

MINUTES
(Recording is available)
PLANNING COMMISSION
JULY 6, 2017
LAKESWOOD CITY HALL

PRE-REVIEW MEETING
6:30 P.M.
LOWER CONFERENCE ROOM

REGULAR MEETING
7:00 P.M.
AUDITORIUM

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

1. Roll Call

MEMBERS PRESENT

Kyle Baker
Glenn Coyne
William Gaydos, Vice Chairman
Monica Jordan
Louis McMahon, Chairman
Patrick Metzger
Mark Papke, City Engineer

OTHERS PRESENT

Katelyn Milius, Planner, Board Secretary
Jennifer Swallow, Chief Assistant Law Director
Bryce Sylvester, Director, Planning and Development

2. Approve the Minutes of the June 1, 2017 meeting

A motion was made by Mr. Baker, seconded by Mr. Gaydos to **APPROVE** the minutes of the June 1, 2017 meeting. Mr. Baker, Mr. Coyne, Mr. Gaydos, Ms. Jordan, Mr. McMahon and Mr. Papke voting yea, and Mr. Metzger voting to abstain, the motion passed.

3. Opening Remarks

The Chairman waived the reading of the Opening Remarks into record.

NEW BUSINESS

CONDITIONAL USE

5. **Docket No. 07-14-17**
14224 Madison Avenue
El Tango Latin Mexican Grill

Antonio Carafelli, business owner and applicant requests the review and approval of Conditional Use for outdoor dining on the east side of the building, 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. The property is located in a C3, Commercial General Business district. (Page 6)

Antonio Carafelli, business owner and applicant was present to explain the request.

The Commission members were advised the fence poles/holders would extend onto the neighboring driveway and would encroach into the neighboring property. The distance between the property line and the building wall to the west was 54". It was asked if there was room for a patio at the rear of the property.

Mr. Sylvester referred to Section 1161.02; City administration did not support the proposal for outdoor dining on the side of the building. Discussion continued about ADA compliance and access of the safety forces.

Public comment was closed as no one addressed the issue.

The Commission members noted there was no formal agreement with the neighboring business/property owner regarding the encroachment issue; a temporary easement was required for the patio fence.

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

4. **Docket No. 07-13-17**
12112 Madison Avenue
The Winchester

Shane Motolik, 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. The property is located in a C2, Commercial and Retail district. (Page 2)

Shane Motolik, owner and applicant was present to explain the request.

Discussion ensued about the type of food served, permitted hours of operation, and restrictions with the Conditional Use. Ms. Milius said the city administration supported the proposal.

Public comment was taken.

The Chairman responded that some of the items mentioned were city policy enacted by City Council. It was inquired from administrative staff if the applicant was required to appear before the Architectural Board of Review. Mr. Sylvester replied the design and materials were the same as approved for the previous establishment; that issue and the issue of an outdoor speaker would be examined. Different aspects of the Conditional Use and the business owner's responsibilities were discussed (depth of the patio, ingress/egress, etc.).

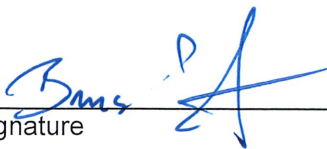
A motion was made by Mr. McMahon, seconded by Mr. Metzger to **APPROVE** the request with the following stipulations:

- **Approval is for 2017, and**
- **City affirms the design is the same, no additional speaker as approved previously by ABR.**

All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Coyne, seconded by Mr. McMahon to **ADJOURN** the meeting at 7:52 p.m. All of the members voting yea, the motion passed.

Signature 

Date 8-17-2017

Bryce Sylvester, Secretary to
Board



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. Antonio Antonio

2. Shane Motolik

3. Dan McGraw

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

Antonio Carrafelhi

Antonio Carrafelhi

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, July 6, 2017

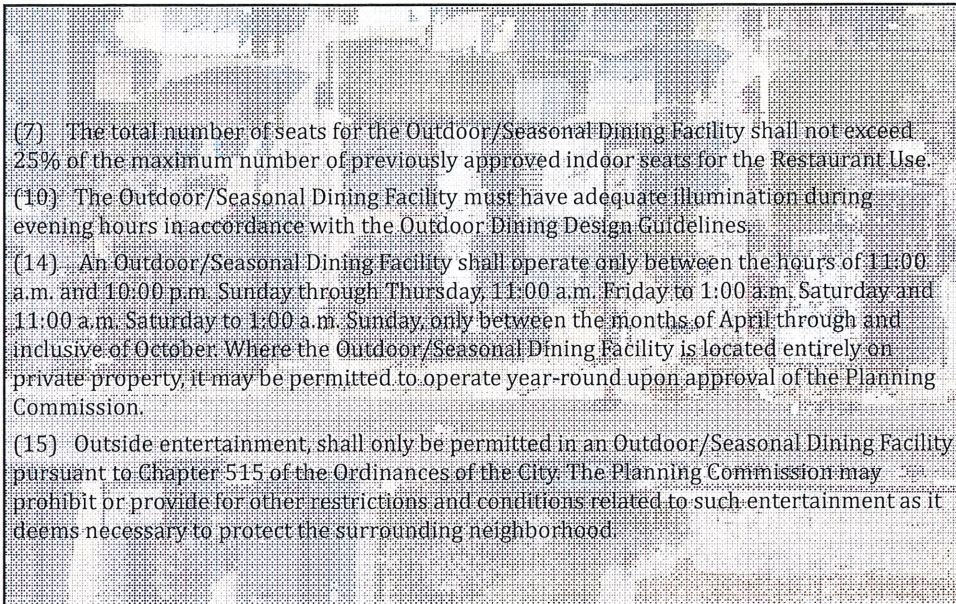


Planning Commission
July 6, 2017

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.

12112 Madison Ave
The Winchester
Conditional Use



- (7) The total number of seats for the Outdoor/Seasonal Dining Facility shall not exceed 25% of the maximum number of previously approved indoor seats for the Restaurant Use.
- (10) The Outdoor/Seasonal Dining Facility must have adequate illumination during evening hours in accordance with the Outdoor Dining Design Guidelines.
- (14) An Outdoor/Seasonal Dining Facility shall operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October. Where the Outdoor/Seasonal Dining Facility is located entirely on private property, it may be permitted to operate year-round upon approval of the Planning Commission.
- (15) Outside entertainment, shall only be permitted in an Outdoor/Seasonal Dining Facility pursuant to Chapter 515 of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood.

12112 Madison Ave
 The Winchester
 Conditional Use

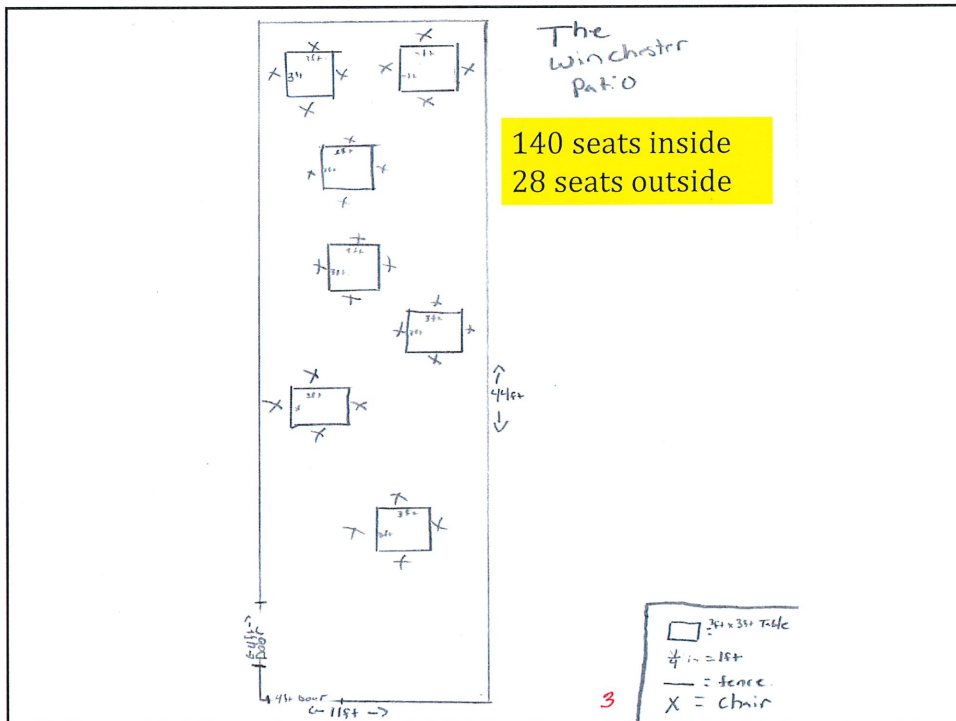


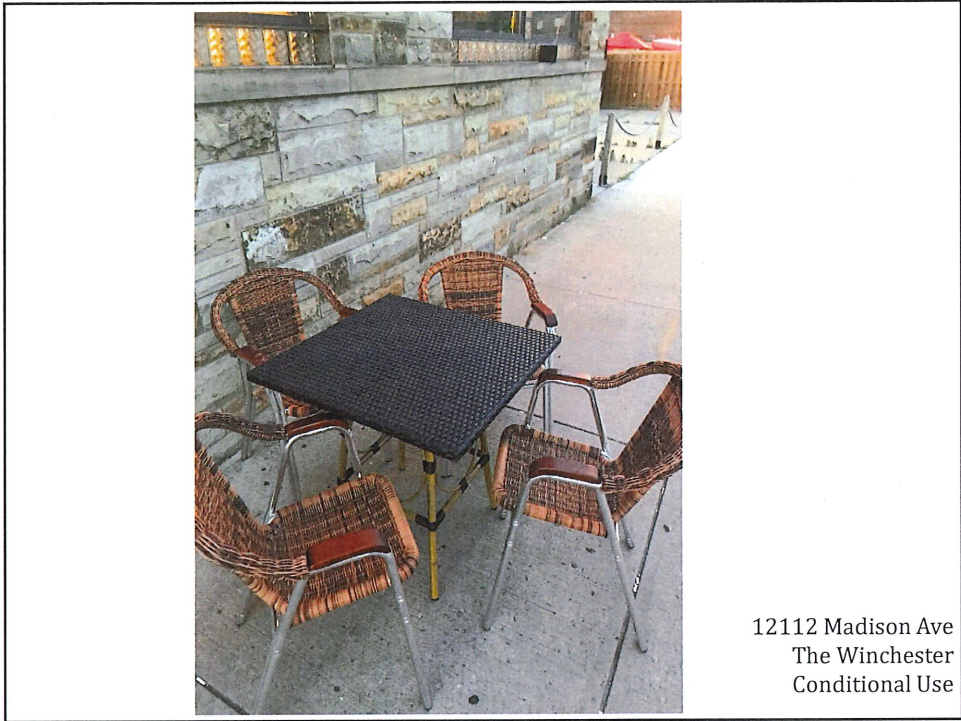
12112 Madison Ave
 The Winchester
 Conditional Use



Proposed
Patio Location

12112 Madison Ave
The Winchester
Conditional Use






12112 Madison Ave
The Winchester
Conditional Use







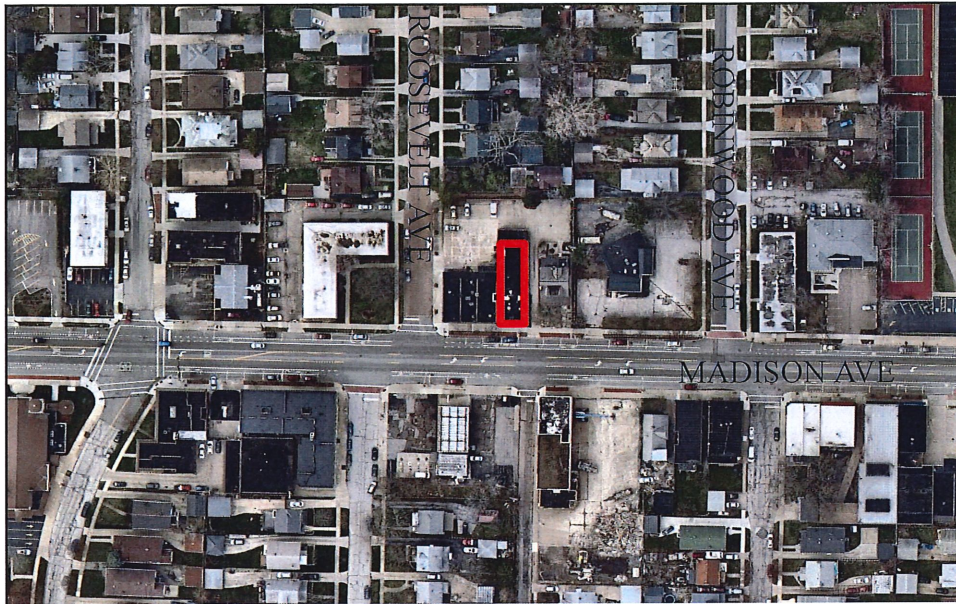
Request
The review and approval of a Conditional Use for an outdoor dining facility pursuant to Section 1129.02 - Principal and Conditional Permitted Uses, and 1161.03(t) - Outdoor/Seasonal Dining.

12112 Madison Ave
The Winchester
Conditional Use

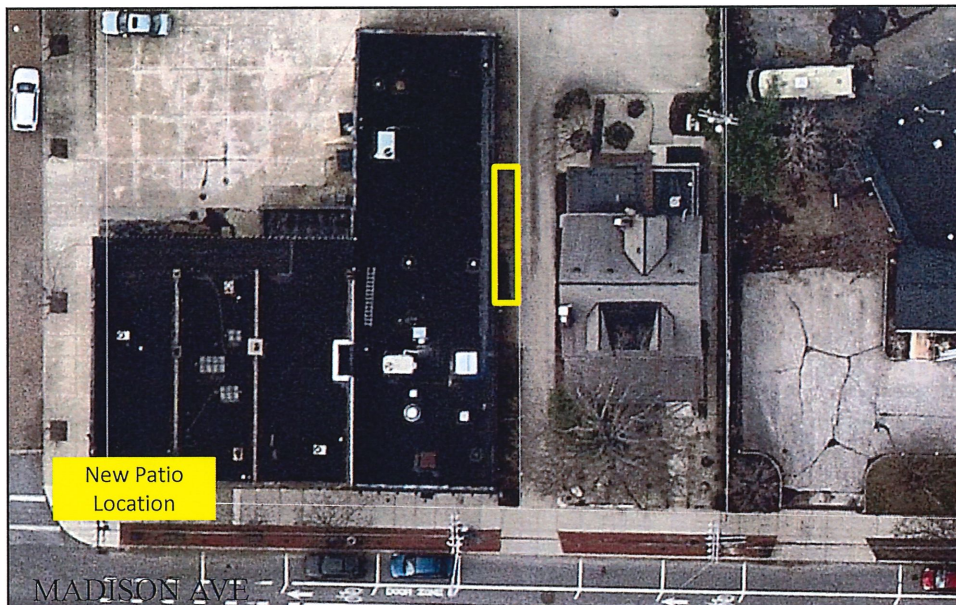


Request
The review and approval of a Conditional Use for an outdoor dining facility pursuant to Section 1129.02 - Principal and Conditional Permitted Uses, and 1161.03(t) - Outdoor/Seasonal Dining.

14224 Madison Ave
El Tango Latin Grill
Conditional Use



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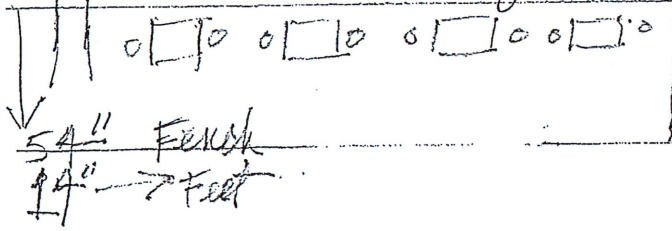


14224 Madison Ave
El Tango Latin Grill
Conditional Use

El Tango 14224 Madison

Back Doors

El Tango Wall



14224 Madison Ave
El Tango Latin Grill
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.

14224 Madison Ave
El Tango Latin Grill
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Planning Commission
July 6, 2017

