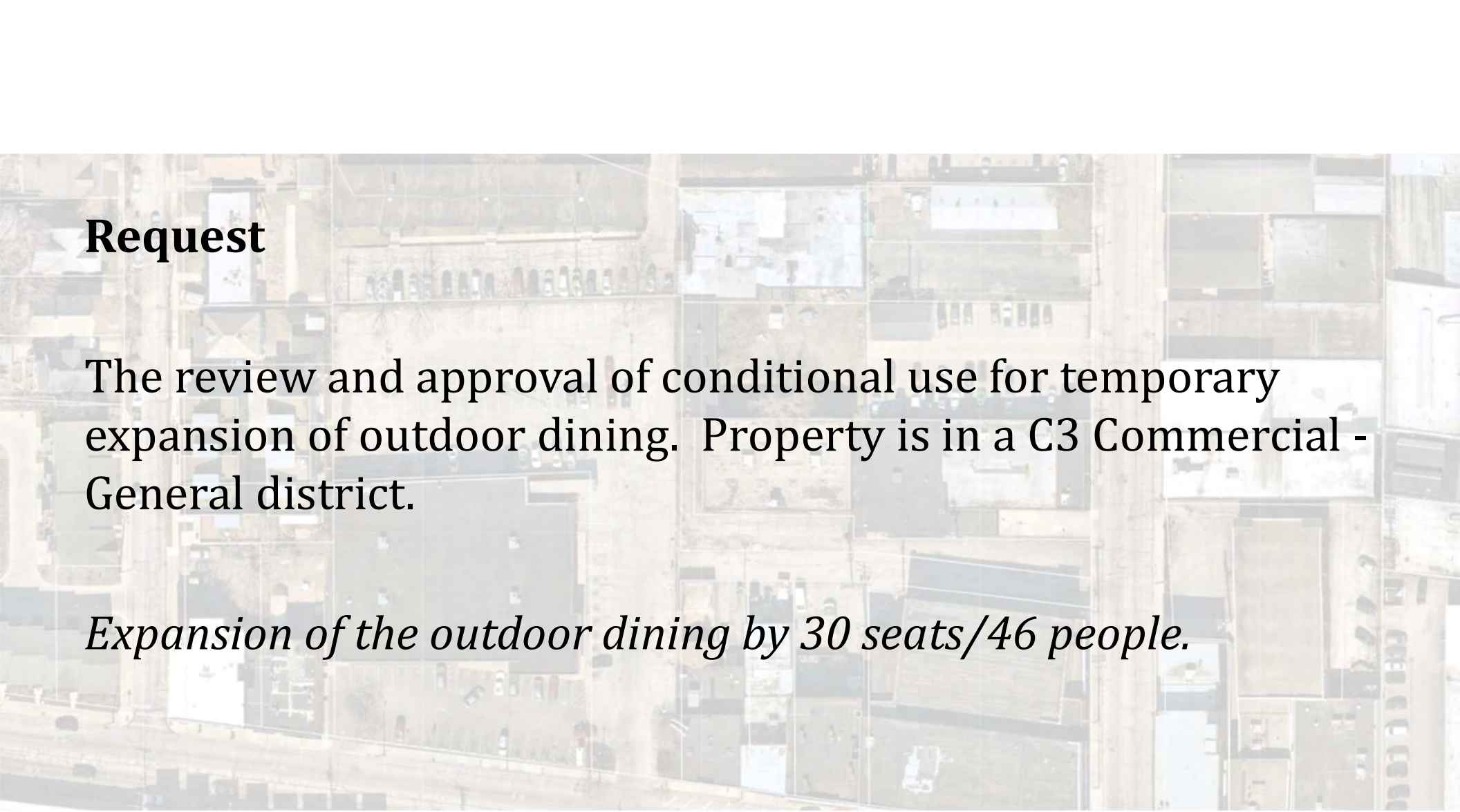


**SECOND FLOOR PATIO FURNITURE PLAN**  
SCALE: 3/16" = 1'-0"

## Temporary Outdoor Dining

- Permitted pursuant to Resolution 2020-31.
- Allows PC to temporarily waive or modify the requirements in LCO 1161.03 and 1129.13.
- Requests for up to 30 seats. PC may approve over the 30-seat threshold where the applicant can show they adequately comply with all the state of Ohio Department of Health orders, maintain adequate parking, and that the seats will not burden nearby residential. *(Request is for 30 seats/46 people)*
- Barrier required where alcohol is served or when placed in parking area.
- Not open after 10 PM, although PC can set an earlier time.
- Entertainment and outdoor speakers are prohibited.

Docket No. 06-17-22  
1384 Hird Avenue



## Request

The review and approval of conditional use for temporary expansion of outdoor dining. Property is in a C3 Commercial - General district.

*Expansion of the outdoor dining by 30 seats/46 people.*

Docket No. 06-17-22  
1384 Hird Avenue



**Planning Commission**  
**June 2, 2022**

