

**MINUTES
PLANNING COMMISSION
JULY 2, 2020
LAKEWOOD CITY HALL
7:00 P.M.
REMOTE MEETING - RECORDED**

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

The July 2, 2020 remote meeting information will be posted by 5 PM the day of the meeting at www.onelakewood.com/accordions/planning-commission/

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present

Kyle Baker, Chair
Nate Kelly
Kyle Krewson, Vice Chair
Monica Jordan (Rossiter)
Jeffrey Wise

Others Present

Michelle Nochta, Planner, Acting Secretary
Jennifer Swallow, Executive Assistant Law Director
Allison Hennie, Urban Designer

2. Approve the Minutes of the May 21, 2020 Special Meeting

A motion was made by Ms. Jordan, seconded by Mr. Wise to **APPROVE** the May 21, 2020 Special Meeting minutes. All the members voting yea, the motion passed.

3. Approve the Minutes of the June 4, 2020 Meeting

A motion was made by Ms. Jordan, seconded by Mr. Wise to **APPROVE** the June 4, 2020 Meeting minutes. All the members voting yea, the motion passed.

4. Approve the Minutes of the June 18, 2020 Special Meeting

A motion was made by Ms. Jordan, seconded by Mr. Wise to **APPROVE** the June 18, 2020 Special Meeting minutes. All the members voting yea, the motion passed.

5. Opening Remarks

Reading of the Opening Remarks was waived by Mr. Baker.

OLD BUSINESS

CONDITIONAL USE

- 6. Docket No. 03-11-20
13701 & 13901 Detroit Avenue
Jerome Solove Development, Inc. (JDSI)**

Jerome Solove, JDSI, applicant requests review of a conditional use for a mixed-use overlay district to construct two 4-story structure containing residential market rate apartments as well as designated commercial space on the first floor in the east building. Property is located in a C3, Commercial, General district. Pursuant to Chapter 1135 – Mixed-Use Overlay District. (Page 3)

Alex Solove, JDSI was present to explain the request. Administrative staff ("staff") provided an overview, stating the proposal met the mixed-use overly criteria, and supported the request with recommendations. Public comment was taken. Staff confirmed that no public comment was received in either support or opposition of the proposal. There was discussion between the Planning Commission members ("Commission") and Mr. Solove about landscaping/buffers, affordable income units, location/size of the commercial retail spaces, access for the residents from the eastern unit to Detroit, location change of the western building's lobby, provision of charging stations for the development's residents. The Commission liked the proposal.

A motion was made by Mr. Baker, seconded by Mr. Wise to **APPROVE** with the following conditions:

- Parking plan as proposed meets the minimum code requirements. The proposal is for 113-120 dwelling units in two buildings, each building not to exceed 4 stories in height, not including building mechanicals and their appurtenances, with 1,500-4,250 sq. ft of commercial space on the ground floor. Applicant will provide access to Detroit for both buildings.
- Minimum amount of commercial space available for non-residents of the project is a minimum of 1,500 square feet on the ground floor. Reference 1135.01(c)(3).
- Recommend an innovative landscaping plan for human scale as approved by ABR. Referencing 1135.01(c)(4) and 1135.01(c)(5) and 1141.
- Exceed the amount of Water Quality Volume treated and stored on site above the minimum as determined by Chapter 1339. Reference 1135.01(c)(1) and 1135.01(c)(2).
- Developer will work with the city and the RTA in the event a bus stop should be moved to the right of way adjacent to the development to create an innovative transit waiting environment.
- Developer will provide a minimum of 2 bike parking spaces for the commercial space.
- Height of the rooftop ancillary mechanical units met the code.
- Development's resident pedestrian access to/along Detroit Avenue for east and west buildings.

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

PARKING PLAN REVIEW

7. Docket No. 06-14-20

1384 Hird Avenue

Stonewall Sports Complex

James J. Ptacek, Larsen Architects requests the review of proposed parking for Stonewall Sports Complex; property is in a C3 Commercial - General district. Pursuant to section 1143.09 - Parking Plan Review: Planning Commission. (Ord. 36-17. Passed 2-5-2018.) (Page 5)

Jim "JP" Larsen, Larsen Architects, Betsy Figgie and Daniel Kudish, co-developers were present to explain the request. Staff provided an analysis of the parking proposal and supported the request with recommendations. Public comment was closed as no one addressed the item. The Commission was excited by the innovative project and appreciated the interaction between the applicants and neighboring businesses/residents. Comments/discussion ensued between the Commission and applicants about future projects in the area, storm water was a major issue, providing access along the north side of the building to the parking lots, the adjoining business to the north, being flexible about the demand for parking. Staff stated ABR approved the proposal along with pervious pavers in the parking lot at its June 11, 2020 meeting.

A motion was made by Mr. Wise, seconded by Ms. Jordan to **APPROVE** the request with the following conditions:

- Applicant is required to provide the parking as shown on the proposed site plan for 1384 Hird with 10 parking spaces, 24 bike/scooter parking and the ride-sharing service stop, and an additional 113 owner-controlled spots within 500 ft, for which letters of intent have been provided.

- Applicant is in the process of acquiring additional properties in the neighborhood. The applicant will return to Planning Commission to update the parking plan to include all additional buildings that have already been determined to be part of the project, or that can reasonably be construed due to be a part of the project. The applicant will apply for a Mixed-Use Overlay District or Planned Development Rezoning and develop a comprehensive parking plan for the project.
- Applicant will apply for wayfinding signage approval from ABR to ensure patrons can utilize the approved parking plan.
- Collect data on how many patrons use ride sharing services to travel to and from the fieldhouse.

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

**NEW BUSINESS
CONDITIONAL USE**

**8. Docket No. 07-29-20
15613 Detroit Avenue
Nature's Oasis**

Elliott Endsley, Nature's Oasis requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial - Retail district. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020 (Page 18)

Elliott Endsley, Nature's Oasis, and Beth Keenan, Manager were present to explain the request. Public comment was closed as no one addressed the item. Staff provided a summary of the proposal and supported the request with recommendations. The Commission asked for the number of patrons and social distancing, if the two eliminated parking spaces were ADA, access to the area from the building.

A motion was made by Mr. Baker, seconded by Ms. Jordan to **APPROVE** the request with the following conditions:

- Review and approval by the City's Safety Forces.
- Provide a barrier with reflective material on it.
- ABR approval.

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

**9. Docket No. 07-30-20
13735 Madison Avenue
Dang Good Foods**

Daniel Ang, Dang Good Foods requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C3 Commercial - General district. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020 (Page 19)

Daniel Ang, Dang Good Foods was present to explain the request. Staff provided an analysis of the proposal and supported the request with recommendations. Mr. Ang said that his neighbor, Torry's Threads supported his project but was unable to send anything to the city. Public comment was closed as no one addressed the item. Discussion ensued among the Commission, Mr. Ang, and staff about utilizing the two vacant business entries for additional tables, explained the orange barrel was being used until the sidewalk was repaired, asked if the chairs/tables would be removed each evening, egress regulations and ADA requirements

A motion was made by Mr. Baker, seconded by Ms. Jordan to **APPROVE** the request with the following conditions:

- Review and approval of the revised site plan by the City's Safety Forces.
- Use of Public Property Agreement between the City and Daniel Ang.
- Minimum of three-foot egress on sidewalk must be maintained at all times.
- No alcohol is served. No barricades required.
- ABR approval.

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

Docket No. 07-31-20
1579 Newman Avenue
Balansere LLC

Sarah Slowik, Balansere LLC requests conditional use in order to operate an in-home massage therapy business; property is in an R2 Single and Two-Family district. Pursuant to 1145.01 (b) Type B Home Occupations (Page 31)

Sarah Slowik, Balansere LLC was present to explain the request. Staff provided an overview of the proposal and supported the request with recommendations. Public comment was closed as no one addressed the item. Discussion among the Commission and staff was about the business hours, established precedence, number of units in the structure.

A motion was made by Mr. Baker, seconded by Ms. Jordan to **APPROVE** the request with the following conditions:

- Hours of operation are limited to 1161.03(f): between the hours of 8:00 a.m. and 9:00 p.m. Monday through Saturday, and 12:00 noon and 6:00 p.m. Sunday.
- Street parking is permitted.

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

10. Docket No. 07-32-20
12507 Plover Street
12507 Plover Street, LLC

Brian Fabo, Fabo Architecture Inc. requests conditional use for mixed-use in order to have professional offices and two apartments; property is in an R2 Single and Two-Family district. Pursuant to 1149.04 Non-Conforming Structures (Ord. 91-95. Passed 10-7-1996.) (Page 37)

Brian Fabo, Fabo Architecture Inc., and the property buyers, Luke Matkins and Heather Meese were present to explain the request. Staff provided an analysis of the proposal and supported the request with recommendations. Public comment was closed as no one addressed the item. A letter of support was received via e-mail from Donald Vargo, DSV Properties 1, LLC. Mr. Kelly recused himself from the item. The Commission asked about improvements to the parking lot.

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

- The proposed mixed-use reduces, is more compatible with R2 Zoning District, and less intense than the current non-conformity of manufacturing-industrial machine shop.
- The existing parking lot meets the minimum requirement of 10 parking spaces. Parking lot is reaching the end of its usable life and must be brought into compliance with the city's property maintenance code within 2 years from this approval date.
- Discuss when the city can expect to review improvements to the existing parking lot. Restriping the lot will require ABR approval.

Mr. Wise, Mr. Krewson, Ms. Jordan, Mr. Baker voting yea, and Mr. Kelly abstaining, the motion passed.

**11. Docket No. 07-33-20
2051 Quail Street
Lakewood Montessori School**

Becki Bell, Lakewood Montessori School requests conditional use for a nonconforming property in order to operate a pre-school; property is in an R2 Single and Two-Family district. Pursuant to 1149.04 Non-Conforming Structures (Ord. 91-95. Passed 10-7-1996.) (Page 48)

Becki Bell, Lakewood Montessori School, Richard Kiley, C3 Studios, and Lakewood Montessori School Board President (name inaudible) were present to explain the request. Staff stated there were a number of issues that needed clarification, along with review and approval of the proposal by the City's Safety Forces; staff suggested a deferral. Public comment was closed as no one addressed the item. The Commission provided feedback to assist the applicant preparation for the August meeting: ingress/egress for delivery/retrieval of the children, time frame for pick-up and drop-off of the students, ADA accessibility, lack of greenspace for playground equipment, number of children and hours of outdoor play, site plan, increase the nonconformity potentially by the addition of playground equipment and fence, etc.

A motion was made by Ms. Jordan, seconded by Mr. Baker to **DEFER** the request to the August meeting. All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Wise, seconded by Mr. Krewson to **ADJOURN** the meeting at 9:42 P.M. All the A members voting yea, the motion passed.



Signature





Date

Johanna Schwarz

From: Gregory Gipson <gregorygipson@hotmail.com>
Sent: Thursday, July 2, 2020 7:16 PM
To: Planning Dept
Subject: Solove project, July 2 presentation

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

To the Planning Commission:

I attempted to attend the meeting virtually, using instructions on the letter circulated to area residents. The meeting would not open on gotomeeting.com, and when I tried the phone access I was told the meeting code was wrong -- the system read back the number I had entered and I had entered what the letter provided. I trust that this was an accident, but the failure to actually have a public meeting open to the public is a problem for moving forward on any decision taken at such a meeting.

As to the project, because I could not join the meeting, I am unable to evaluate the new presentation by Mr. Solove. As a Wyandotte resident, I have been concerned both about the disproportionate height of the previously proposed buildings and the increased congestion and traffic the project was sure to bring. While I applaud the apparent capitulation on making both structures four stories, I am not sure that Mr. Solove is a partner who can be trusted by the City, given that he has steadfastly resisted the neighborhood's requested changes. . .until suddenly he did not. He previously represented that he could not make a profit on the project without the 8 story building he originally proposed. Yet now, as best I can't tell without being able to attend the meeting, he is able to propose two 4 story buildings. Given the dramatic and utterly unforeseen changes to our economy and our notion of public space since he first proposed the project, I would also ask that the City and the Planning Commission demand a full explanation of how Mr. Solove believes this project can be viable in the present state of the economy. The last thing we need is a half-full "luxury" apartment building falling apart for lack of money to maintain it, while the developer begs for a bail out.

Thank you,
Greg Gipson
2040 Wyandotte

Johanna Schwarz

From: donald vargo <dvargo71@yahoo.com>
Sent: Wednesday, July 1, 2020 12:51 PM
To: Planning Dept
Subject: Docket 07-32-20
Attachments: Scan0256.pdf

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

See pdf. I would like Fabo to be given permission for all construction. I am very supportive of all new construction in this area.

Thanks,

Donald Vargo For:
RMH Holdings LLC or
DSV Properties 1, LLC or
DSV Properties 2, LLC
dvargo71@yahoo.com



PLANNING COMMISSION

12650 DETROIT AVENUE • 44107 • (216) 529-6630 • FAX (216) 529-5936
www.onelakewood.com

PUBLIC NOTICE June 25, 2020

Docket No. 07-32-20
Re: **12507 Plover Street**
12507 Plover Street, LLC

You are receiving this letter because you or one of your neighbors has a proposed project that will be voted on by the Planning Commission at their next meeting.

Project Location: 12507 Plover Street

Project Description: Brian Fabo, Fabo Architecture Inc. requests conditional use for mixed-use in order to have professional offices and two apartments; property is in an R2 Single and Two-Family district. Pursuant to 1149.04 Non-Conforming Structures (Ord. 91-95. Passed 10-7-1996).

This item will be considered at a public hearing on **Thursday, 07/02/2020**. The review meeting of the Planning Commission will begin at **7:00 PM**. Under the orders of the Governor and Director of Health of Ohio, the Planning Commission will meet remotely until further notice. The July 2, 2020 meeting can be accessed by the public via the following information: Please join the meeting from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/698802165>. You can also join by using your phone: United States (Toll Free): 1 866 899 4679, Access Code 605-229-749.

If you are a neighboring property owner/occupant, your views on the project may be expressed at the public hearing by addressing the Planning Commission after the item is presented. Because the usual public comment period will be unavailable, the public is invited to participate in the remote online meeting. Please observe the following courtesies: please wait to be addressed by the Chairman and mute your microphone until you are asked to speak. In addition, public comment can be submitted by 12:00 P.M. on May 7, 2020 via e-mail to Planning@lakewoodoh.net. If your building is tenant occupied, please advise your tenants of the scheduled meeting or post this notice in an area of general use.

If you are the applicant, pursuant to the rules of the Planning Commission, you or an authorized agent must appear at this meeting to have your request considered. If an agent is representing you, that agent must present written authorization to my attention, the Secretary of the Commission. If you fail to appear without requesting a continuance by contacting the Secretary of the Commission, you will be required to file a new application before your proposal is considered.

Sincerely,

Michelle Nochta, Acting Commission Secretary
Planner, Planning and Development

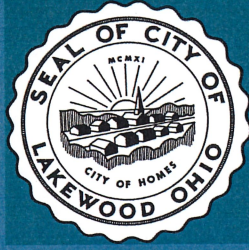


Planning Commission July 2, 2020

AGENDA

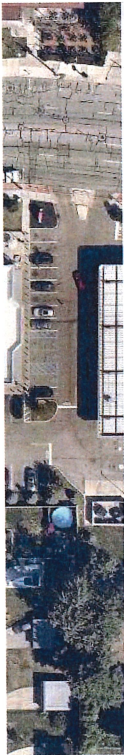
1. Roll Call
2. Approve minutes
3. Opening Remarks
4. Jerome Solove-Detroit/Bunts Market Rate Apartments-Mixed-Use Overlay
5. Stonewall Sports Parking Plan
6. Temporary Outdoor Dining Reviews
 - A. Nature's Oasis
 - B. Dang Good Foods
7. Balansere -Type B Home Occupation
8. 12507 Plover – Change Nonconformity
9. Lakewood Montessori – Change Nonconformity

Planning Commission July 2, 2020



Docket No. 03-11-20
13701 & 13901 Detroit Avenue

JEROME SOLOVE DEVELOPMENT (JDSI) -

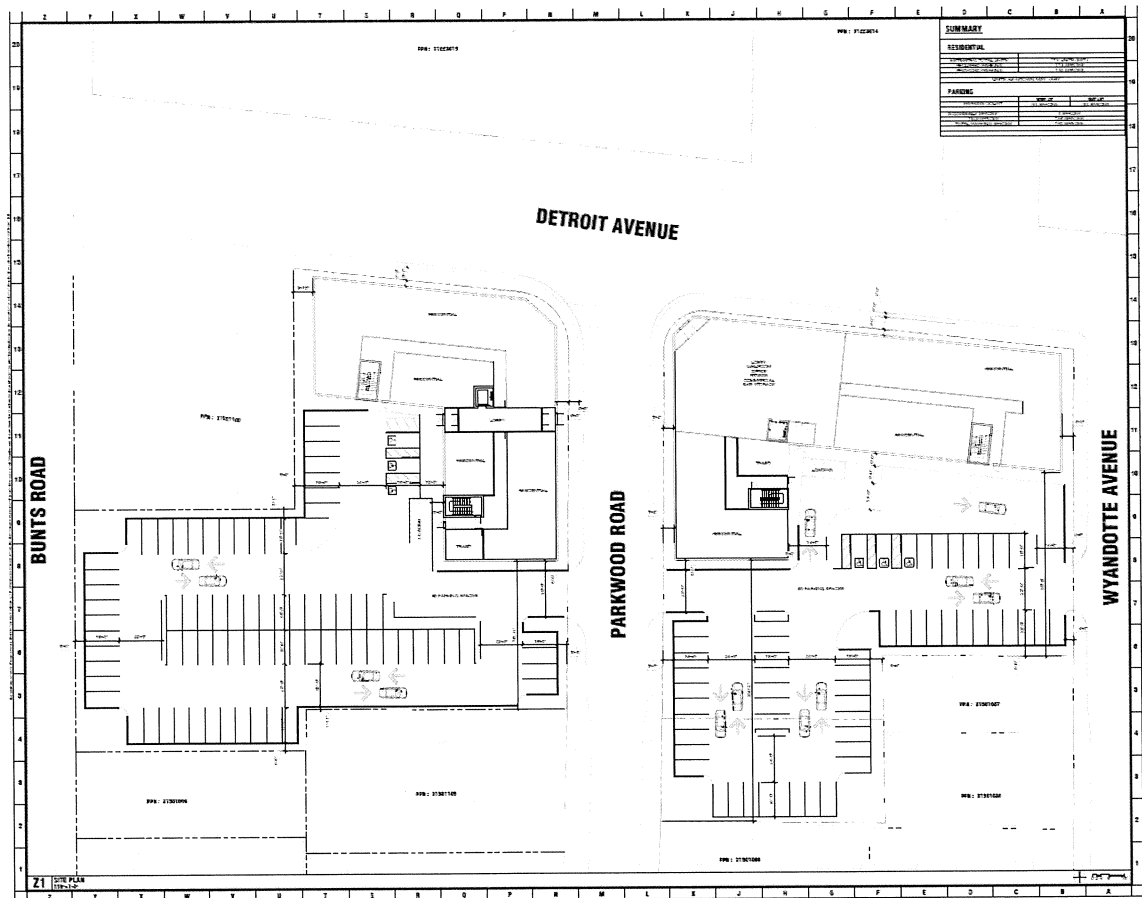


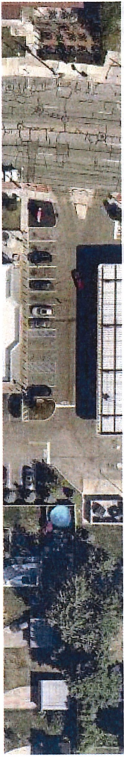
1. Introduction of the project
2. Developer Presentation
3. City Analysis
4. Planning Commission questions & feedback
5. Public comment & questions –Please use the chat function to “raise your hand” and the chair will recognize you in turn
6. Discussion on comments & questions

13701 & 13901 Detroit Av
Detroit & Bunts Market Rate Apartm
Mixed Use Overlay Di

History of the View East- Solove Development pro

- Original submission February 7 2019- for a Planned Development designation for two- eight story apartment buildings and a garage
- Multiple submissions and changes to the design and public input received
- Lot Consolidation August 1, 2019 for the accessory parking lot
- April 2020- Application for a Mixed Use Overlay designation for two- four story apartment building first floor of the building on the southeast corner will contain building lobby and services. Addition minimum of 1,500 sq. feet of commercial space on the ground floor will be provided that is open to residents of the development, as well as several dwelling units

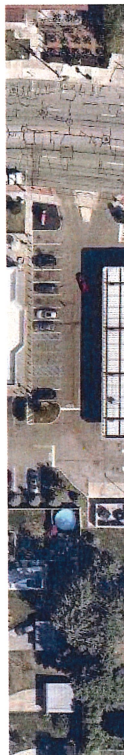




City Analysis

Relationship to Base Districts. The **Mixed Use Overlay District** is an overlay zone, which may be applied to existing zoning districts as described in Section [1135.04](#), Location of Mixed Use Overlay District. When such a district is established, the Mixed Use Overlay District shall be shown as an overlay to the underlying districts by the designation of MUOD on the Zoning Map. A Mixed Use Overlay District may overlay several base districts, however, the uses permitted in each base district are limited to the boundaries of that base district, except as otherwise provided herein.

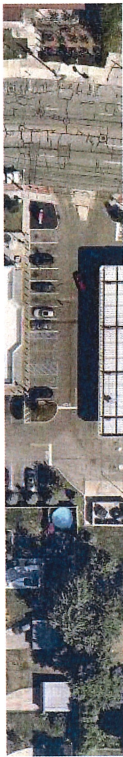
13701 & 13901 Detroit Av
Detroit & Bunts Market Rate Apartr



City Analysis

- 3) Structural Requirements.
 - A. Mixed Use Overlay proposals must contain a residential component.
 - B. Maintain form and scale of building being re-purposed.
 - C. The primary design objective for the Mixed Use Overlay District are to reflect the area's architectural significance/character, while promoting the pedestrian scale environment. The design must be compatible with the neighborhood.
 - D. The principal or primary entrance to a non-residential structure must be located on the building front.

13701 & 13901 Detroit Av
Detroit & Bunts Market Rate Apartr
Planned Development Rezi



City Analysis

(2) Parking.

A. Applicants for Mixed Use Overlay developments shall submit a parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.

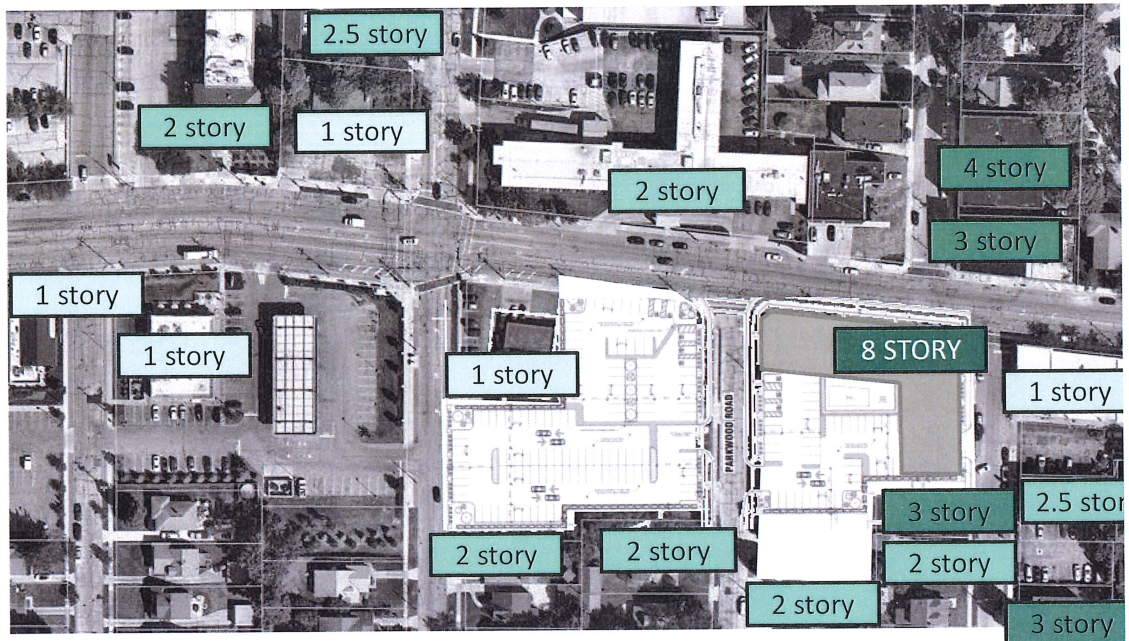
B. All residential uses must comply with parking requirements or maintain existing parking conditions.

Multi-Family, Studio, 1 Bedroom, 2+ Bedroom

Proposed is 113-120 Units with 140 Parking spaces
 Parking provided to meet all ADA requirements for retail and residential uses

Min. of 1/dwelling unit; max. of 2/dwelling unit. The front yard shall not be used for off-street parking except in the Lagoon District.

13701 & 13901 Detroit Av
 Detroit & Bunts Market Rate Apartr



BUILDING HEIGHT
 Previous plan show

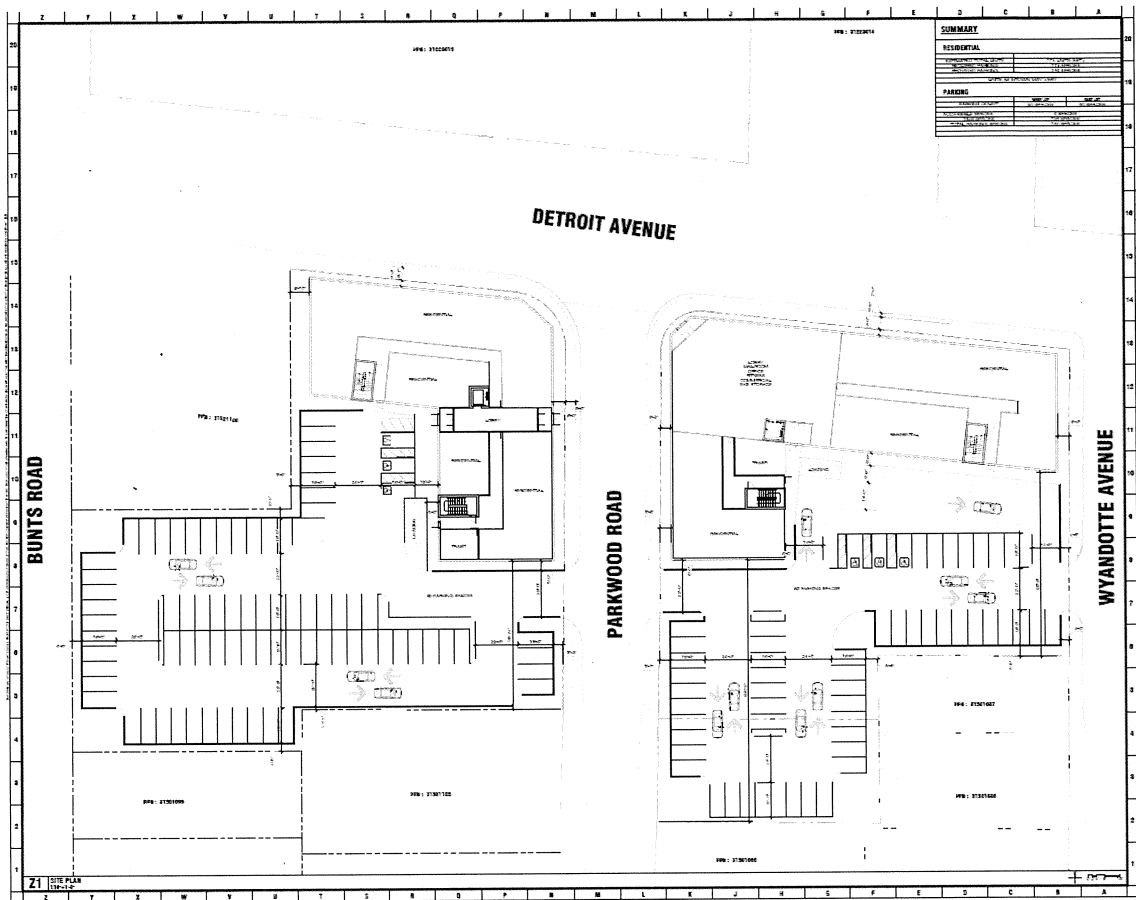
History of the View East- Solove Development pro

- Original submission February 7 2019- for a Planned Development designation for two- eight story apartment buildings and a garage
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Per 1135.01 what are the advantages of those listed that this development will provide?

At least (1) is required

- Consistent with Community vision
- Flexibility, innovation, creativity by mixing permitted uses
- Human, pedestrian scale considerations
- Substantial buffers and transitions
- Enhance neighborhood by conserving green space
- Provide and otherwise unavailable choice of environment
- Permanent recreation or open space
- High quality, design aesthetics



The city recommends **approval** with the following **Conditions**:

1. Parking plan as proposed meets the minimum code requirements. The proposal is for 113-120 dwe buildings, each building not to exceed 4 stories in height, not including building mechanicals and their appurtenances, with 1,500-4,250 sq. ft of commercial space on the ground floor. Applicant will provide Detroit for both buildings
2. Minimum amount of commercial space available for non-residents of the project is a minimum of 1 on the ground floor. Reference 1135.01(c)(3)
3. Recommend an innovative landscaping plan for human scale as approved by ABR. Referencing 113 1135.01(c)(5) and 1141.
4. Exceed the amount of Water Quality Volume treated and stored on site above the minimum as determined in Chapter 1339. Reference 1135.01(c)(1) and 1135.01(c)(2).
5. Developer will work with the city and the RTA in the event a bus stop should be moved to the right of the development to create an innovative transit waiting environment
6. Developer will provide a minimum of 2 bike parking spaces for the commercial space



Docket No. 06-14-20

1384 Hird Avenue

STONEWALL SPORTS COMPLEX

THE FIELDHOUSE @ STUDIO WEST



2 July 2020 - City of Lakewood - Planning Commission Pr



Our maximum demand load for the building was based on the following calculations:

Field House:	5,653sf/80sf =	72 spaces
Mezzanine Track:	1,500sf/80sf =	19 spaces
Courtyard-hall-cubbies:	3,591sf/80sf =	45 spaces
<u>2nd floor above courtyard:</u>	<u>951sf/80sf =</u>	<u>12 spaces</u>
	sub total =	148 spaces

Dining Room:	3,307sf/80sf =	42 spaces
Kitchen/bar:	985sf/80sf =	13 spaces
Pizza kitchen:	247sf/80sf =	3 spaces
2nd floor support:	927sf/80sf =	12 spaces
<u>Outdoor Patio Dining:</u>	<u>614sf/80sf =</u>	<u>8 spaces</u>
	sub total =	78 spaces

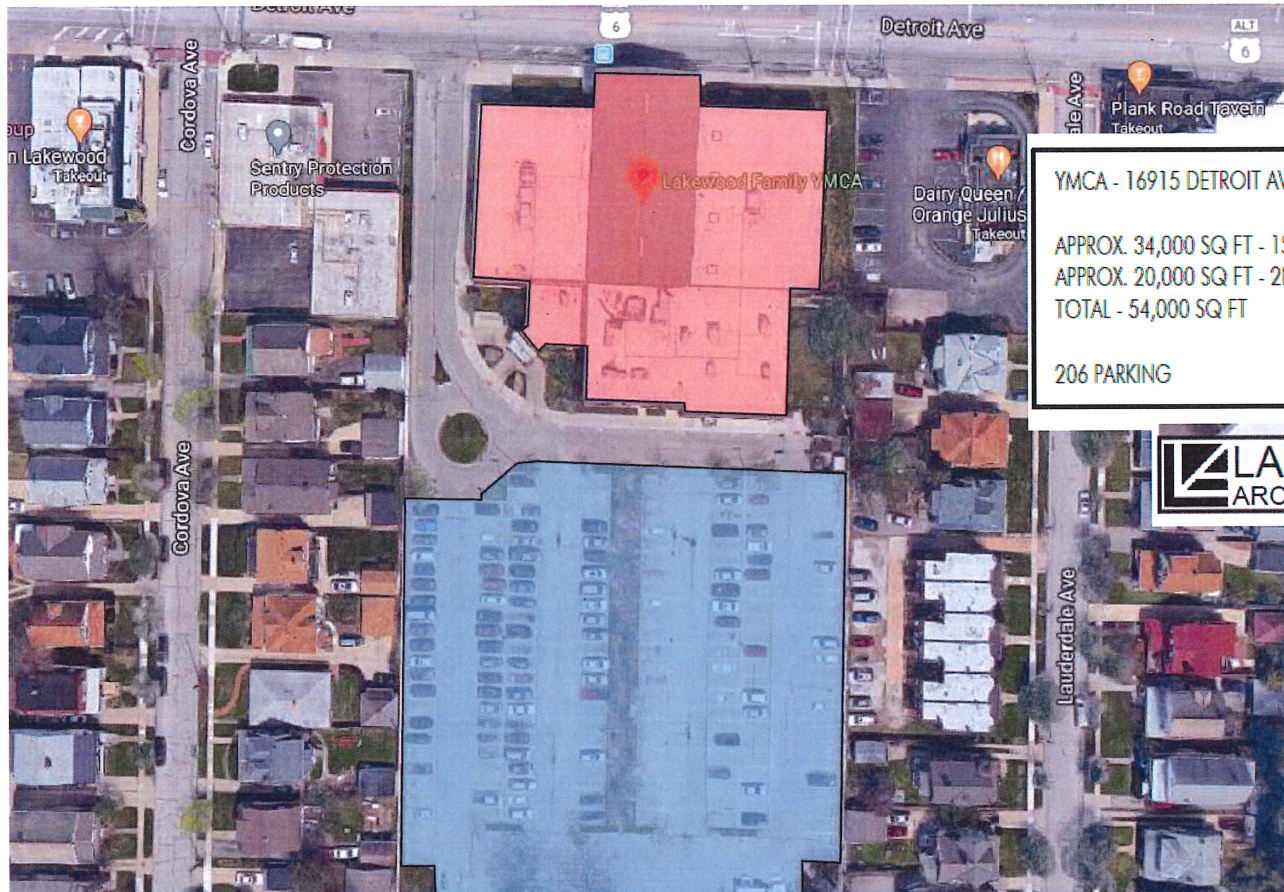
Total Parking Demand: 226 spaces

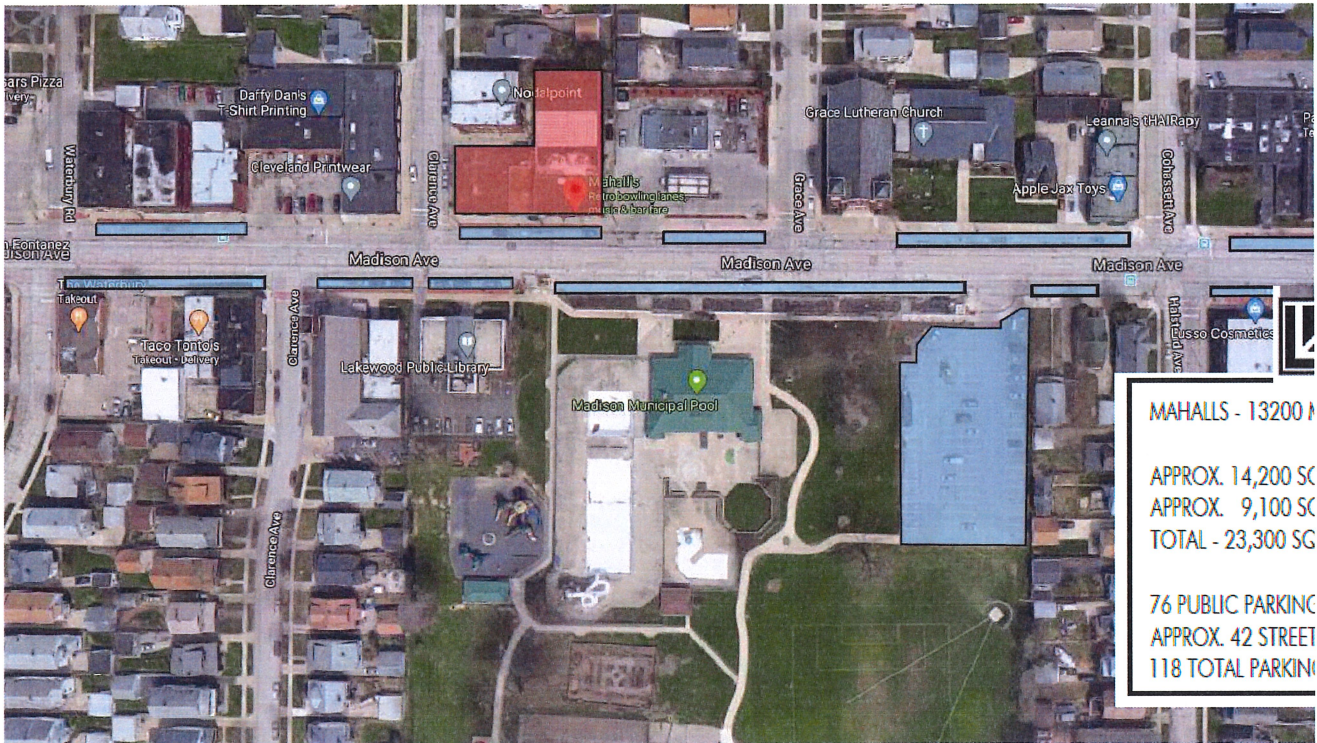
For reference, the restaurant/bar breaks down accordingly:

Indoor seating = 236
- Dining - 45 tables - 166 seats
- Bar - 30 stools
- Hightop/drink rail - 40 stools

Outdoor seating = 49
- Dining - 8 tables - 40 seats
- Hightop/drink rail - 9 stools

Total forecast of 285 total patron seating





MAHALLS - 13200 MADISON AVE

APPROX. 14,200 SQ FT - 1ST FL
 APPROX. 9,100 SQ FT - 2ND FL
TOTAL - 23,300 SQ FT

76 PUBLIC PARKING SPOTS
 APPROX. 42 STREET PARKING SPOTS
118 TOTAL PARKING SPOTS

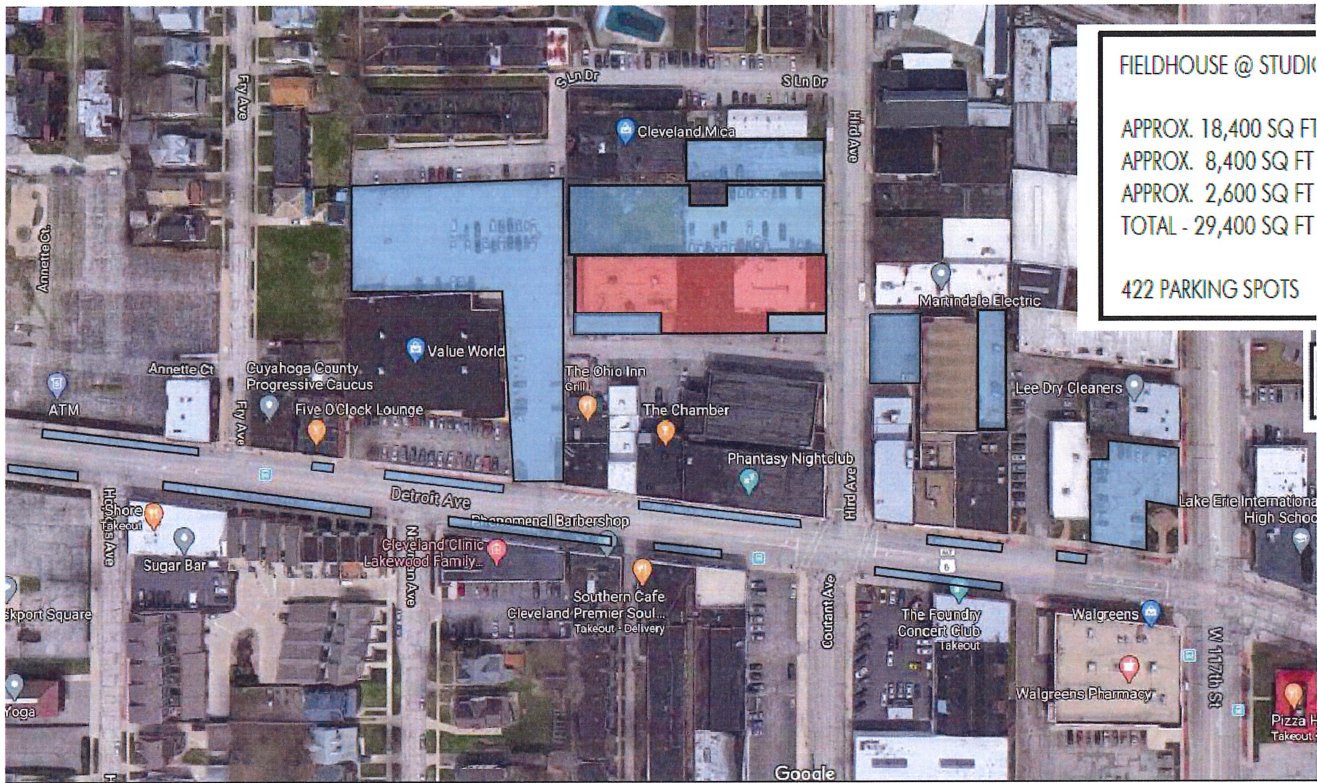


BECK - 17801 DETROIT AVE

APPROX. 44,900 SQ FT - 1ST FL
 APPROX. 6,600 SQ FT - 2ND FL
TOTAL - 51,500 SQ FT

168 PARKING SPOTS
 APPROX. 36 STREET PARKING SPOTS
204 TOTAL PARKING SPOTS





FIELDHOUSE @ STUDIO

APPROX. 18,400 SQ FT
 APPROX. 8,400 SQ FT
 APPROX. 2,600 SQ FT
TOTAL - 29,400 SQ FT

422 PARKING SPOTS

Bullet Point Review of Project Operational Considerations:

- **Fieldhouse:**
 - (3) dodgeball volleyball courts (1) feature court and (1) mezzanine track – available for practice/rental use throughout the year – average hourly use for practice or rental would likely fall between 10-30 persons
 - Dodgeball league is seasonal – January – March with a tournament at the end.
 - Dodgeball team is anticipated to be 15 players, 6 teams playing on 3 courts – 90 players / game. Anticipated that an additional 90 people (preceding/trailing game teams) would be in or around the fieldhouse / mezzanine track – another 90 persons anticipated.
 - Tournament play would anticipate a crowd of 250
 - A fall recreational league (not currently in existence) would have smaller participation
 - Peak league use day will typically be Sunday Noon-5pm
 - Daily operational hours (weekend) of the fieldhouse are likely Noon-9 10pm
 - Daily operational hours (weekday) of the fieldhouse are likely 4pm-9 10pm
- **Restaurant Bar:**
 - Inside occupancy approx. 200 persons
 - Patio occupancy approx. 50 persons – (May-October seasonal use)
 - Operational hours:
 - 4pm-12am – Monday-Thursday
 - 4pm-2:30am – Friday
 - 11am-2:30am – Saturday & Sunday
 - Staffing assumes:
 - 1 or 2 host – coat check persons
 - 6 bartender staff
 - 5 kitchen staff
 - Facility clean-up by staff or contract.
- **Courtyard:**
 - Seasonal use May-October
 - Use during operational hours of Fieldhouse Restaurant
 - Limited play use – more casual use – yoga classes, giant Jenga, some featured game events on the court
 - Raised masonry wall to the North to shield sound transmission.
- **Transportation Plan:**
 - Increase access to shared parking (contacts with adjoining n options)
 - Incentivize alternate transportation use – proposed discount Transportation/biking
- We are working on contacting neighboring businesses to commun
- We are conscious of our context in the neighborhood and the projec openings on the South and East sides to limit sound transmission to residential areas.
- Fieldhouse building is getting a new exterior insulation system and baffles to mask transmission of sound, and new West addition will mass to reduce sound transmission from Fieldhouse uses.

We are pleased to be working with West 117 Development, LLC on the re-development of the existing buildings at 1384 Hird Avenue from a manufacturing facility into a sports and restaurant / bar complex with a specific intent to serve the LGBT Community.

Attached with this submittal – please find the following:

- Letter of authorization for Larsen Architects to represent the owners for this project.
- Exhibit showing the proposed development in context to a scaled site plan and the immediate surroundings for how we intend to provide for adjacent ADA parking, bike/scooter parking, and accommodate ride share access through the connecting drive between Value World and Hird Avenue
- Exhibit showing the larger neighborhood context for how the complex hopes to utilize adjacent and proximate parking, as well as indicating other transportation options for patrons to access the facility.
- Exhibit showing context photos of the existing facility
- Exhibit showing graphically hours of operations on a daily basis and projected parking demand against other, adjacent uses (with their hours of operation and projected parking demand) to showcase how this project's anticipated use can be accommodated and fit into the neighborhood parking available.

Our maximum demand load for the building was based on the following calculations:

Field House:	5,653sf/80sf =	72 spaces
Mezzanine Track:	1,500sf/80sf =	19 spaces
Courtyard-hall-cubbies:	3,591sf/80sf =	45 spaces
<u>2nd floor above courtyard:</u>	<u>951sf/80sf =</u>	<u>12 spaces</u>
	sub total =	148 spaces
Dining Room:	3,307sf /80sf =	42 spaces
Kitchen/bar:	985sf/80sf =	13 spaces
Pizza kitchen:	247sf/80sf =	3 spaces
2nd floor support:	927sf/80sf =	12 spaces
<u>Outdoor Patio Dining:</u>	<u>614sf/80sf =</u>	<u>8 spaces</u>
	sub total =	78 spaces

Total Parking Demand: 226 spaces

For reference, the restaurant bar breaks down according to:

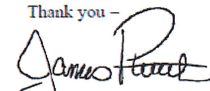
- Indoor seating = 236
- Dining - 45 tables - 166 seats
- Bar - 30 stools
- Hightop/drink rail - 40 stools

- Outdoor seating = 49
- Dining - 8 tables - 40 seats
- Hightop/drink rail - 9 stools

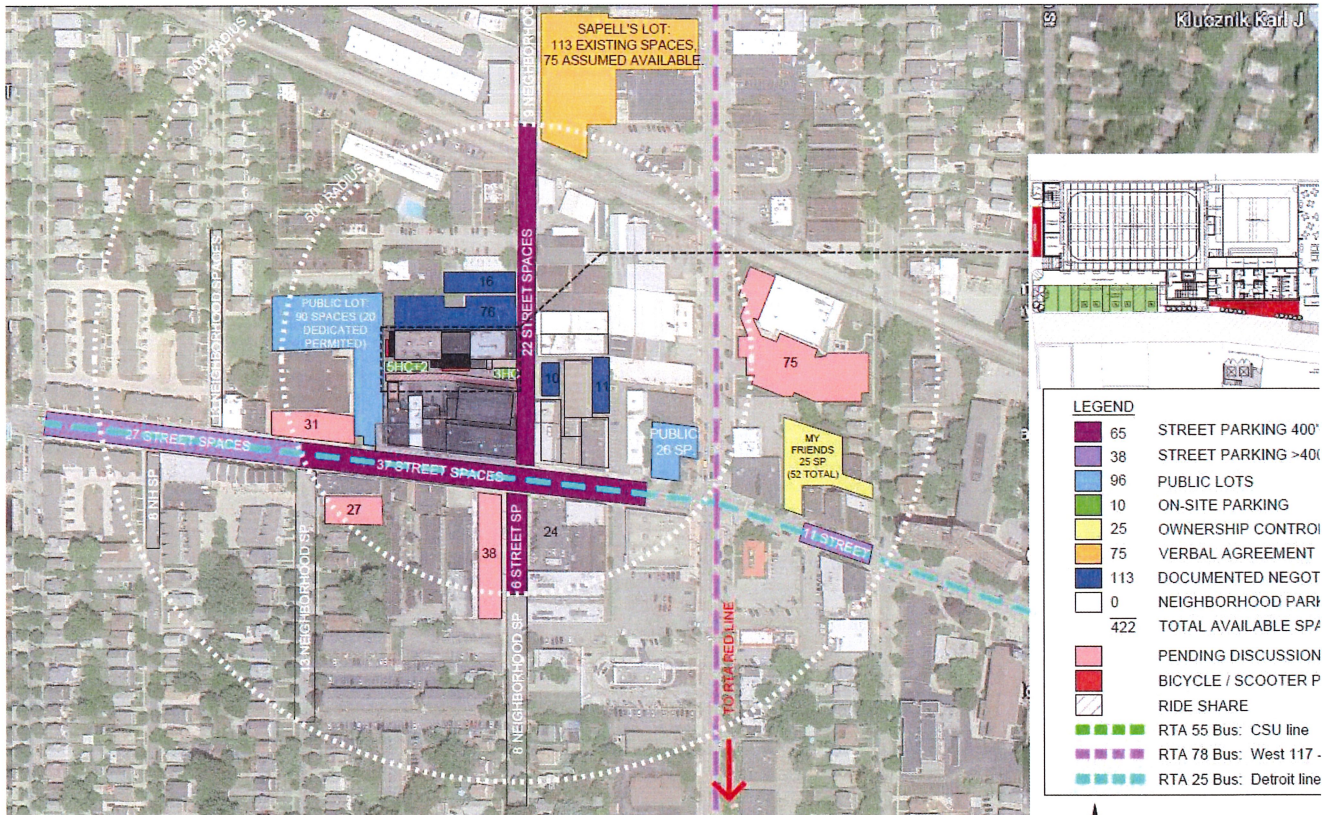
Total forecast of 285 total patron seating

Looking forward to being able to present this project consideration. If there are any questions, comments or hesitations, please call or email...

Thank you –



Jim "JP" Ptacek – AIA – LEED AP
Principal - Larsen Architects
cc file



Request

• **1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.**

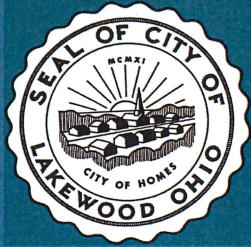
- (a) The Commission shall review applications for parking plans that do not meet the set schedule in [1143.05](#). In addition to Section [1143.10](#), the Commission may consider the following when reviewing an application:
 - (1) Impact on central character of residential neighborhoods taking on overflow parking;
 - (2) Available surface parking lots in the neighborhood that could be used for shared parking;
 - (3) Similarly scaled projects throughout the City to compare parking footprint;
 - (4) When a restaurant use is proposed, the total number of tables to parking spaces;
 - (5) Total number of employees;
 - (6) Alternative forms of transportation available in the neighborhood;
 - (7) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities;
 - (8) Peak demand for parking spaces from all uses compared to the total supply of spaces;
 - (9) Traffic impact analysis and/or a traffic demand study;
 - (10) For uses defined as Institutional or Public Assembly in Schedule [1143.05](#), the following guidelines:
 - A. One space for each 80 square feet of all auditoria and public assembly rooms; and
 - B. One space for each employee.
- (b) The fees for parking plan applications shall be pursuant to Section [1173.06](#).
(Ord. 36-17. Passed 2-5-2018.)

The review of proposed parking for Stonewall Sports Complex; property is in a C3 Commercial - General district. Pursuant to section plan review.

1384 H
Parking P

City recommends **approval** of the **proposed parking plan** with the following **conditions**:

1. Applicant is required to provide the parking as shown on the proposed site plan for 1384 Hird with 113 spaces, 24 bike/scooter parking and the ride-sharing service stop, and an additional 113 owner-consumer spaces within 500 ft, for which letters of intent have been provided.
2. Applicant is in the process of acquiring additional properties in the neighborhood. The applicant will apply to the Planning Commission to update the parking plan to include all additional buildings that have already been determined to be part of the project, or that can reasonably be construed to be a part of the project. The applicant will apply for a Mixed-Use Overlay District or Planned Development Rezoning and develop a comprehensive parking plan for the project.
3. Applicant will apply for wayfinding signage approval from ABR to ensure patrons can utilize the proposed parking plan.
4. Collect data on how many patrons use ride sharing services to travel to and from the fieldhouse.



TEMPORARY OUTDOOR DINING

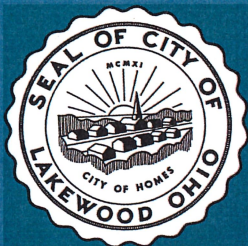
Temporary Outdoor Dining

Permitted pursuant to Resolution 2020-31.

- Allows PC to temporarily waive or modify the requirements **1161.03** and **1129.13** through October 2020.
- Requests for up to 30 seats.
- Barrier required where alcohol is served or when placed in area.
- Not open after 10 PM, although PC can set an earlier time.
- No entertainment or outside speakers.
- ABR administrative approval unless otherwise specified by

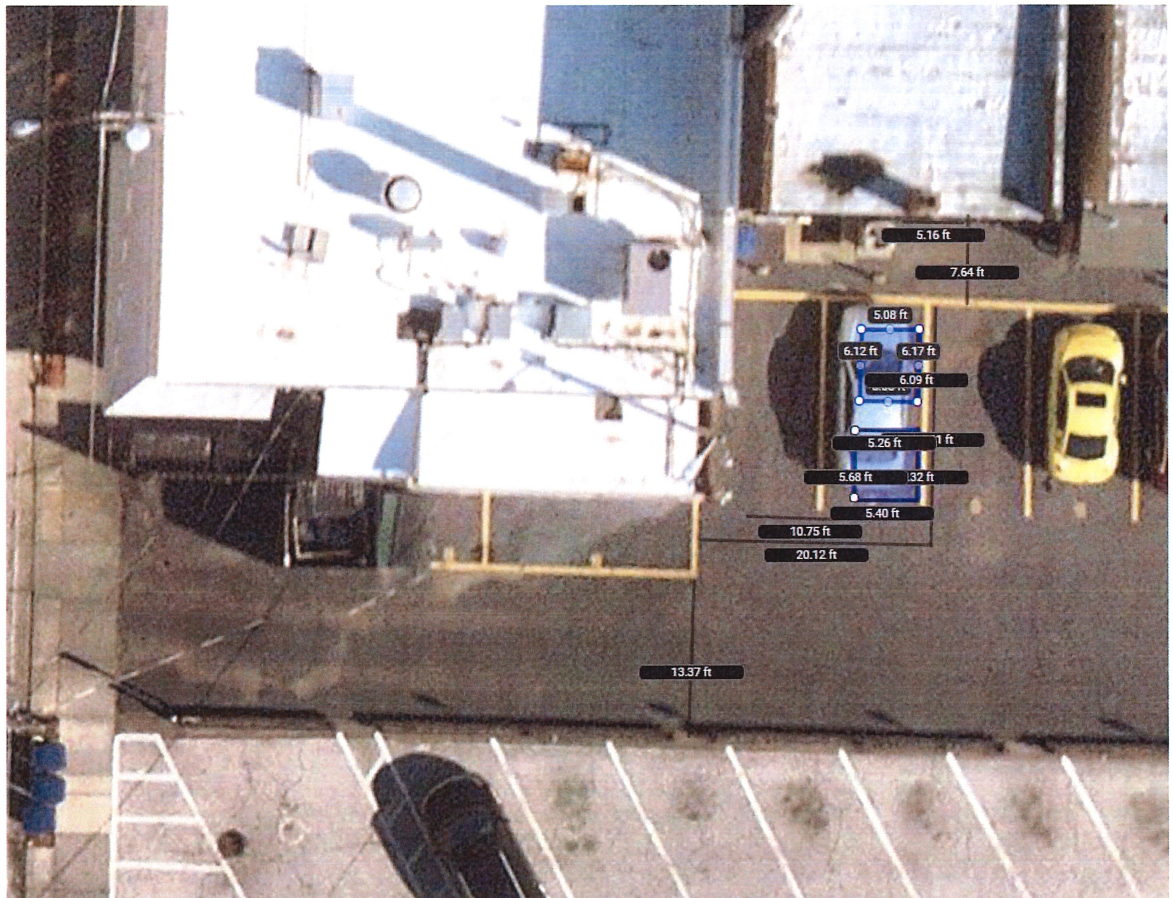
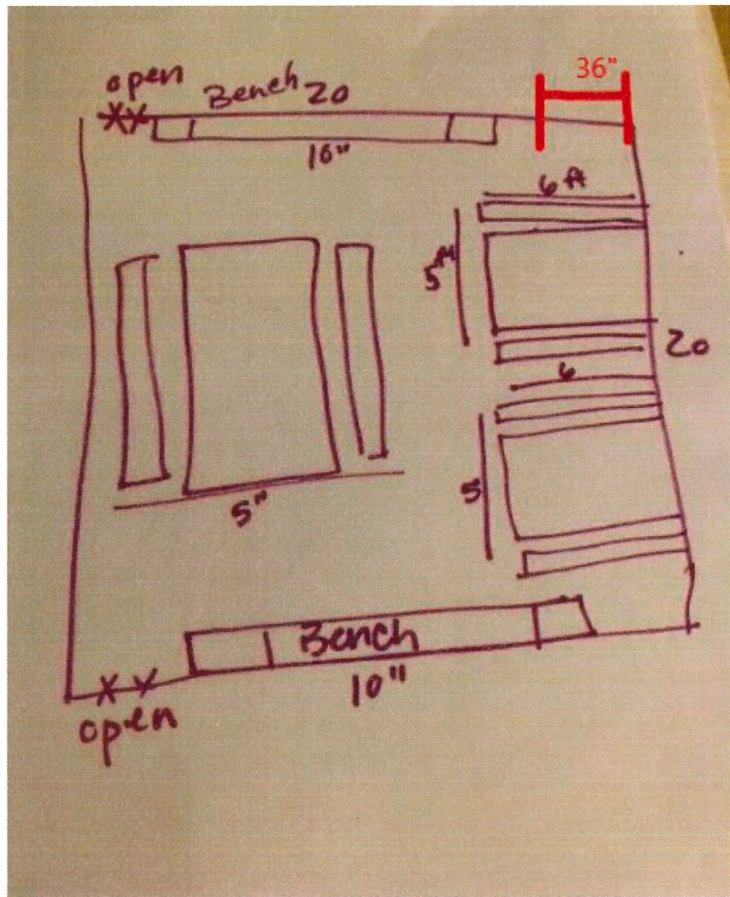
Requests

The review and approval for a conditional use for temporary expansion of outdoor dining, the flexibility to expand outdoor dining to support restaurants that are affected by COVID-19 restrictions.



Docket No. 07-29-20
15613 Detroit Avenue

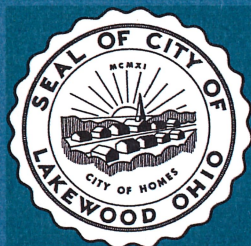
NATURE'S OASIS



Safety Forces Comments on Special Temp. Outdoor Dining application- Nature's Oasis

Safety forces needs a scaled site plan to complete evaluation of safety requirements. Adminis recommends approval of location contingent on safety force review.

- Fire
- Police
- Public Works
- Building
- Law-
- Other- No alcohol served.
- ABR-
- Planning

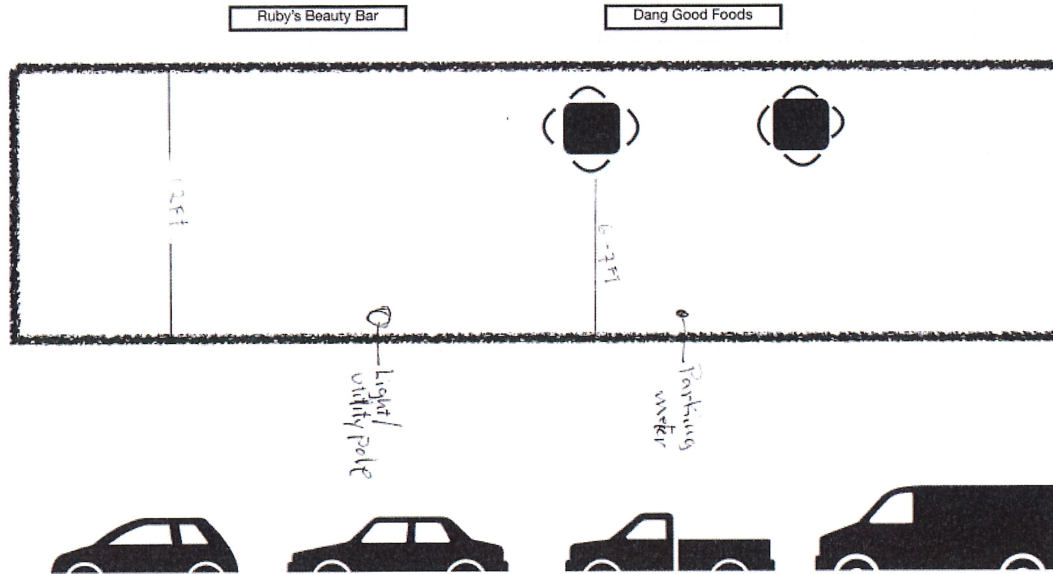


Docket No. 07-30-20
13735 Madison Avenue

DANG GOOD FOODS

Some answers for you regarding the outdoor dining plan

- 1) the length and width of the table is 33 inches on both sides with chairs included the total length and width would be 6-7
- 2) No alcohol will be served
- 3) Total width of sidewalk is 12ft table and chairs total with is about 7ft so left with about 5-6ft of space (see pics)
- 4) Door is recessed into the dining room so no obstructions to the entry way (see pic attached)
- 5) Photos attached
- 6) a tiny chalk type post-it note (3 inch by 2 inch) on table to denote seating is reserved for restaurant customers will be pl





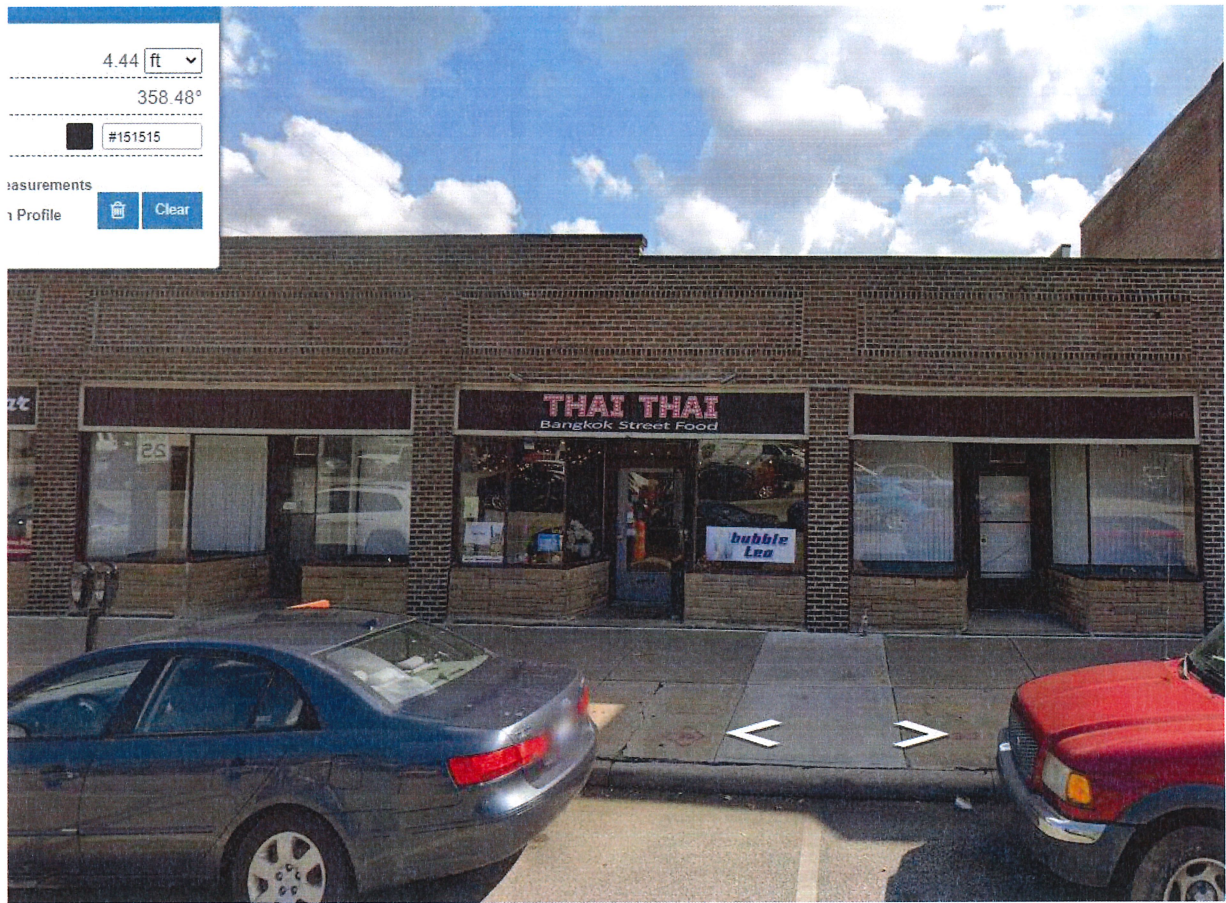






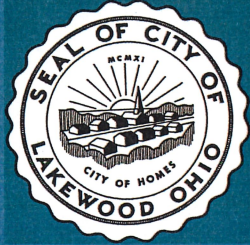
anywhere to start drawing

Image may



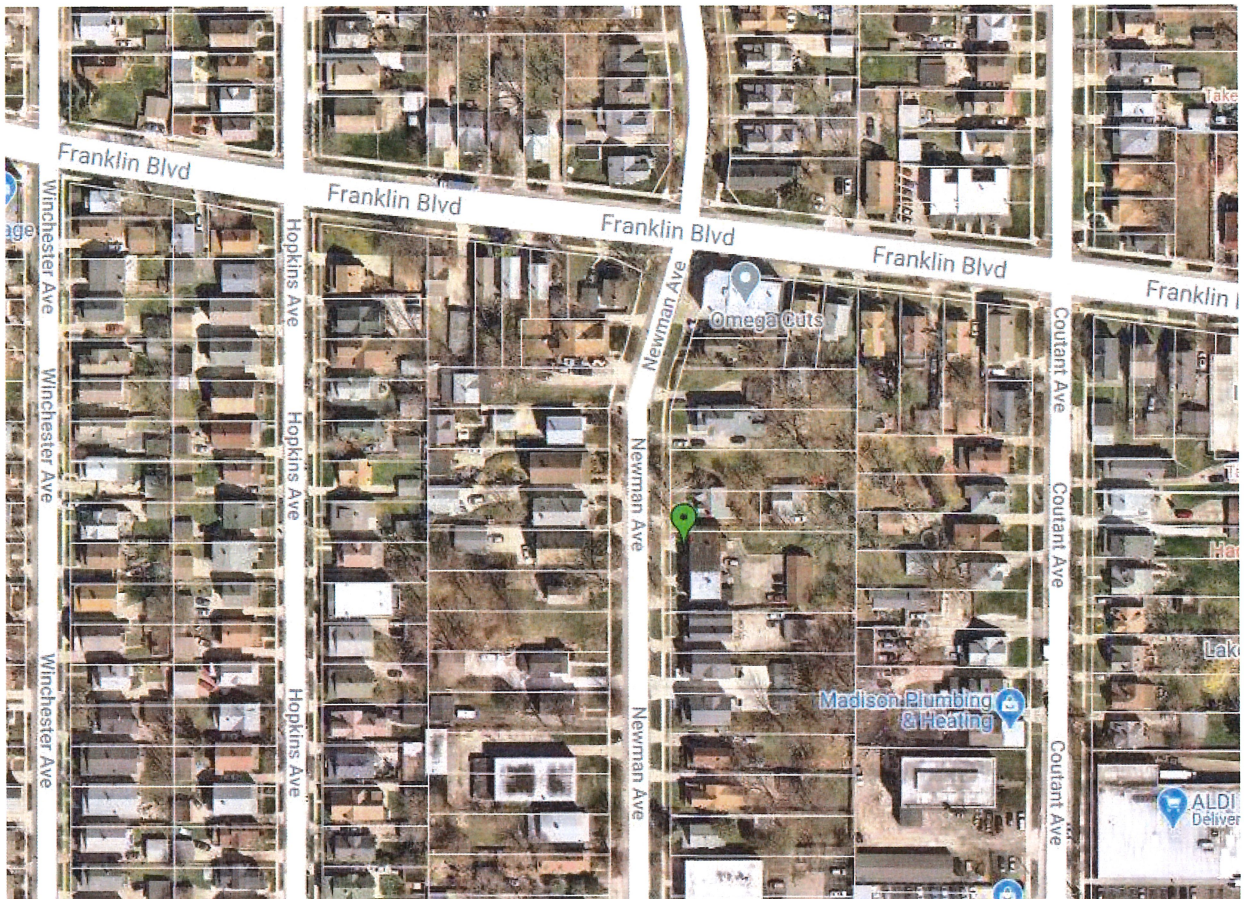
Safety Forces Comments on Special Temp. Outdoor Dining application-Dang Good Foods
Safety forces needs a scaled site plan to complete evaluation of safety requirements. Administration re approval of location contingent on safety force review.

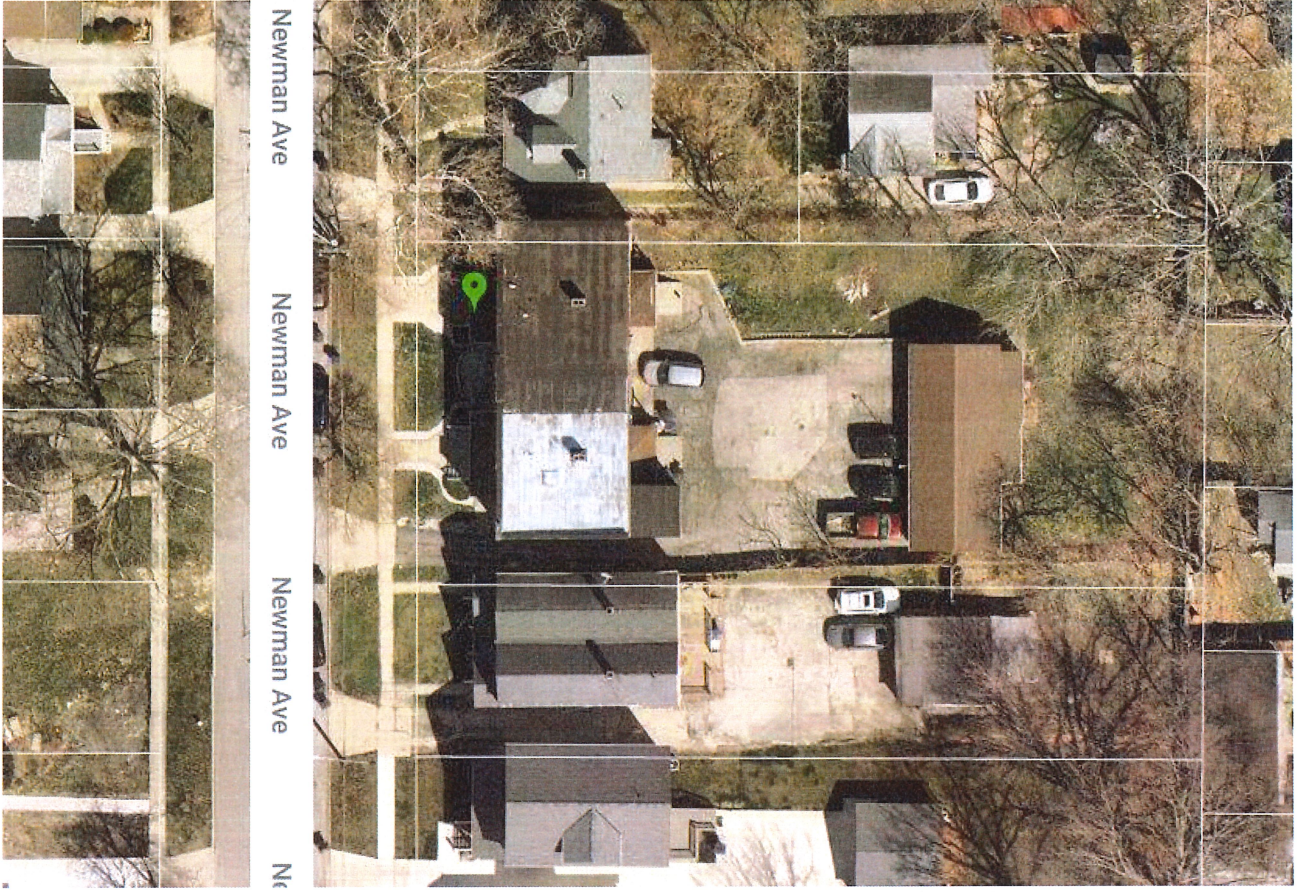
- Min. 3 feet egress on sidewalk must be maintained at all times.
- Law- Sidewalk agreement required.
- Other: No alcohol served. No barricades required.
- ABR-



Docket No. 07-31-20
1579 Newman Avenue

BALANSERE





My name is Sarah Slowik and I am a self-employed, licensed massage therapist in the state of Ohio. My company name, in which I am the sole owner, is Balansere LLC.

I have been practicing massage therapist for over the past 15 years. I have worked primarily in high-end spas and gyms, where I have achieved a significant group of dedicated clients.

With recent events impacting so many practices, I have decided that it is in the best interest of preserving my livelihood and safety of my clients to open a small household business. I have set up a dedicated small room for massage therapy (which is less than 15% of the overall habitable floor area of the dwelling, as stipulated in city ordinance regulations 1145.02, paragraph (a), defined in the building code) and have instituted sanitation practices that far exceed what I see is being offered at routine spas and gyms.

I will be seeing one client at a time. I do not have any employees working for me. My quiet street has adequate parking for the short time I will be seeing each client.

I have reviewed the pertinent ordinances cited by the city pertaining to a Type B Home Occupation as set forth in the city ordinance definitions 1145.01, paragraph (b), along with their corresponding requirements. I meet all of these conditions.

Attached below are copies of my driver's license, the incorporation certificate from the state of Ohio for Balansere LLC, a copy of my massage therapy license from the state of Ohio, and a picture of the massage therapy room.

Proposed Parking: Street parking to be used for clients
Proposed Hours of operation: 10 am- 3 pm, Mon-Fri,
weekends rarely.

<https://www.balansere.com/>

BALANSERE™



Balansere is a philosophy and method of realizing the balance between
body, mind, and soul.

(b) **TYPE B HOME OCCUPATION** means a home occupation as an accessory use where the home is used by the owner or a family member therein as a place of work, and where one (1) non-resident employee and customers come to the home.

1145.02 REGULATIONS.

(a) The home occupation shall occupy no more than fifteen percent (15%) of the habitable floor area of the structure defined in the Building Code.

(b) No sign or display advertising the presence of the home occupation and visible from the public right-of-way shall be permitted.

(c) The home occupation shall be conducted entirely within the principal structure.

(d) The home occupation shall not interfere with the off-street parking required for the principal use pursuant to Chapter [1143](#).

(e) The home occupation shall not necessitate any structural alteration, any alteration to an elevation of the structure, or the installation of additional parking surfaces.

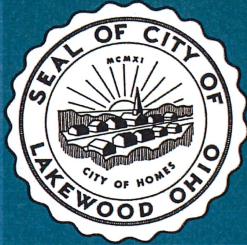
(f) The home occupation shall not necessitate any variance to the Building Code.

(g) The home occupation shall not generate any noise, fumes, dust, odors, or electrical interference, which are not transmitted outside the dwelling unit.

(h) Goods shall not be displayed to or picked up by the customer at the site of the home occupation.
(Ord. 91-95. Passed 10-7-1996.)

City administration recommends approval with the following conditions:

- Hours of operation are limited to 1153.03(f)
- Street parking is okay



Docket No. 07-32-20

12507 Plover Avenue

12507 PLOVER

SUMMARY

We're a small company which has recently moved to Cleveland from Seattle, where we were running a mixed-use space in an old Bank of America building. We have completed our lease on that space and have recently moved to Ohio to start the next iteration of the project.

We're looking to acquire the property at 12507 Plover S, a 7500 sf brick building in the neighborhood. The lot is zoned R2, but the building has been used as a machine shop since 1997 under a continuance of an unconfirming use originally approved in 1930.

We propose to renovate the existing building to accommodate two apartments, office space, and a small music recording studio. We've executed a purchase and sale agreement with the building owner, contingent on environmental review, building inspections, and requisite approvals. The purpose of this application is to ensure that our proposed use of the building will be acceptable to the Lakewood Planning Commission, prior to concluding our purchase transaction.

INVOLVED PARTIES

INVOLVED PARTIES

Ed + Nancy Medley — the sellers of 12507 Plover S.

12507 Plover LLC — a holding company formed for the purpose of purchasing and operating 12507 Plover S.

Tokensoft Inc — a two-person software company providing machine learning consulting services and in-house software development.

LifeStreet — a San Francisco based company providing advertising services for mobile app developers. Tokensoft provides consulting services to LifeStreet.

Luke Matkins — the owner of 12507 Plover LLC and Tokensoft, Inc.

Heather Mease — an employee of Tokensoft, Inc.

PROPOSED USES OF THE SPACE

We're planning a variety of uses of the building, modeled in part on our experiences with our previous project in Seattle:

Office space for Tokensoft, Inc — approx 1800 sf. This space will be used for software development, primarily focused on building 3D assets and virtual reality applications. One of the appeals of the Plover building is its large clear span which we'll be using for a VR stage.

Office space for LifeStreet — approx 700 sf. This space will provisionally be leased to LifeStreet as a Cleveland remote office. The space will initially support two workers (Luke Matkins and an existing Cleveland-based employee) and this may potentially expand if the company continues to grow.

to hire in the Cleveland area. This office would operate on West Coast time, with employees present from 8:00 am to 8:00 pm.

Additional office space — We may also wish to lease additional office space to another low impact professional tenant, depending on how much space is required by LifeStreet and Tokensoft.

Apartment #1 — approx 1700 sf of the upstairs space. This space will be owner occupied.
Apartment #2 — approx 600 sf of the upstairs space. This space will be occupied by Heathe Mease.

Recording studio — We also are proposing to use approximately 1500 sf of the ground floor space as a small music recording studio. We have experience designing “room within a room” construction for sound attenuation, which will be further augmented by the exterior masonry walls. The studio would be used by appointment only, usually on weekends and afternoons. Based on our experience with our recording studio in Seattle, we’re confident that we can operate while minimizing noise impacts for the neighbors and respecting the residential nature of the area.

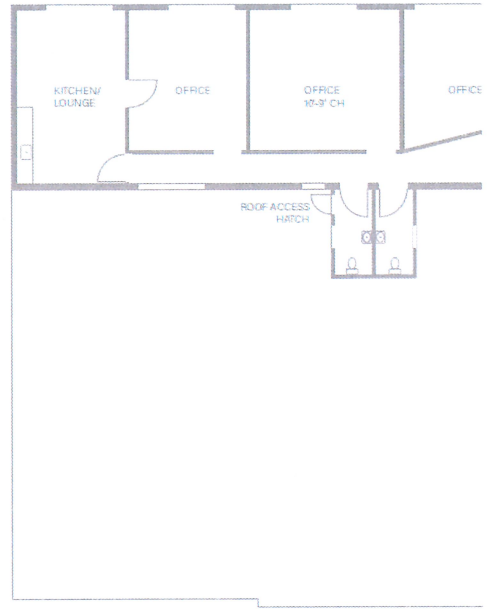
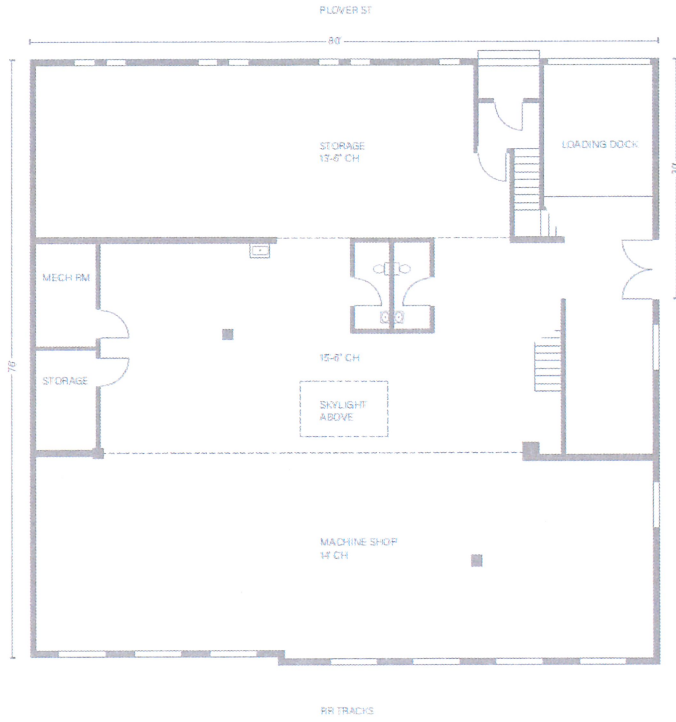
IMPACT ON THE NEIGHBORHOOD

We believe that this project will positively contribute to Birdtown. The office space use will have less impact than the existing machine shop, and the surrounding multifamily housing complements our proposed second floor apartments. We will leave the existing building facade in place and do repair work as needed to restore it to its original condition.

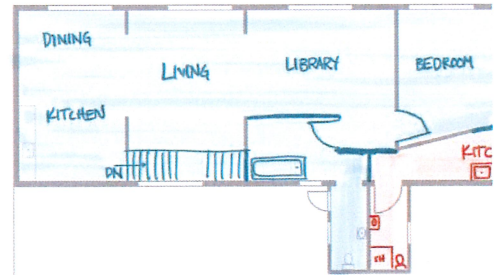
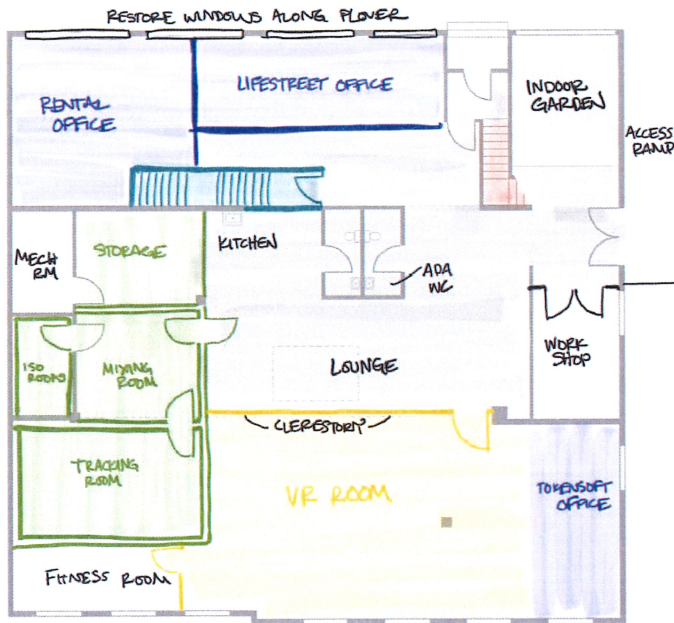
We will not be generating significant parking or traffic load, as the building is being sold and the nearby lot currently being used as parking for around twelve vehicles. We would maintain the lot in its current use, which is sufficient to provide off-street parking for all our proposed users.

We’re very interested in improving the property and becoming part of the area, and are looking forward to discussing this project with the planning commission.

EXISTING



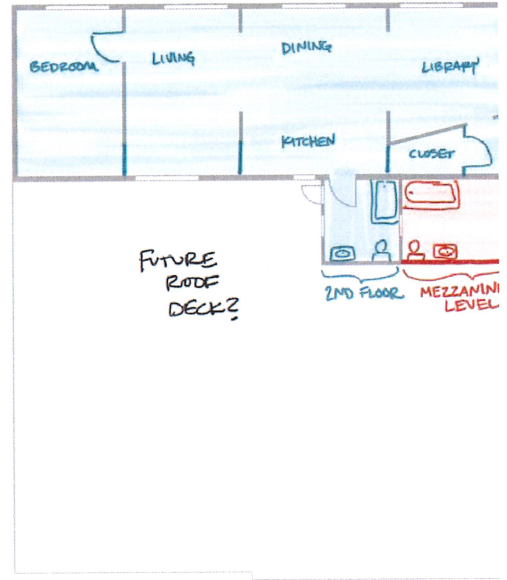
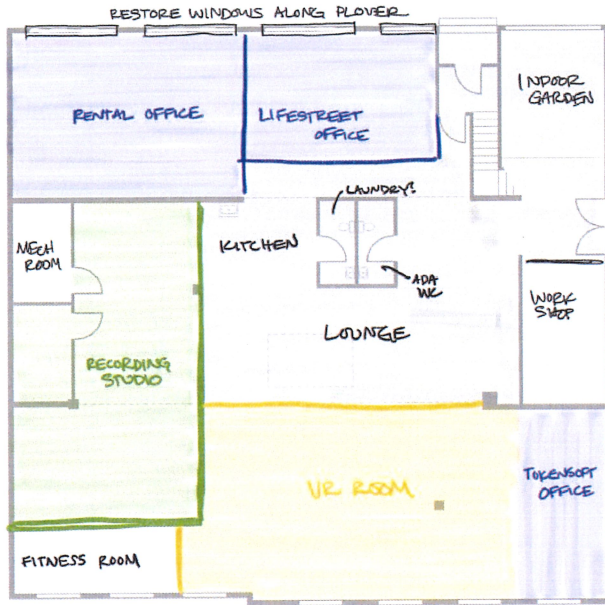
APARTMENT CONCEPT 1



- APARTMENT 1
- APARTMENT 2
- RECORDING
- VR DEV
- OFFICES
- COMMON



APARTMENT CONCEPT 2

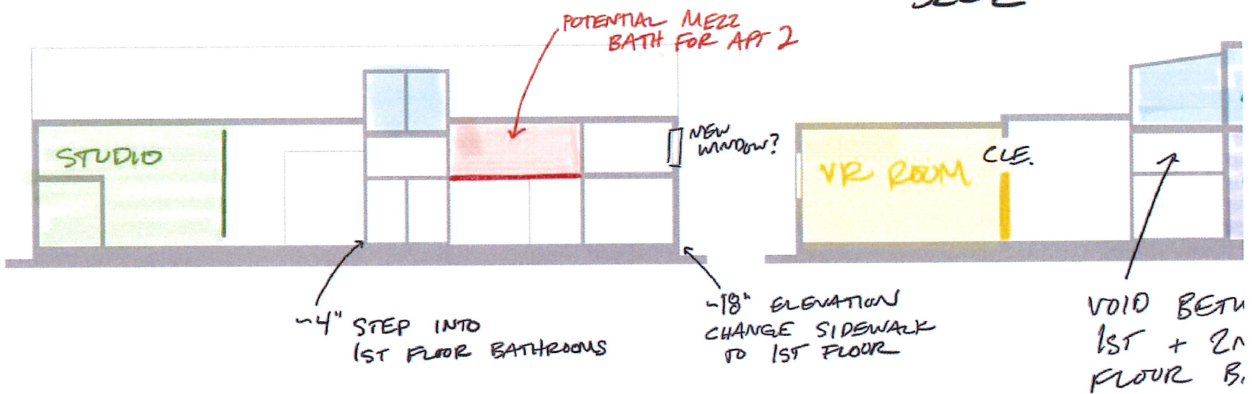


- APARTMENT 1
- APARTMENT 2
- OFFICES
- RECORDING
- VR DEV 1
- COMMON X

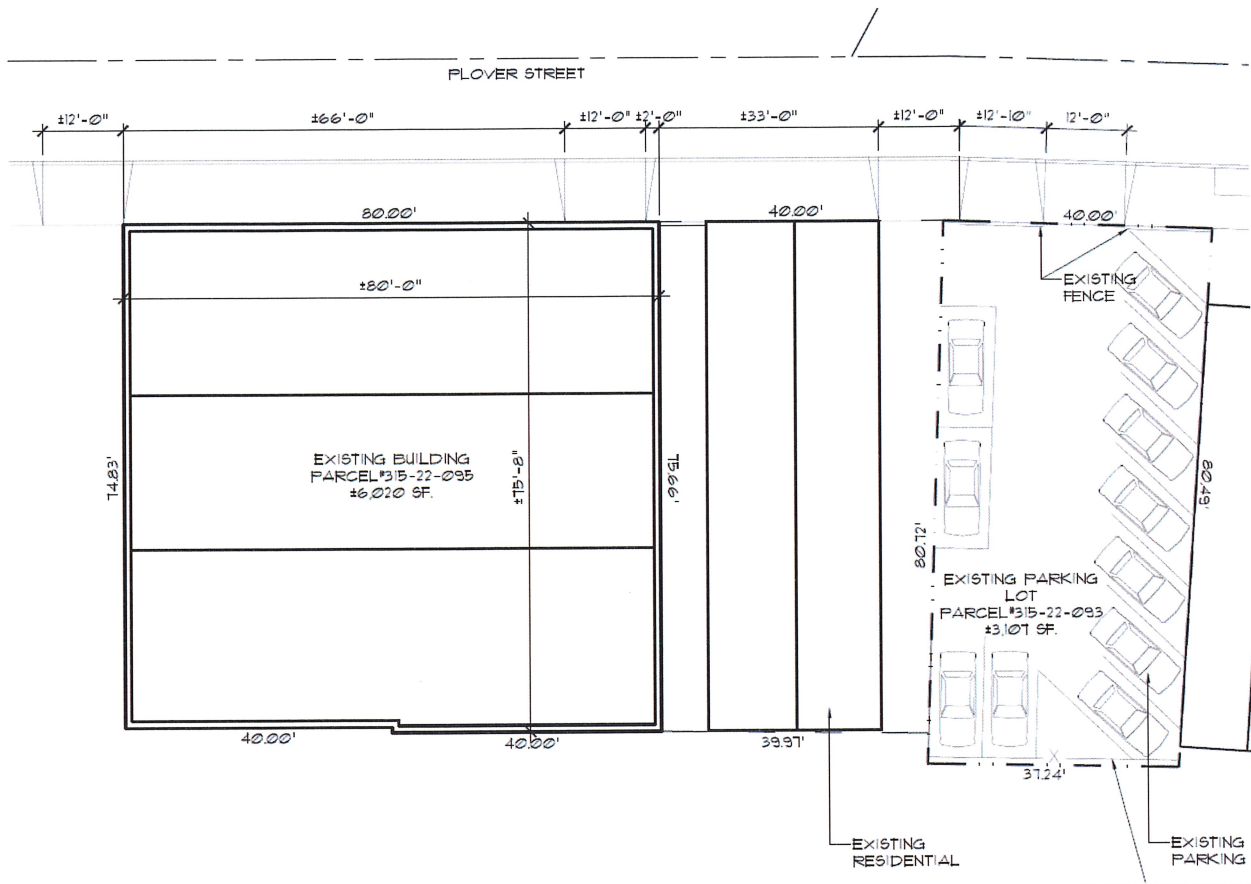
12507 PLOVER ST
LAKEWOOD OH

SEC 1

SEC 2



12507 PLOVER ST
LAKEWOOD OH



1149.04 NON-CONFORMING STRUCTURES.

Where a lawful structure exists at the effective date of adoption or amendment of this **Code** that could not be built under this **Code** by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning structure, such structure may be continued so long as it remains otherwise lawful, provided that no such non-conforming structure be enlarged or altered in a way which increases its non-conformity, **but any structure or portion thereof may be altered to decrease its non-conformity.**

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

Parking Requirements

Office*	Min. 2 for each 1,000 sq. ft. GFA; max. 3.5 for each 1,000 sq. ft. GFA
<u>Residential</u>	
Single-, Two-, Three-Family	Min. 1/dwelling unit; no max; 1 required space shall be in a garage. The front yard shall not be used for off-street parking except in the Lagoon District.

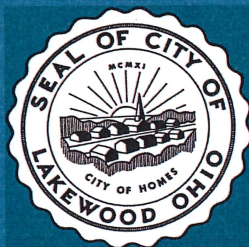
- Parking- Requirements/provided. 8 required for Office, 1 per unit in a mixed use building.
- 1143.10(b) For uses defined as Residential in Section 1143.04, the Commission may consider the applicant's implementation of improvement to the property that aligns with the general goals and objectives as described in the Vision including, but not limited to the following:

City recommendation

The proposed mixed use reduces is more compatible with R2 Zoning District and less intense than the current non-conformity of manufacturing-industrial machine shop.

The existing parking lot meets the minimum requirement of 10 parking spaces. Parking lot is reaching the end of its usable life and must be brought into compliance with the city's property maintenance code within 2 years from this approval date.

Discuss when the city can expect to review improvements to the existing parking lot. Restriping will require ABR approval.



Docket No. 07-33-20
2051 Quail Avenue

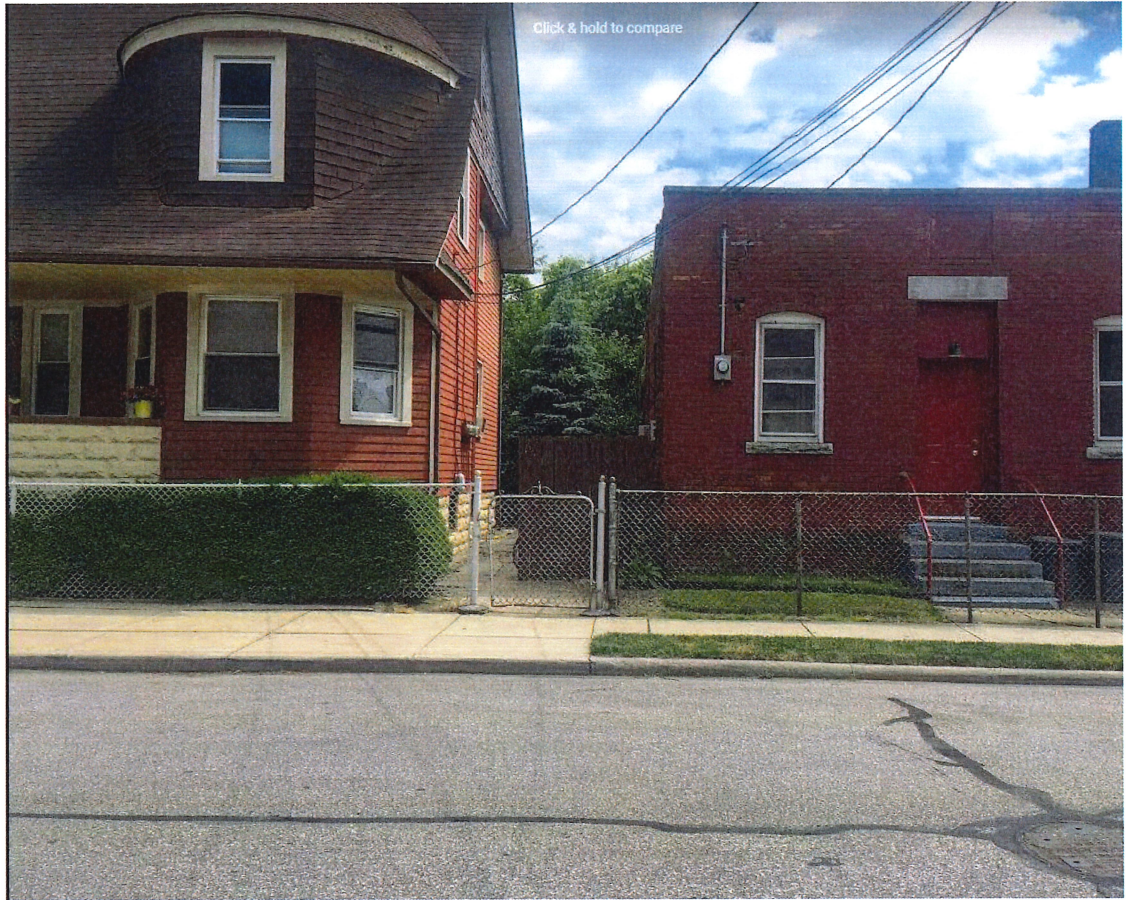
LAKEWOOD MONTESSORI



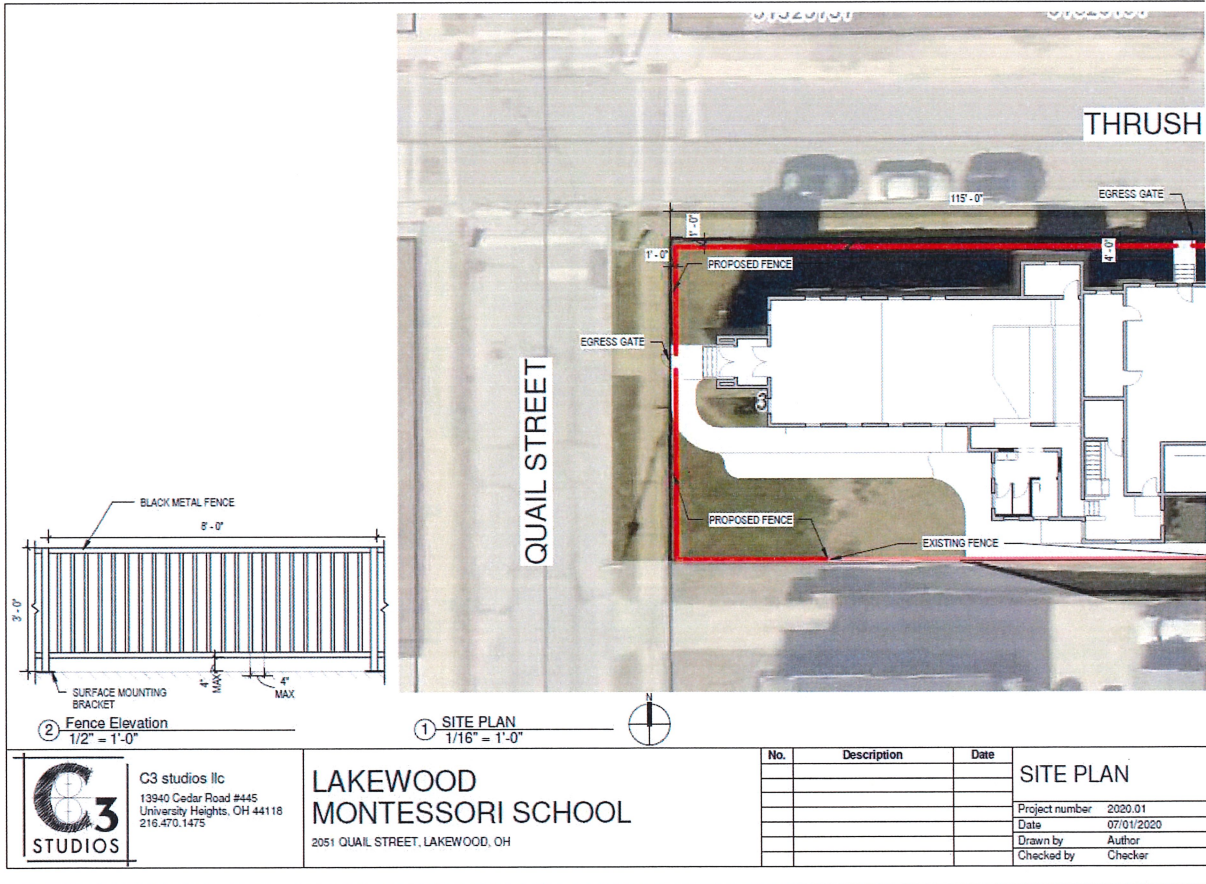
Click & hold to compare

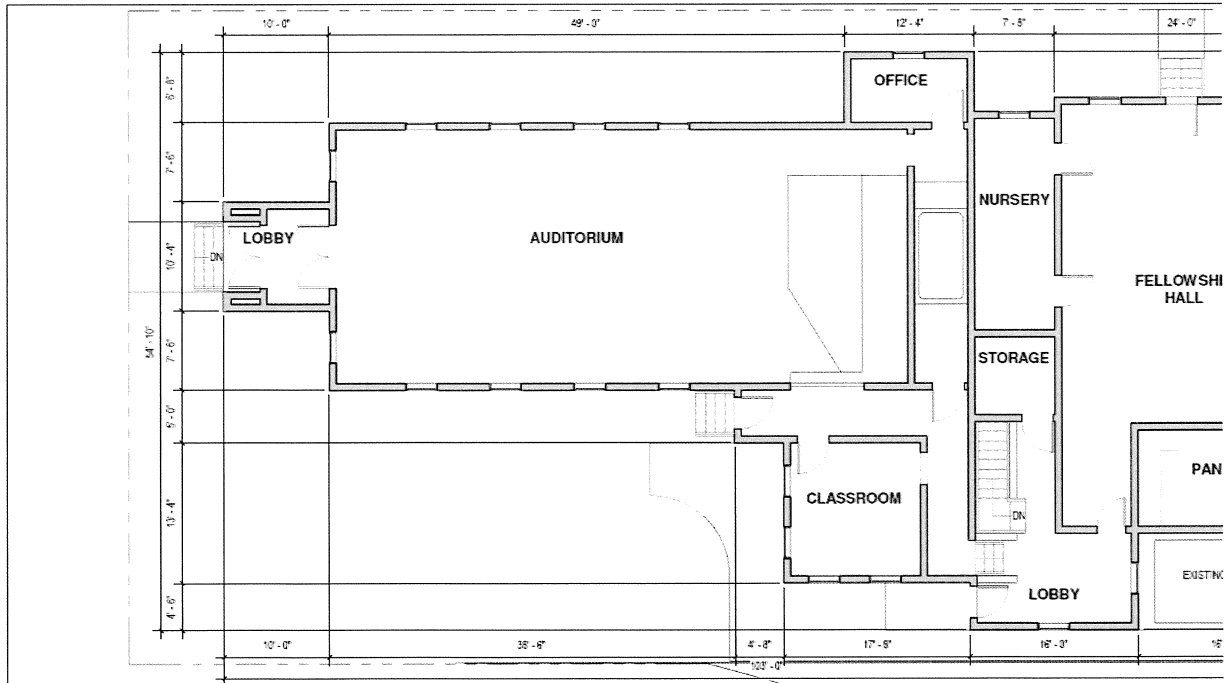
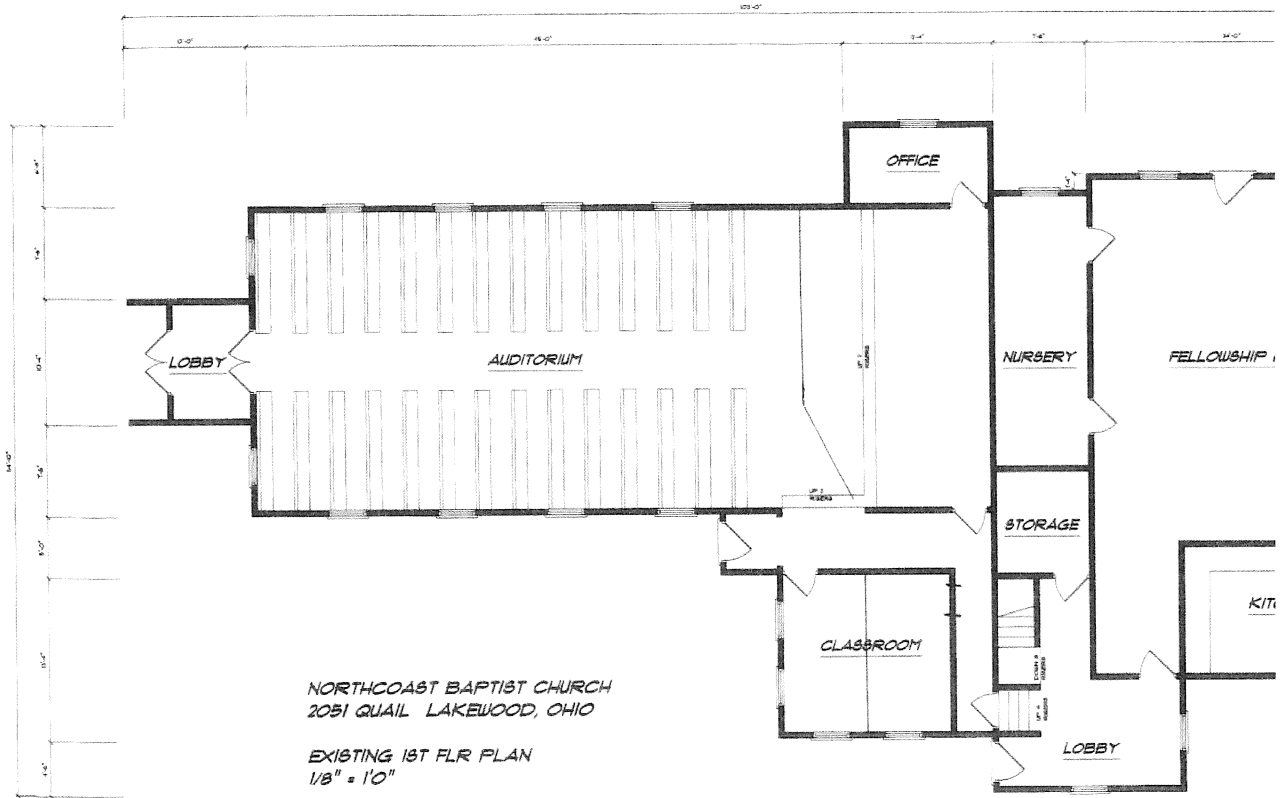






Click & hold to compare





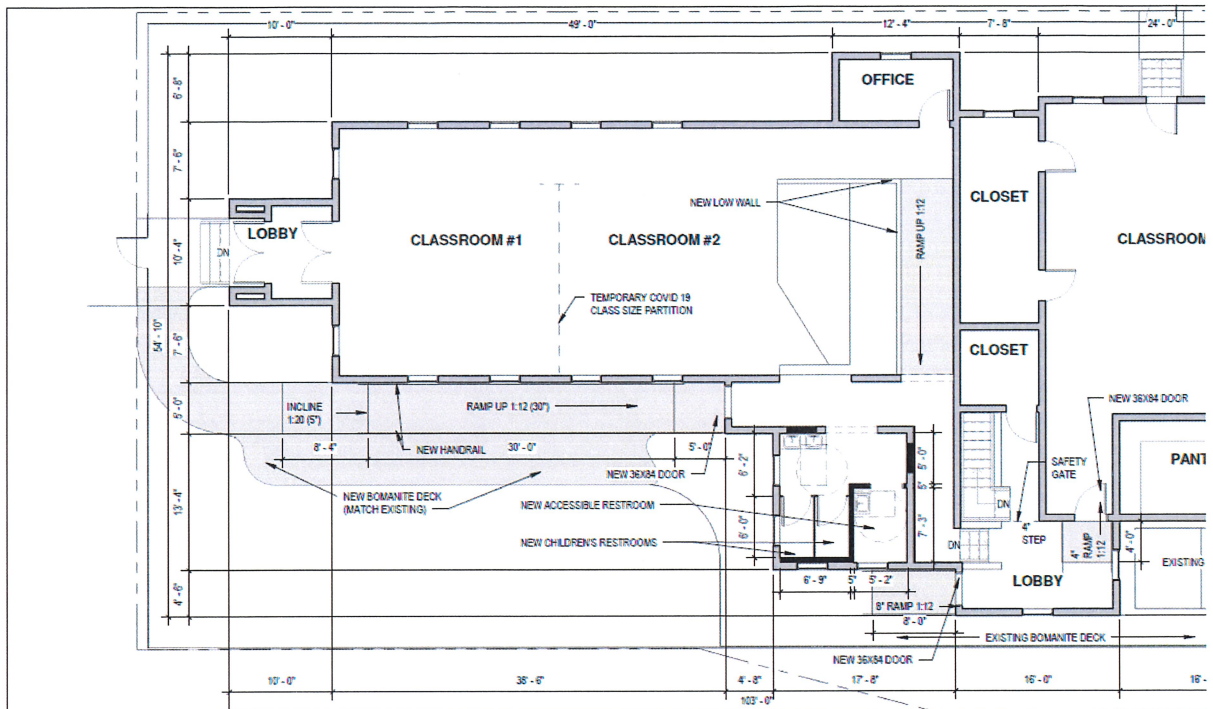
C3 STUDIOS
C3 studios llc
13940 Cedar Road #445
University Heights, OH 44118
216.470.1475

LAKWOOD MONTESSORI SCHOOL
2051 QUAIL STREET, LAKEWOOD, OH


No.	Description	Date

EXISTING PLAN

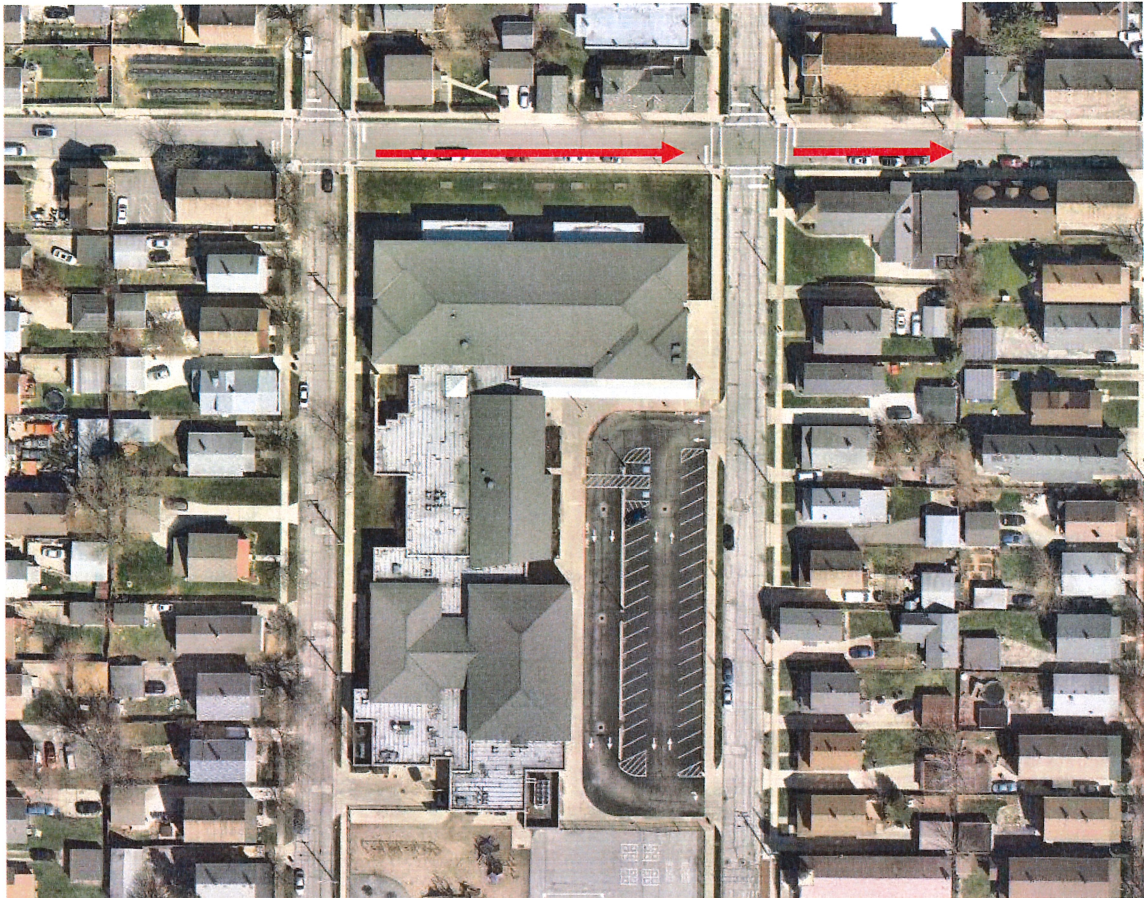
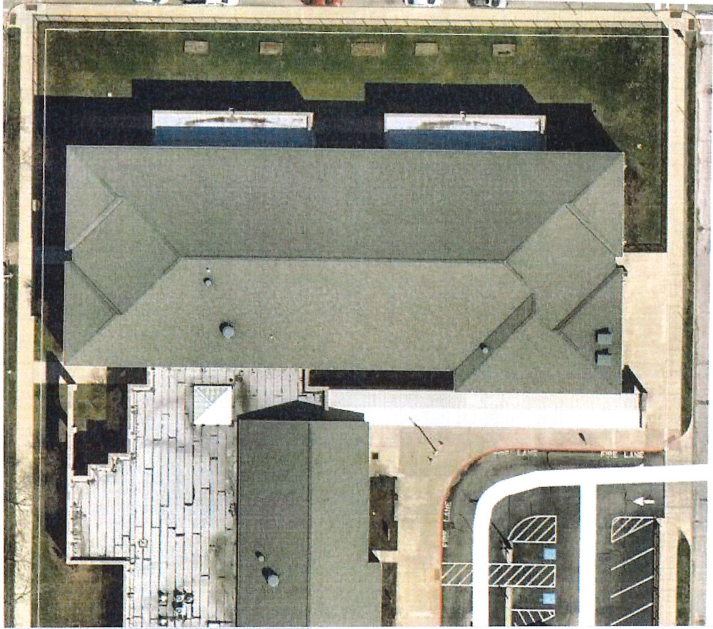
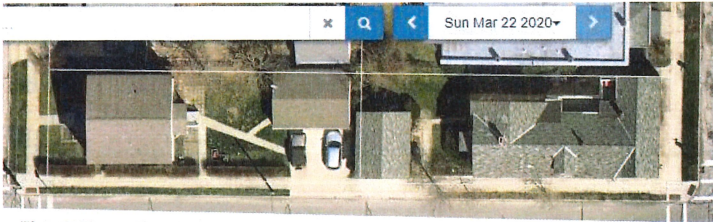
Project number 2020.01
Date 07/01/2020
Drawn by HMA
Checked by RK



1 PROPOSED PLAN
1/8" = 1'-0"

 <p>C3 studios llc 13940 Cedar Road #445 University Heights, OH 44118 216.470.1475</p>	<p>LAKWOOD MONTESSORI SCHOOL</p> <p>2051 OUIL STREET, LAKEWOOD, OH</p>		<p>PROPOSED PLAN</p>
	No.	Description	Date
			<p>Project number 2020.01 Date 07/01/2020 Drawn by Author Checked by Checker</p>





Parking Requirements

1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

The required number of off-street parking spaces for a use category described in Section [1143.05](#) set forth in Schedule [1143.05](#) following this chapter. Parking in accordance with the schedule is required.

The Director is hereby authorized to determine the off-street parking requirements for uses not listed in Schedule [1143.05](#), based on the most similar use or uses that is or are listed. Such determination by the Director shall be in writing and shall be appealable per Section [1173.03](#).

Day Care	Min. of .5/employee plus 4 drop off spaces; Max. of 1/employee plus 8 drop off spaces.
----------	--

Applicant Information

- Lakewood Montessori currently has approximately 30 students and 5 staff members. Many of the students participate in before and after care at the school, and would not be in car-line.
- The Montessori school is for pre-school age children 3-5.
- The school proposes a 3 foot fence around the site, similar to the fence around Harrison elementary across the street.
- The school proposes finding a shared parking arrangement for the employee parking at a nearby existing lot.
- The use of the building as a daycare would have a maximum occupancy of much less than the church was allowed, on any given day.

City recommendation-deferral

The administration recommends a deferral to allow the applicant time to respond to the following :

- Show that the proposal meets the criteria in 1149.04 , that the alterations will decrease the non-conformity of the structure
- Provide the .5 parking spaces per employee as required, either on-site or off-site. Provide a LOI from property owner for ar site location
- Provide the hours of operation and pick-up and drop-off times. Include numbers of participants in before and after care programs, those estimated arrival and departure times, as well as the projected numbers of cars both the arrival and depar carlines.
- Provide information about whether the proposed carlines, times of day, overlap with arrival and departure of students at Harrison elementary, or overlap with the one-way times posted on Quail
- Provide information about how many day care students the school has now, and the growth projections over the next 5 ye: The Commission may ask that should enrollment exceed a given number, the applicant return to update their parking plan.
- Provide a site plan for a carline proposal that shows the 4 required stacking spaces, as well as any additional stacking space that are required by the proposal.
- Explore having staff or volunteers (parents) onsite during carline to direct traffic at any impacted intersections proposed to pedestrians passing through carline safe and to monitor safe driving by carline participants
- Communicate the proposal to the public works department and the school district with the intent of receiving their feedback and mitigating their concerns.
- How will ADA spaces be provided with the proposal?
- Show the play equipment on the proposal- and the hours in which it will be used?
- Bring strong detail with proposal, include maximum enrollment
- Show circulation to and thru the site
- Detail how pick up and drop-off has been handled at the previous location
- Address the nonconformity question



Planning Commission
July 2, 2020