

**MINUTES
PLANNING COMMISSION
AUGUST 2, 2018
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM
(Recording is available)**

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

1. Roll Call

Members Present

Kyle Baker
William Gaydos, Chair
Lou McMahon
Monica Rossiter

Others Present

Katelyn Milius, City Planner, Secretary
Jennifer Swallow, Chief Assistant Law Director

A motion was made by Mr. McMahon, seconded by Mr. Baker to **EXCUSE** the absence of Glenn Coyne. All of the members voting yea, the motion passed.

2. Approve the Minutes of the May 3, 2018 Meeting

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **APPROVE** the minutes of the June 7, 2018 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The Commissioner members agreed to waive the reading of the Opening Remarks.

NEW BUSINESS

CONDITIONAL USE

4. **Docket No. 08-23-18
11801 Clifton Boulevard
The Diner on Clifton**

Pericles Drosos, property owner and applicant requests the review and approval of a conditional use permit in order to operate an outdoor dining facility at the front of a business, pursuant to sections 1129.03 - supplemental regulations for outdoor/seasonal dining facility, and section 1131.03(t) - supplemental regulations for specific uses. The property is located in an MH, Multi-family and High Density district. (Page 2)

Jim Gountis, business managing member was present to explain the request. The proposal was for eight tables and 32 chairs.

Ms. Milius said the indoor seating was 68. Mr. Gaydos stated that 17 seats were allowed on the outside patio, not 32. Ms. Milius recapped the proposal in conjunction with the stipulations as pertaining to outdoor dining. City administration had no concerns. Mr. McMahon said it was a nice addition to the neighborhood. Mr. Baker asked about the hours of operation. Mr. Gountis stated the hours of the restaurant would be 7:00 a.m. to 11:00 p.m. Ms. Rossiter asked if mixed-use overlay allowed for additional outdoor seating. Ms. Milius said it did not as per 1161.

Public comment was taken. Ms. Milius said that no outdoor speakers were allowed, and the outdoor dining portion of the business was required close at 10:00 p.m. on the weekdays and at 11:00 P.M. on the weekends.

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

- 17 seats are allowed on the outdoor patio. (The total number of seats shall not exceed 25% of the maximum number of previously approved indoor seats).
- The code allows the following: 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.
- Open between the months of April through and inclusive of October.
- No outdoor speakers are allowed.

All of the members voting, the motion passed.

ADJOURN

A motion was made by Mr. McMahon, seconded by Mr. Baker to **ADJOURN** the meeting at 7:09 P.M. All of the members voting yea, the motion passed.

Katelin Milius
Signature
(on behalf of chair)

9/7/2018
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. Jim Gourtis
2. Greg Frdman
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

1. [Signature]
2. Greg Frdman
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

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

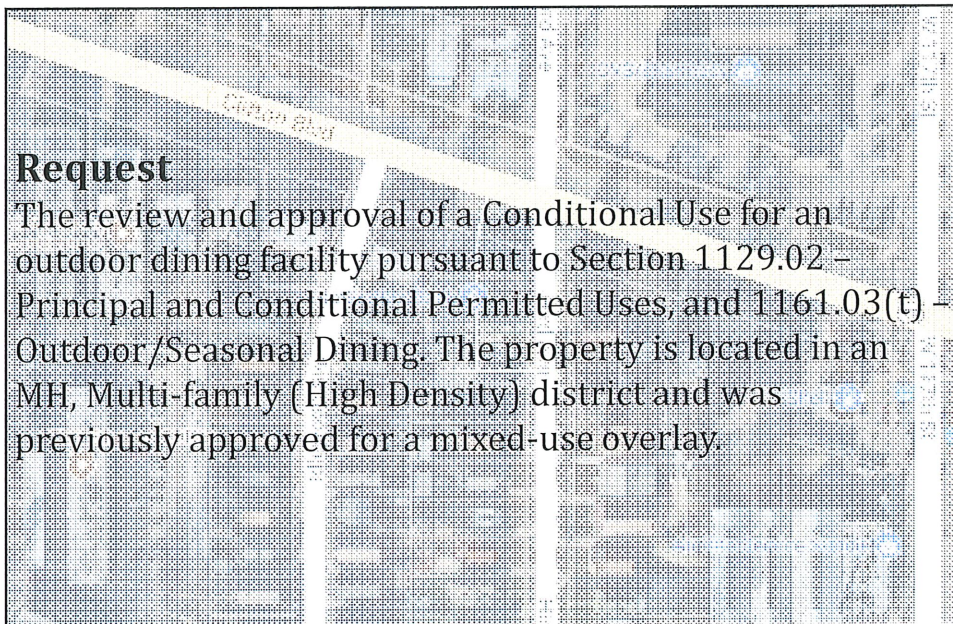
FOR CITY USE ONLY

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

Date of Proceeding: Thursday, August 2, 2018



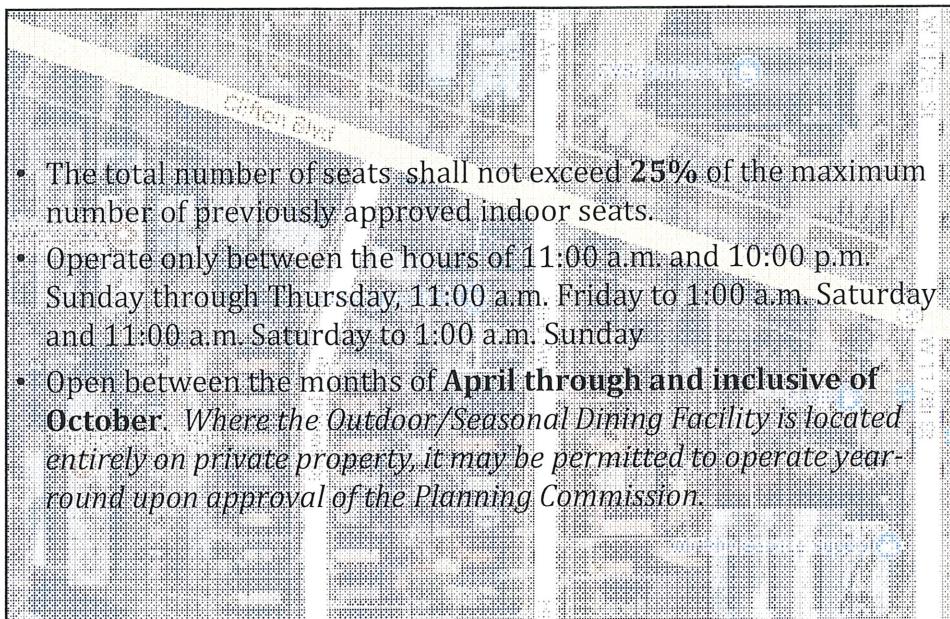
Planning Commission
August 2, 2018



Request

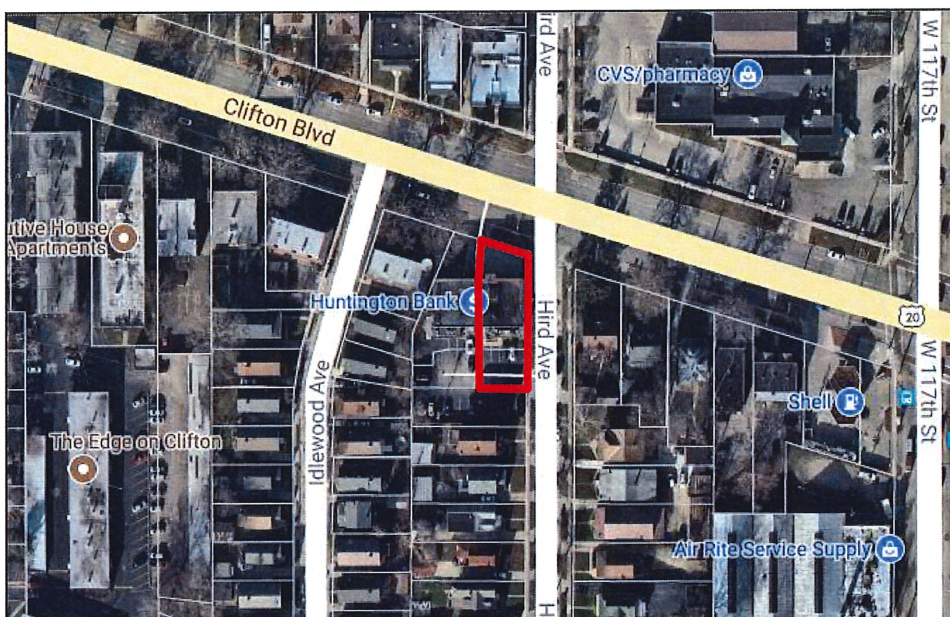
The review and approval of a Conditional Use for an outdoor dining facility pursuant to Section 1129.02 – Principal and Conditional Permitted Uses, and 1161.03(t) – Outdoor/Seasonal Dining. The property is located in an MH, Multi-family (High Density) district and was previously approved for a mixed-use overlay.

11801 Clifton Blvd
Diner on Clifton
Conditional Use Outdoor Dining

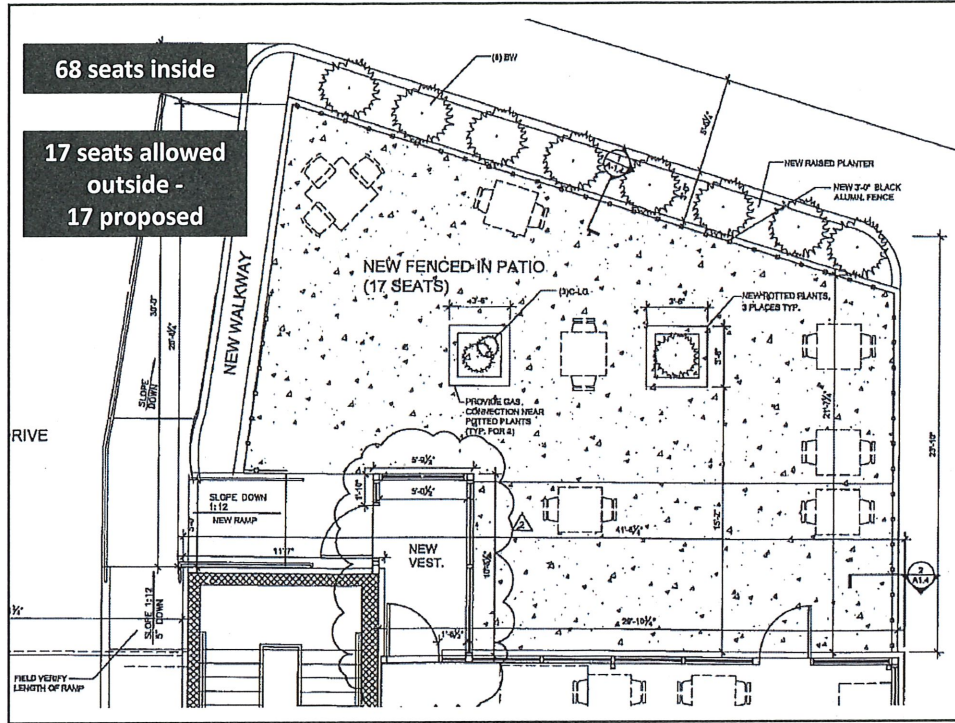


- The total number of seats shall not exceed 25% of the maximum number of previously approved indoor seats.
- Operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday
- Open between the months 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.*

11801 Clifton Blvd
Diner on Clifton
Conditional Use Outdoor Dining



11801 Clifton Boulevard
Diner on Clifton







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. The property is located in an MH, Multi-family (High Density) district and was previously approved for a mixed-use overlay.

11801 Clifton Blvd
Diner on Clifton
Conditional Use Outdoor Dining



**Planning Commission**
August 2, 2018