

**MINUTES  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
AUGUST 4, 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

Staff Present

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

**2. APPROVE THE MINUTES OF THE JUNE 29, 2022 MEETING**

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **APPROVE** the June 29, 2022 meeting minutes. All the members voting yea, the motion passed.

**3. OPENING REMARKS**

Staff read the Opening Remarks into record.

**CORRECTION**

**PARKING PLAN**

- 1. Docket No. 05-13-22  
11801 Detroit Ave.  
Studio West**

On April 28, 2022, the applicant sent a communication stating the project was withdrawn. At the May 9, 2022 meeting, the item was placed on the agenda; it was heard and deferred instead of acknowledging the item was withdrawn. No further action is required for Docket 05-13-22. (Page 3)

The correction was read into record, not further action was required.

**OLD BUSINESS**

**CONDITIONAL USE**

- 2. 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 in a C1, Commercial - Office district. (Page 6)

### **PARKING PLAN**

**3. 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 1143.11 – Parking Plan Review: Planning Commission. The property is in a C1, Commercial - Office district. (Page 12)

### **NEW BUSINESS**

#### **CONDITIONAL USE**

**4. Docket No. 08-19-22**  
**14615 Detroit Ave.**  
**CHASE Bank**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of 24-hour use of ATMs, pursuant to 1129.14 – supplemental regulations for 24-hour operation. The property is in a C1, Commercial - Office district. (Page 21)

Docket No. 04-06-22, Docket No. 04-07-22, and Docket No. 08-19-22 were heard together. Amy Ferguson, The Architects Partnership, LTD was present to explain the requests. Staff provided a summary and the requirements for the three proposals, updated the members about ABR approvals, and recommended relocation of the south side 24-hour transaction vestibule to the north side. Public comment was closed as no one addressed the items. There was discussion about the curb cut width, width of the ATM drive lane, and safety forces requirements. Among items discussed were the public space/private park (position of the benches and tables, the Community Vision, maintenance, etc.), parking lot ADA parking spot, landscaping/trees, and addition of parking spaces on Detroit Ave.

A motion was made by Mr. Reisz, seconded by Mr. Sanderson to **APPROVE Docket No. 04-06-22** (drive-thru 24 Hour ATM) with the following conditions:

- The southern curb cut is no more than 12 feet wide at the property line.
- The pass-through lane is no more than 14 feet wide.
  - The safety forces are to review the width of both. If greater than the Planning Commission's determination, the widths will be the minimum allowed.
- The 24-hour transaction vestibule is to be relocated to the north side of the building (Detroit Ave.), OR the interior vestibule is available during business hours only.

Mr. Krewson, Mr. LaPointe, Mr. Reisz, Mr. Sanderson voting yea, and Mr. McDermott voting nay, the motion passed.

A motion was made by Mr. Krewson, seconded by Mr. Reisz to **APPROVE Docket No. 04-07-22** (parking plan) with the following conditions:

- Add two ADA coffee tables to flank the east and west benches.
- The pocket park property is to be properly maintained (a maintenance plan must be submitted in writing to the city).

- Reexamine the ADA and relocate it to the east of the loading zone if possible.
- Provide trash receptable located within the pocket park area.

All the members voting yea, the motion passed.

A motion was made by Mr. Krewson, seconded by Mr. McDermott to **APPROVE Docket No. 08-19-22** (24-hour operation) with the following conditions:

- If there be any 24-hour operation of either ATM, an ATM be made accessible to the north side of the building.

All the members voting yea, the motion passed.

## **LOT CONSOLIDATION**

### **5. Docket No. 08-20-22 1070 Rosalie Ave.**

Eric Lowrey, applicant, property owner requests the review and approval of a lot consolidation for PPN 312-01-062 and 312-01-063, pursuant to section 1155.06 – procedures for lot consolidations and resubdivisions. Property is in a RIH – Residential, Single-Family, High-Density district. (Page 30)

Eric Lowrey, applicant, property owner was present to explain the request. Staff provided a synopsis of the project and had no objections. Public comment was taken, and written public communication received by staff was provided to the members prior to the meeting (made part of record). There was no discussion by the members.

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

## **CONDITIONAL USE**

### **6. Docket No. 08-21-22 15320 Detroit Ave. Tapster Cleveland**

Jordan Kay, Tapster Cleveland, applicant requests the review and approval for a conditional use permit to operate outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/seasonal dining facility. Property is in a C2 – Commercial, Retail district. (Page 33)

Jordan Kay, Tapster Cleveland, applicant was present to explain the request. Staff provided comments about the project. Public comment was closed as no one addressed the item. There was discussion about the fence, proposed Liquor Control changes, operations of the business, maintenance of the area, drinks rail height, glassware, trash receptacle, extend the west side fence to the building, ABR approval, and awning depth.

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

- There are permanent trash/recycling receptacles on site.
- Fence on western edge of the patio extends to the building.
- Submit the drink rail to city staff for approval.

All the members voting yea, the motion passed.

## **CONDITIONAL USE**

**7. Docket No. 08-22-22  
12400 Madison Ave.  
Fedor Manor**

Christy Stout, Black & Veatch, applicant requests the review and approval for a conditional use permit for modifications of an existing rooftop wireless facility, pursuant to section 1159.04(b) – use regulations. Property is in a C2 – Commercial, Retail district. (Page 39)

Matt Newsome, Black & Veatch, representative for the applicant was present to explain the request. Staff provided a detailed synopsis of the proposal. Public comment was closed as no one addressed the item. The members asked about backup power, method of fixing the equipment to the building, conduits/cables, equipment specifications,

A motion was made by Mr. Reisz, seconded by Mr. Krewson to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

**COMMUNICATION  
CONDITIONAL USE**

**8. Docket No. 08-24-22  
16900 Detroit Ave.  
Lakewood Food Truck Park**

At its May 5, 2022 meeting, the Planning Commission directed administrative staff to provide a report to the Planning Commission regarding outdoor dining at Lakewood Food Truck, 16900 Detroit Ave at its August 4, 2022 meeting. (Page 120)

Mr. Leininger stated there were no noise complaints as per the CAD report, and recommended the members receive and file the communication. A letter of complaint was received and distributed to the members. Public comment was taken. Although the hearing was for noise complaints, staff said other concerns continued to be addressed/analyzed. The business would be reviewed for noise complaints at the April 2023 Planning Commission meeting, along with the other outdoor dining businesses.

The communication was **RECEIVED AND FILED**.

**ADJOURN**

A motion was made by Mr. LaPointe, seconded by Mr. Krewson to **ADJOURN** the meeting at 8:40 p.m. All the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date



### Oath

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

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

PRINT NAME:

SIGN NAME:

1. Amy Ferguson  
2. Eric Lourdes  
3. GINA VERNAEI  
4. Jordan Ky  
5. Matt Newsome  
6. Eileen McEwen  
7. Adriane Rush  
8.  
9.  
10.  
11.

Amy Ferguson  
Eric  
Gina Vernaei  
Matt Newsome  
Eileen McEwen  
Adriane Rush

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 4, 2022

## Johanna Schwarz

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**From:** Lizz Maxwell <emaxwell@gigisplayhouse.org>  
**Sent:** Tuesday, August 2, 2022 11:55 AM  
**To:** Planning Dept  
**Subject:** Tapster Cleveland - Docket No. 08-21-22

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

Hello –

I am writing you in regards to the proposed project for Tapster Cleveland at 15320 Detroit Ave. I am the Site Director of GiGi's Playhouse next door to this property and would like to share my concern with the plans that were emailed to me for the proposed project. While we are fans of outdoor dining, we do notice that the ADA accessible ramp is being removed. This ramp allows our participants to access not just GiGi's Playhouse, but other establishments along the building's store front. There is a ramp on the other side of Voodoo Tuna, but people would have to walk through Voodoo's dining area and Tapster's dining area to come to GiGi's. Anyone with mobility challenges will struggle with this and I'm sure will impact the businesses as well. Is there a revised plan to build another ramp next to Tapster's proposed project? This will need to be done to remain ADA compliant.

Thank you for your assistance in this matter!

**Lizz Maxwell**

**Site Director**

GiGi's Playhouse Down Syndrome Achievement Centers  
Cleveland

15316 Detroit Ave.

Lakewood, Ohio 44107

216-529-3333

[emaxwell@gigisplayhouse.org](mailto:emaxwell@gigisplayhouse.org)

[www.gigisplayhouse.org/cleveland](http://www.gigisplayhouse.org/cleveland)



*Changing the way the world views Down syndrome and sending a global message of acceptance for all!*

**Save the Date!**

November 12<sup>th</sup>, 2022

7<sup>th</sup> Annual Brew Ha Ha – laughter, brews and more!

[Brew Ha-Ha - Cleveland \(gigisplayhouse.org\)](http://Brew-Ha-Ha-Cleveland(gigisplayhouse.org))

Interested in sponsoring this year's event? Please contact Zack Blau, Brew Ha Ha Co-Chair, at [zblau@gigisplayhouse.org](mailto:zblau@gigisplayhouse.org).

## Johanna Schwarz

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**From:** Michael Gill <michael.gill.216@gmail.com>  
**Sent:** Friday, July 29, 2022 11:29 AM  
**To:** Shawn Leininger; Planning Dept; Kyle G. Baker; Lisa Shaffer-Gill  
**Subject:** Planning hearing Docket No. 08-23-22

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

Hello,

I received notice of a hearing August 4 about the Lakewood Food Truck Park.

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

It also says that at the May 5 meeting the commission directed administrative staff to provide a report to the Planning Commission regarding outdoor dining at Lakewood Food Truck Park.

The earlier hearing was specifically about noise. It is unclear to me whether the August 4 hearing is specifically about noise, or if--as the first paragraph states--there is a "proposed project" of some other kind.

Please confirm that this hearing is specifically about noise, or let me know if there is something else.

Regarding noise: We continue to hear steel drum music if we sit on our front porch every Tuesday. This is not the casual, occasional sound of a neighbor playing music loudly for the occasional party. This is contracted, scheduled commercial activity, and it is inescapable. If a person lives in this neighborhood and sits on their front porch or in their backyard on a Tuesday evening, they cannot escape the din of steel drum music.

We have not called the police or filed a complaint this year. I believe the Truck Park has moved the location of the performance, and perhaps dialed back the volume.

We thank you for your continuing attention to this quality of life issue.

Michael Gill



# Planning Commission

August 2022



## **Planning Commission**

Pre-Review Meeting: August 4, 6:00pm (Auditorium)

Regular Meeting: August 4, 6:30pm (Auditorium)

### **Members**

*2021 Chair:* Kyle Krewson

*2021 Vice Chair:* Sean McDermott

Nicholas LaPointe

Kyle Reisz

William Sanderson

### **Staff**

*Planning & Development Director:* Shawn Leininger, AICP

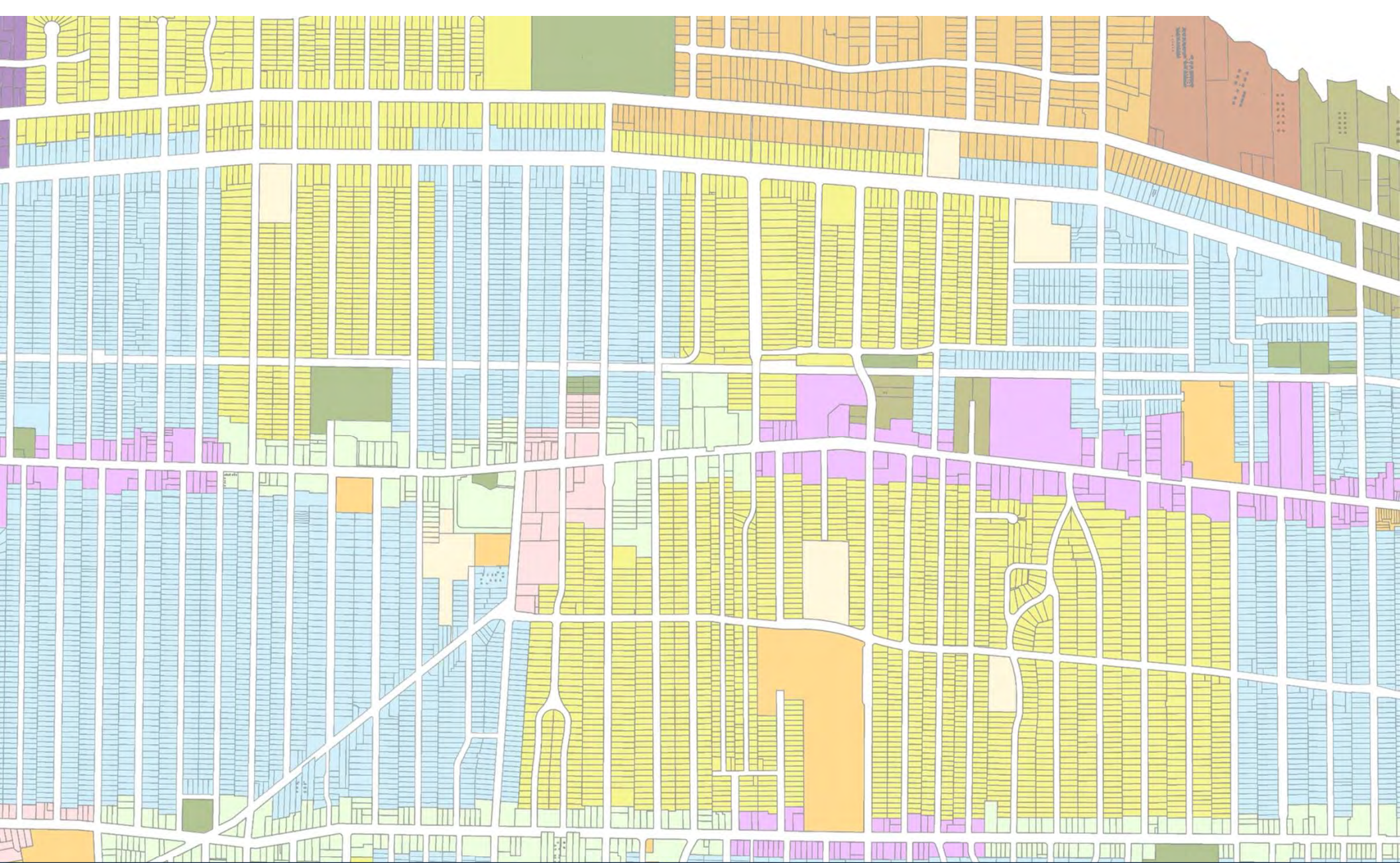
*City Engineer:* Mark Papke, P.E.

*Chief Assistant Law Director:* Jennifer Swallow

A background map showing various colored zoning districts in shades of yellow, green, blue, purple, and orange, with white lines representing streets.

## Planning Commission August Agenda

1. Roll call
2. Approve minutes – June 29, 2022
3. Correction
4. Opening Remarks
5. Old Business
6. New Business
7. Communication
8. Adjourn



# Planning Commission

## Correction

# Correction of record from Deferral to Application Withdrawn by Applicant.

## City Notes:

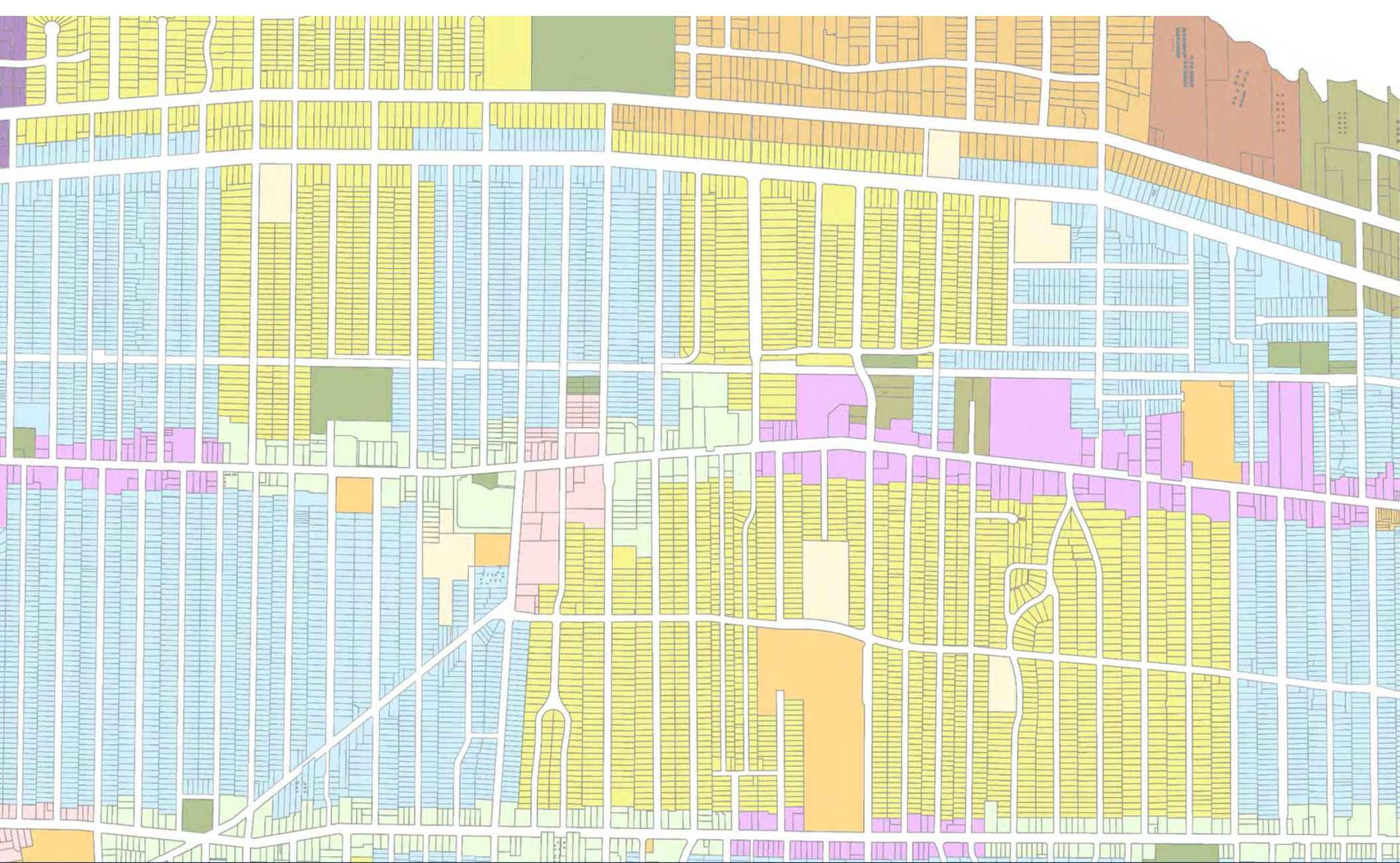
- Deferred at May Planning Commission meeting.
- Applicant correspondence stated withdraw application.



**No Further Action  
Required**



**Docket No. 05-13-22 (11801 Detroit)**  
Parking Plan  
Studio West



# Planning Commission

## Old Business

# Applicant requests approval of conditional use permit for ATM drive-thru.

## City Notes:

- Deferred at July (June 29) Planning Commission.
- Conditional approval at July ABR meeting.
- Must comply with 1129.17 and Chapter 1161.



**Docket No. 04-06-22 (14615 Detroit)**  
Conditional Use Permit – ATM Drive-Thru  
CHASE Bank

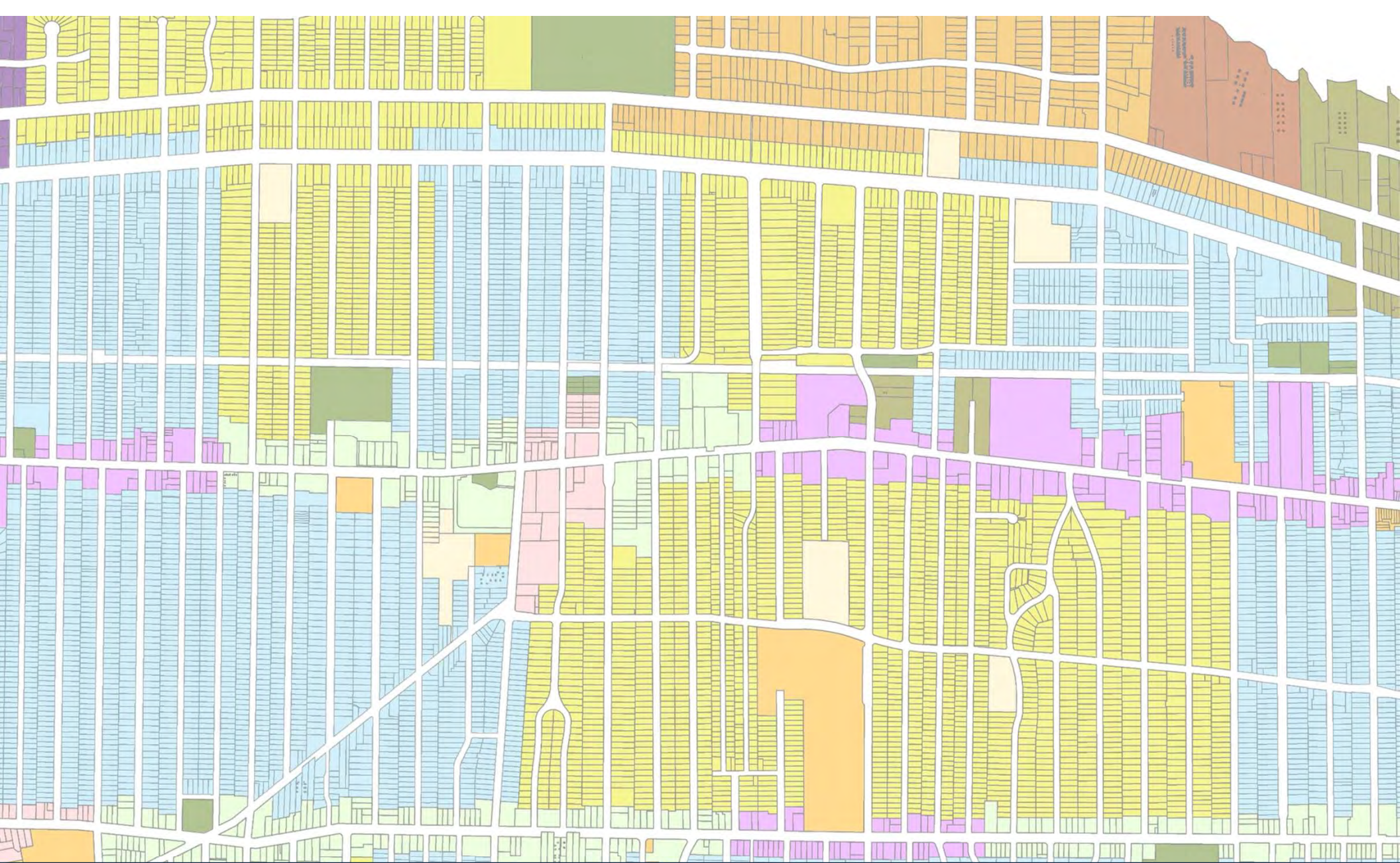
**Applicant requests approval of parking plan exceeding maximum number of parking spaces.**

**City Notes:**

- Deferred at July (June 29) Planning Commission.
- Conditional approval at July ABR meeting.
- Must comply with 1143.11.



**Docket No. 04-07-22 (14615 Detroit)**  
**Parking Plan – Exceed Maximum Parking Spaces**  
**CHASE Bank**



# Planning Commission

## New Business

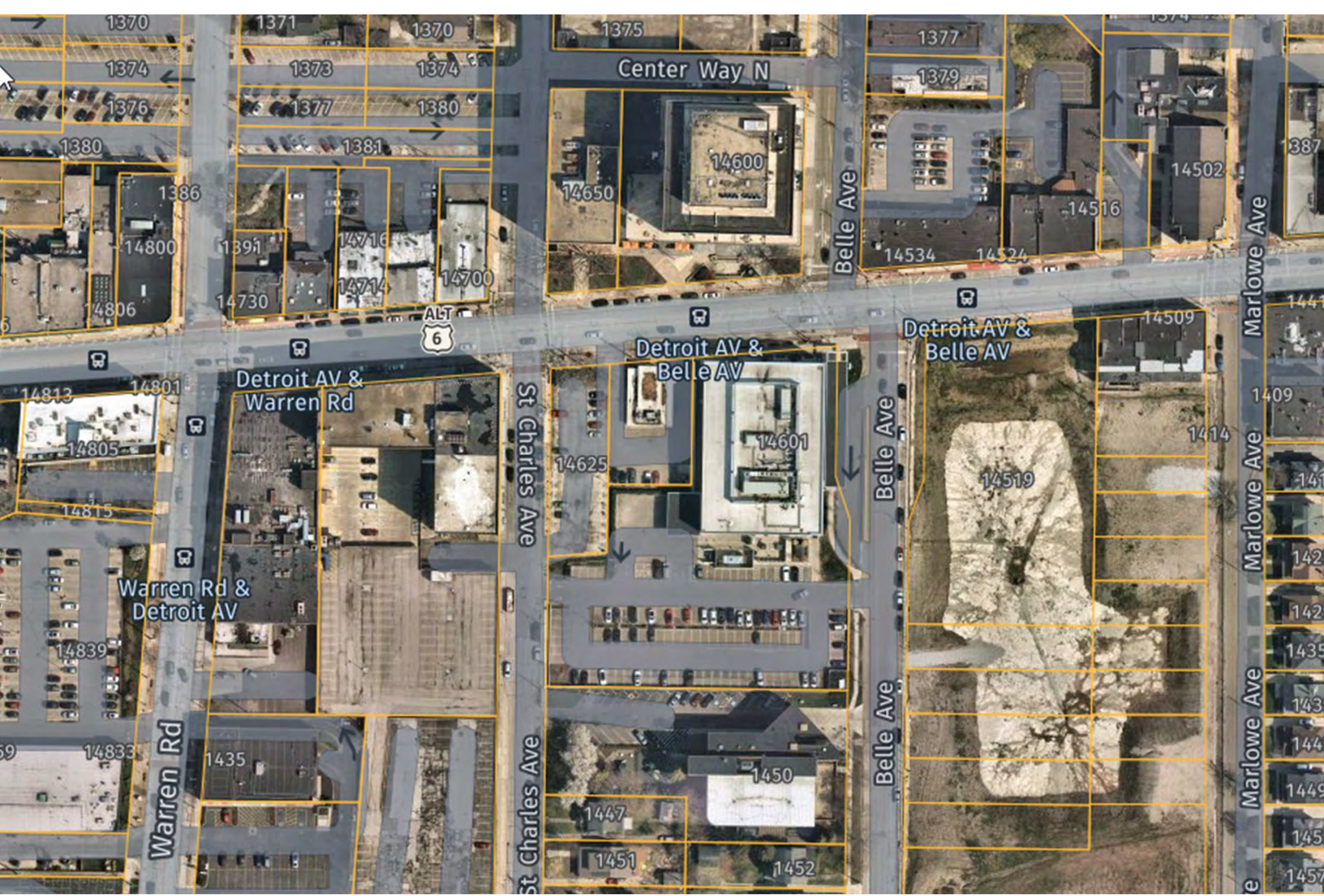
# Applicant requests approval of conditional use permit for 24-hour use of ATMs.

## City Notes:

- Deferred at July (June 29) Planning Commission.
- Conditional approval at July ABR meeting.
- Must comply with 1129.14 and Chapter 1161.



**Docket No. 08-19-22 (14615 Detroit)**  
Conditional Use Permit – 24-Hour Use of ATMs  
CHASE Bank



**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan



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**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan



**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan



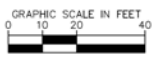
**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan



**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan



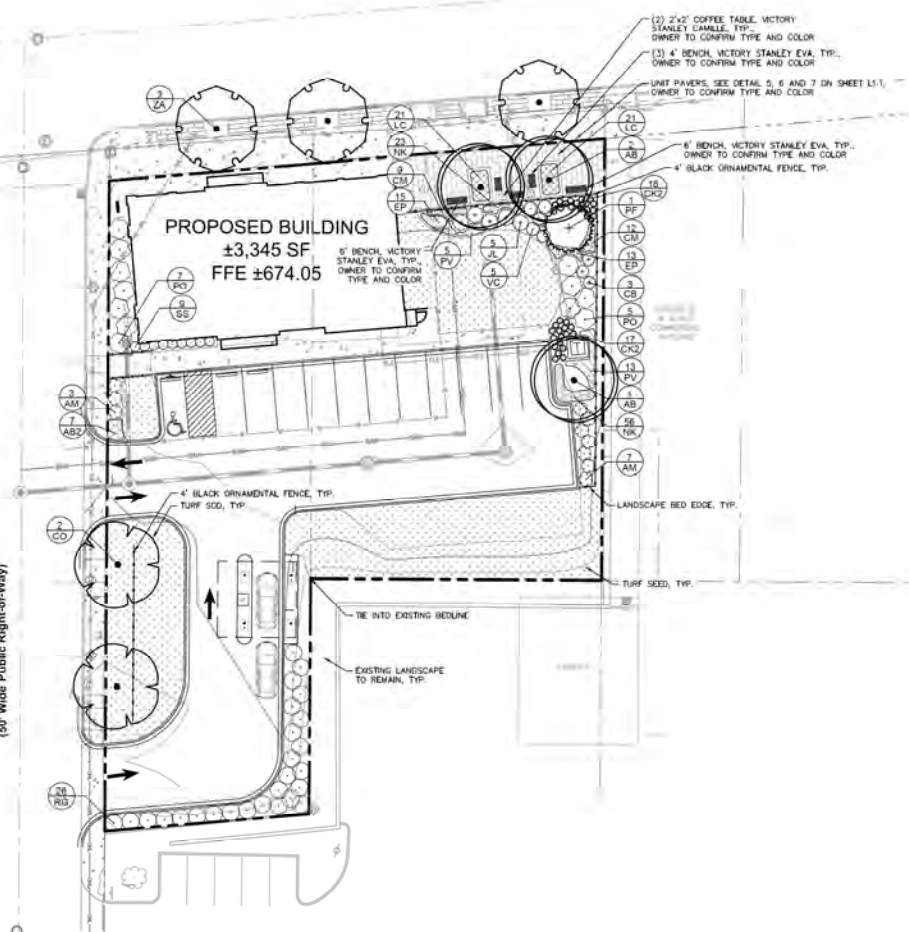
**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan



ST. CHARLES AVE.

DETROIT AVENUE  
(76' Wide Public Right-of-Way)

ST. CHARLES AVENUE  
(50' Wide Public Right-of-Way)



PLANT SCHEDULE

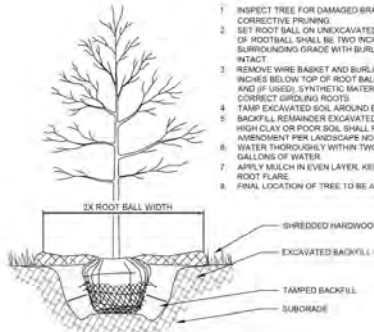
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AB	3	ACER X FREEMANI 'BALSTON' TM / MATADOR FREEMAN MAPLE	B & B	2'	CAL MIN
	CO	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3'	CAL MIN
	ZA	2	ZELKOVA SERRATA 'AUTUMN GLOW' / AUTUMN GLOW JAPANESE ZELKOVA	B & B	3'	CAL MIN
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	PF	1	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B		5 HT MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AM	10	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY		SEE PLAN	18' HT. MIN
	PO	12	PHYDOCARPUS OPULIFOLIUS 'SMINPOBLR' TM / GINGER WINE NINEBARK		SEE PLAN	18' HT. MIN
	RG	26	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC		SEE PLAN	18' HT. MIN
	SS	9	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA		SEE PLAN	18' HT. MIN
	VV	8	VIBURNUM CARLESII 'CAYUGA' / CAYUGA KOREANSPICE VIBURNUM		SEE PLAN	18' HT. MIN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CB	3	CHAMAECYPARIS PISIFERA 'BOULEVARD' / BOULEVARD SAWARA CYPRESS		SEE PLAN	30' HT. MIN
	JL	3	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER		SEE PLAN	18' HT. MIN
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
	CK2	35	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	
GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
	AS2	7	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	1 GAL	24" OC	
	DM	21	COREOPSIS X 'MOONBEAM' / MOONBEAM TICKSEED	1 GAL	18" OC	
	EP	25	ECHINACEA PURPUREA 'POW WOW WHITE' / POW WOW WHITE CONEFLOWER	1 GAL	18" OC	
	LC	42	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL	18" OC	
	NK	78	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	12" OC	
	PV	18	PANICUM VIRGATUM / SWITCH GRASS	1 GAL	24" OC	
GROUND COVERS			BOTANICAL / COMMON NAME			
			TURF SOD			



Docket No. **MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan

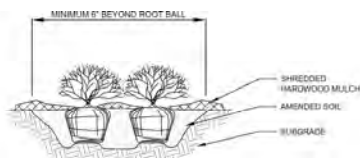
**NOTES:**

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL. BACKFILL REMAINDER EXCAVATED SOIL, TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL, SHALL RESERVE SOIL AMENDMENT PER LANDSCAPE NOTES.
5. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
7. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



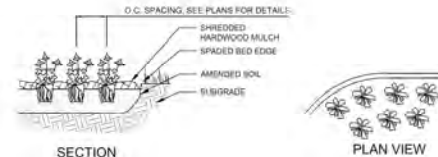
**NOTES:**

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BEDS A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL, TWICE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL, PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.



**NOTES:**

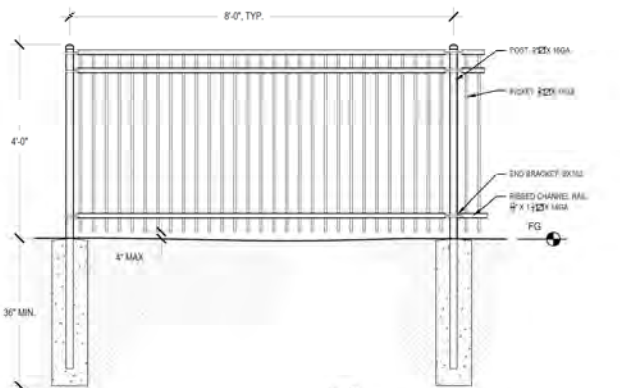
1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER. SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GRANDCOVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
6. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



**1 TREE PLANTING**

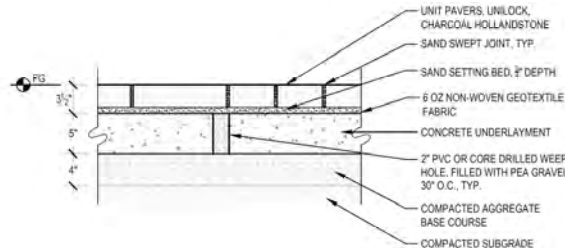
**2 SHRUB PLANTING**

**3 PERENNIAL PLANTING**

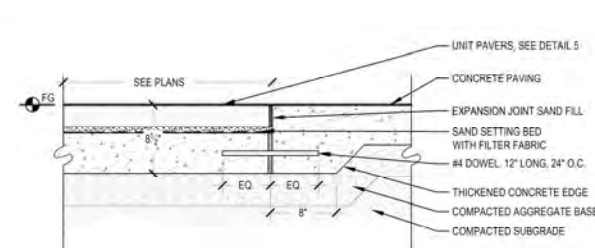


- NOTES:**
1. TYPICAL FENCE DETAIL, REFER TO MANUFACTURERS SPECIFICATIONS.
  2. POST SIZE VARIES BY FENCE HEIGHT AND WIND LOAD.
  3. CONCRETE FOOTING VARIES BASED ON LOCAL SOIL CONDITIONS.

**4 4' ORNAMENTAL FENCE**



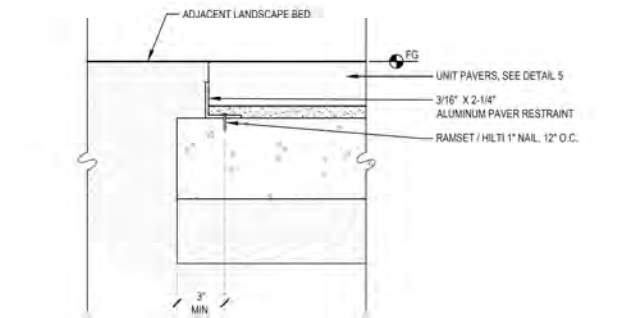
**5 UNIT PAVING ON CONCRETE BASE**



**6 UNIT PAVING TO CONCRETE**

**LANDSCAPE NOTES**

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.



**7 PAVER EDGE AT LANDSCAPE**



# Docket No. MULTIPLE (14615 Detroit) Conditional Use Permits ATM Drive-Thru & Parking Plan



EAST ELEVATION



NORTH ELEVATION



**CHASE**  
**LAKWOOD**  
 14615 Detroit Ave.  
 Lakewood, OH 44107

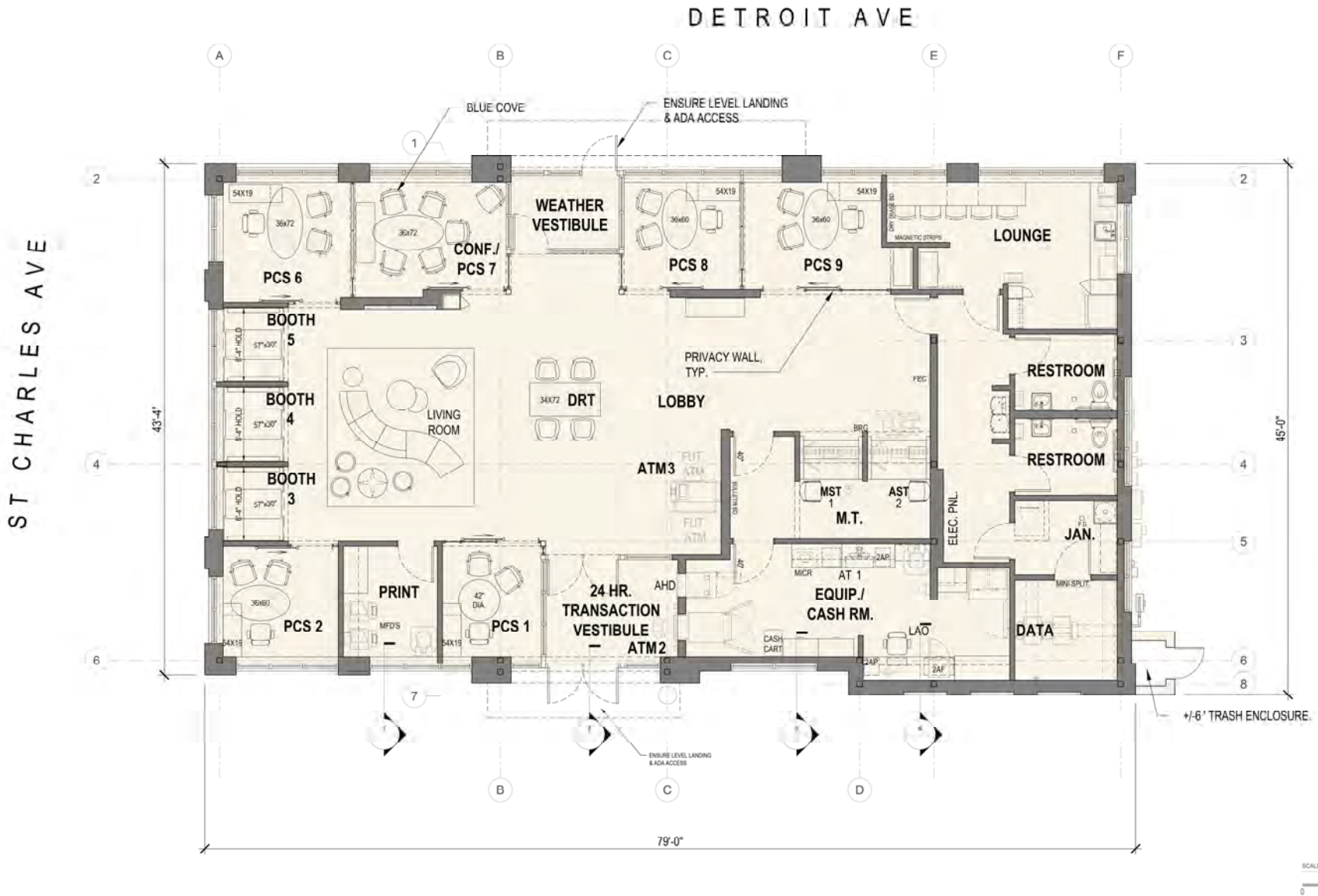
**ARCHITECTURAL ELEVATIONS**  
 07.13.2022

Architect/Designer  
 The Architects Partnership, Ltd.  
 200 South Michigan Avenue  
 Chicago, IL 60604  
 t: 312.583.9800  
 f: 312.583.9890  
 TAP Project Number: 21000



**Docket No. MULTIPLE (14615 Detroit)**  
 Conditional Use Permits ATM Drive-Thru & Parking Plan





SCALE 1/4" = 1'-0"  
0 5 10 15

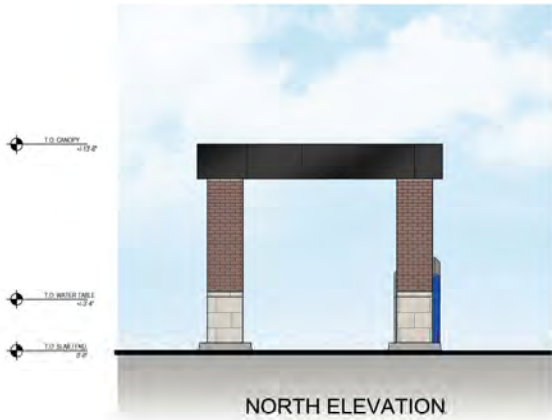
**CHASE**  
LAKWOOD  
14615 Detroit Ave.  
Lakewood, OH 44107

**FLOOR PLAN**  
07.14.2022

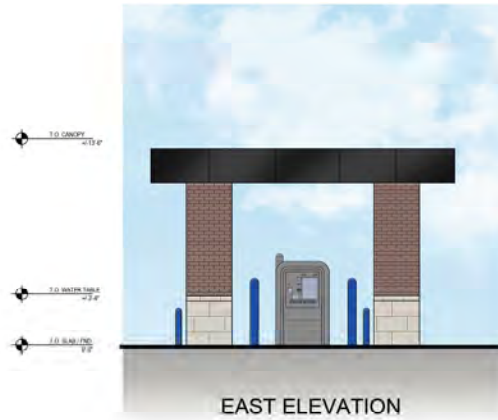
The Architects Partnership, LTD  
200 South Michigan Avenue  
Chicago, IL 60604  
t: 312.583.9800  
f: 312.583.9890  
TAP Project Number: 21032



# Docket No. MULTIPLE (14615 Detroit) Conditional Use Permits ATM Drive-Thru & Parking Plan



NORTH ELEVATION



EAST ELEVATION



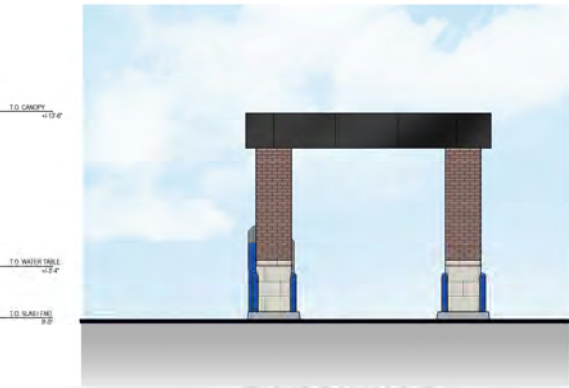
SAVANNA STONE  
COLOR: LIMESTONE  
FINISH: SMOOTH



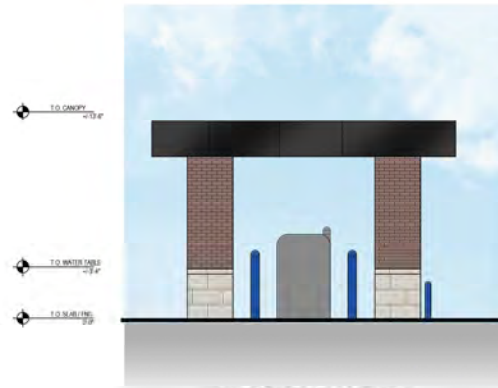
METAL CANOPY  
COLOR: BLACK



BRICK  
COLOR: ROSE BLEND  
FINISH: VELOUR  
ENDICOTT



SOUTH ELEVATION



WEST ELEVATION



**LAKWOOD**  
14615 Detroit Ave.  
Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS

07.13.2022

Architect/Designer  
The Architects Partnership, Ltd.  
200 South Michigan Avenue  
Chicago, IL 60604  
t: 312.583.9800  
f: 312.583.9890  
TAP Project Number: 24000

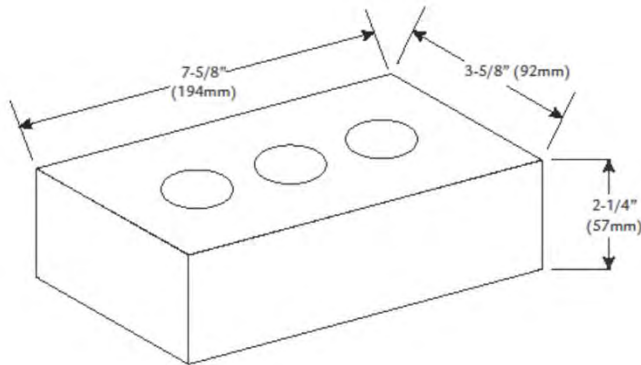


**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan

# BUILDING & ATM MATERIALS



## MODULAR BRICK



NOT ALL PRODUCTS ARE AVAILABLE IN ALL COLORS AND/OR SIZE. PLEASE CONTACT ENDICOTT FOR AVAILABILITY.

ENDICOTT MODULAR BRICKS CONFORM TO ASTM C216 SPECIFICATIONS. ASTM TYPE AND GRADE ARE DEPENDENT ON TEXTURE AND OTHER FACTORS.



## SMOOTH LIMESTONE



### Installation Specifications

CSI - 3 Part Spec available at [www.CORONADO.com/ArchitecturalResources](http://www.CORONADO.com/ArchitecturalResources)

### Choices Specific to Smooth Limestone

- Standard Colors:** White Sands, Cream, Harvard Grey, Mushroom. Custom colors may be available for an upcharge.
- Grout Joint Width:** 1/4" Grout Joint (nominal)
- Grouting Options:** Full Smooth Tooled
- Grout Joint Color:** Natural Grey, Natural Off-White or Complementary Color
- Accessories:** Corners, Keystones, Trim Stones, Wall Caps, Post Caps and more. (See Accessories section of binder)

### Special Installation Notes

- Pattern:** Blend the stone on the wall from several different boxes to ensure proper color. *Due to the large profile of the Smooth Limestone, Coronado recommends selecting an installer that has previous experience with precast or large tile installations. See catalog photos for recommended installation pattern.*
- Chalk Lines:** Should be used by installer to ensure a straight and level pattern.
- Sealing:** Not required. However, if installed on an exterior exposed to excessive water from runoff or improper drainage, we suggest the product be sealed in that particular area to protect it from staining or spalling during freeze-thaw cycles.
- Freeze-Thaw:** When installing stone in a freeze-thaw environment, extra care should be taken to ensure a full coverage of mortar on the back of each stone, which will prevent water pooling behind the stone after it has been installed.
- Installation Info:** Download Coronado's latest Classic Series installation instructions at [www.coronado.com](http://www.coronado.com) for information on mortar and installation recommendations.

### Profile Properties

- Size:** Stone size is 12" in height and 24" in length. Corner returns are 3" for the short return and 15" for the long return (nominal). Also available in 6" Flats and Corners for use as continuous bands.
- Thickness:** 1" (nominal).
- Weight:** 7 to 10 lbs. per square foot.
- Packaging:** Product sold by the piece.

1/4" Full Smooth Tooled Grout Joint (nominal)



SMOOTH LIMESTONE

COLOR: CREAM

1/4" Full Smooth Tooled Grout Joint (nominal)



SMOOTH LIMESTONE

COLOR: HARVARD GREY



**Docket No. MULTIPLE (14615 Detroit)**  
 Conditional Use Permits ATM Drive-Thru & Parking Plan

OPTIONS



Optional RAL



SLATS

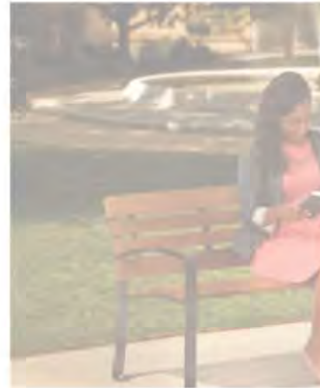
Recycled Plastic



Wood



Horizontal steel slat seating for 4, 6, or 8 ft (1.2, 1.8 or 2.4 m) length.  
 Wood slats. 2nd Site Systems® recycled slats. Surface mount. In-ground mount. Intermediate armrests (bolt-on).



EVA

Equal parts style, comfort and sustainability, our new Eva bench is the latest engineering achievement in the Reverie Collection. Like other products in the line, Eva embodies attention to high quality design, craftsmanship and relaxation. Its slim profile and integral armrests make for sleek design. In addition, its exceptionally high recycled steel content is sourced from domestic electric furnace mills. In fact, approximately 98% of the raw material of our A36 steel bar is post-consumer or post-industrial, making green even greener. It's just one more way Victor Stanley helps you create timeless moments.

2, 4, 6 or 8 ft (.61, 1.2, 1.8 or 2.4 m) length. 8 ft (2.4 m) length includes center arm/leg.

\*Covered by one or more of the following: US Patent D710,625 S; D710,139 S.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

RETURN TO STANDARD VIEW

LENGTH

- 2 ft (.61 m)
- 4 ft (1.2 m)
- 6 ft (1.8 m)
- 8 ft (2.4 m)

COLORS

Standard



COORDINATING PRODUCTS



CAMILLE COFFEE TABLE



SDC-36

compare



EVA BACKLESS

compare

Landscaping



Docket No. **MULTIPLE (14615 Detroit)**  
 Conditional Use Permits ATM Drive-Thru & Parking Plan

# Landscaping



Hollandstone™

CLASSIC



	AUTUMN RED	CHARCOAL	RIVER	RUSTIC RED	SIERRA
<b>Bundle Type</b>	SINGLE	SINGLE	SINGLE	<b>SPECIAL ORDER</b> * 8CM HERRINGBONE	<b>SPECIAL ORDER</b> * 8CM
<b>Thickness (mm)</b>	60MM	60MM	80MM	80MM	80MM
<b>Dimension mm</b>	100mm x 200mm x 60mm	100mm x 200mm x 80mm	100mm x 200mm x 80mm	100mm x 200mm x 80mm	100mm x 200mm x 80mm
<b>Dimension Imperial</b>	3 7/8" x 7 7/8" x 2 3/8"	3 7/8" x 7 7/8" x 3 1/8"	3 7/8" x 7 7/8" x 3 1/8"	3 7/8" x 7 7/8" x 3 1/8"	3 7/8" x 7 7/8" x 3 1/8"



STANDARD  
7 7/8" x 3 7/8" x 2 3/8"  
200 x 100 x 60mm

<b>SQFT PER</b>	Bundle	118.00	82.50	82.60
	Layer	11.80000	11.79000	11.80000
	Section	19.67	-	-
	Stone	0.22	0.22	0.22
<b>PER BUNDLE</b>	Layers	10.00	7.00	7.00
	Sections	-	-	-
<b>SOLDIER LNFT PER</b>	SqFt	1.50	1.50	1.50
	Section	29.53	-	-
	Layer	17.72	17.72	17.71
	Bundle	177.17	124.02	124.00
<b>SAILOR LNFT PER</b>	SqFt	3.00	3.01	-
	Section	59.06	-	-
	Layer	35.43	35.43	-
	Bundle	354.33	248.03	-
<b>UNITS PER</b>	SqFt	4.58	4.58	4.58
	Section	90.00	-	-
	Bundle	540.00	378.00	378.00
<b>LBS PER</b>	Layer	323	420	423
	Section	538	-	-
	Bundle	3,229	2,942	2,960

**ADVANTAGES**

**DRIVE FRIENDLY**  
Can handle vehicular loads

Notes: \*Special Order - Lead time is required, minimum quantities apply. All measurements are nominal. Contact Unilock for more information.

Internal Use Only: HOL\_CK

HOL\_04\_2021

# Hollandstone™

1-800-UNILOCK | UNILOCK.COM

**UNILOCK**  
PAVERS & WALLS

**UNILOCK**



## Docket No. MULTIPLE (14615 Detroit) Conditional Use Permits ATM Drive-Thru & Parking Plan

## PARKING PLAN

### 1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

CHASE Bank = 3,343 sq. ft.

#### **Retail**

Min. 1 for each 1,000 sq. ft. GFA  
Max. 2.5 for each 1,000 sq. ft. GFA

4 Parking Spaces  
9 Parking Spaces

[LINK: Section 1143.11 Exceptions to Parking Maximums](#)



**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan

# CONDITIONAL USE PERMIT – ATM DRIVE THRU

## COMMUNITY VISION (GENERALLY APPLICABLE)

### BUILDING CONNECTIONS

- Maintains sustained private reinvestment in commercial and residential property

### ENHANCING EXISTING ASSETS

- Repurposes or renovates obsolete and vacant retail spaces
- Attracts high-quality development by being known as a high-quality, resilient city

### CREATING PLACES FOR PEOPLE

- Designs and maintains commercial districts that are safe and inviting for pedestrians and cyclists
- Strives for commercial buildings that have a mix of uses
- Approves building designs which fit within

the scale of our commercial districts

- Improves the commercial streetscape with amenities such as trees, benches, and public art

### THINKING ABOUT TOMORROW

- Preserves and respects historic context in commercial development projects
- Manages stormwater via best practices such as bio-swales, rain gardens, pervious pavement, and private downspout and lateral rehabilitation
- Promotes and incentivizes sustainable development practices such as energy efficiency, renewable energy, waste reduction, supply chain management, and composting



**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan

## CONDITIONAL USE PERMIT – ATM DRIVE THRU

[LINK: Section 1129.17 Supplemental Regulations for Drive-Thrus](#)

[LINK: Section 1161.02 General Standards for All Conditional Uses](#)

[LINK: Section 1161.03\(y\) Supplemental Regulations for Specific Uses](#)



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**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan

## CONDITIONAL USE PERMIT – 24-HOUR USE ATMs

[LINK: Section 1129.14 Supplemental Regulations for Drive-Thrus](#)

[LINK: Section 1161.02 General Standards for All Conditional Uses](#)

[LINK: Section 1161.03\(u\) Supplemental Regulations for Specific Uses](#)



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**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan

**City Staff finds the requirements for approval of Conditional Use Permit for an ATM Drive-Thru can be met and recommends the Planning Commission approve the application with the following condition:**

- The vestibule ATM be relocated to the north elevation supporting the pedestrian activity of the Detroit Avenue commercial corridor and providing a more visible space for such activity.



**Docket No. 04-06-22 (14615 Detroit)**  
**Conditional Use Permit – ATM Drive-Thru**  
**CHASE Bank**

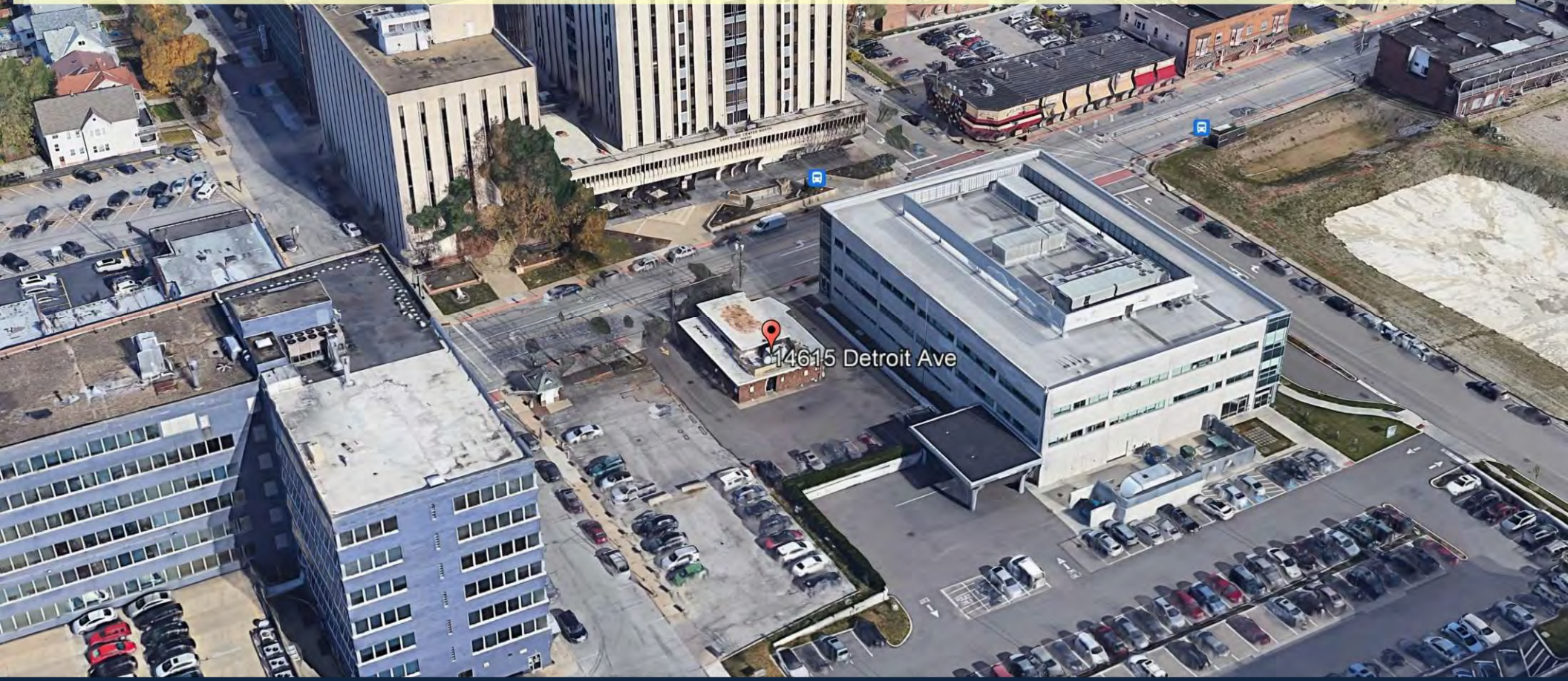
**City Staff finds the requirements for approval of parking plan exceeding the maximum number of parking spaces have been met and recommends the Planning Commission approve the application as submitted.**



**Docket No. 04-07-22 (14615 Detroit)**  
**Parking Plan – Exceed Maximum Parking Spaces**  
**CHASE Bank**

**City Staff finds the requirements for approval of Conditional Use Permit for the 24-hour use of ATMs (drive-thru and vestibule) can be met and recommends the Planning Commission approve the application with the following condition:**

- The vestibule ATM be relocated to the north elevation supporting the pedestrian activity of the Detroit Avenue commercial corridor and providing a more visible space for such activity.

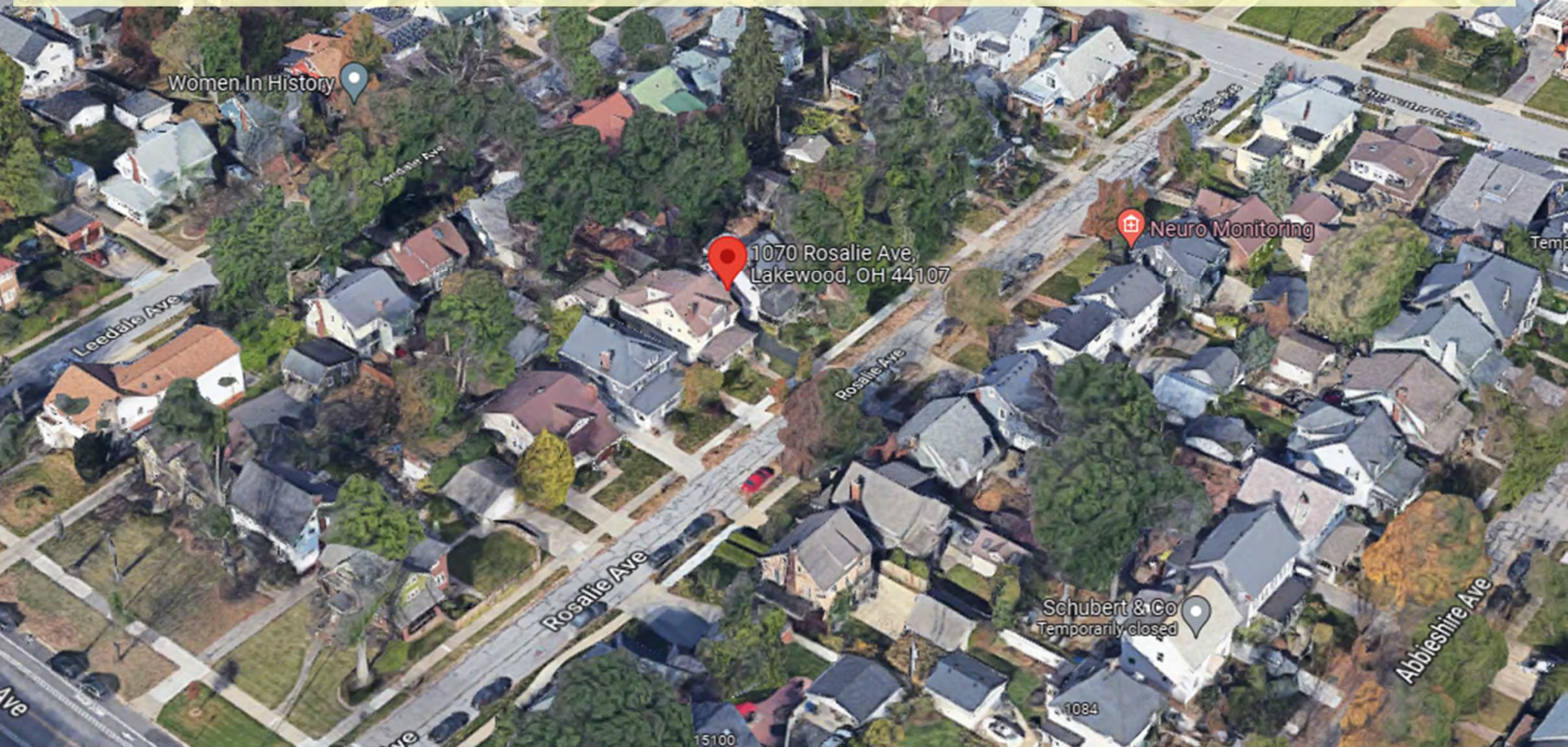


**Docket No. 08-19-22 (14615 Detroit)**  
Conditional Use Permit – 24-Hour Use of ATMs  
CHASE Bank

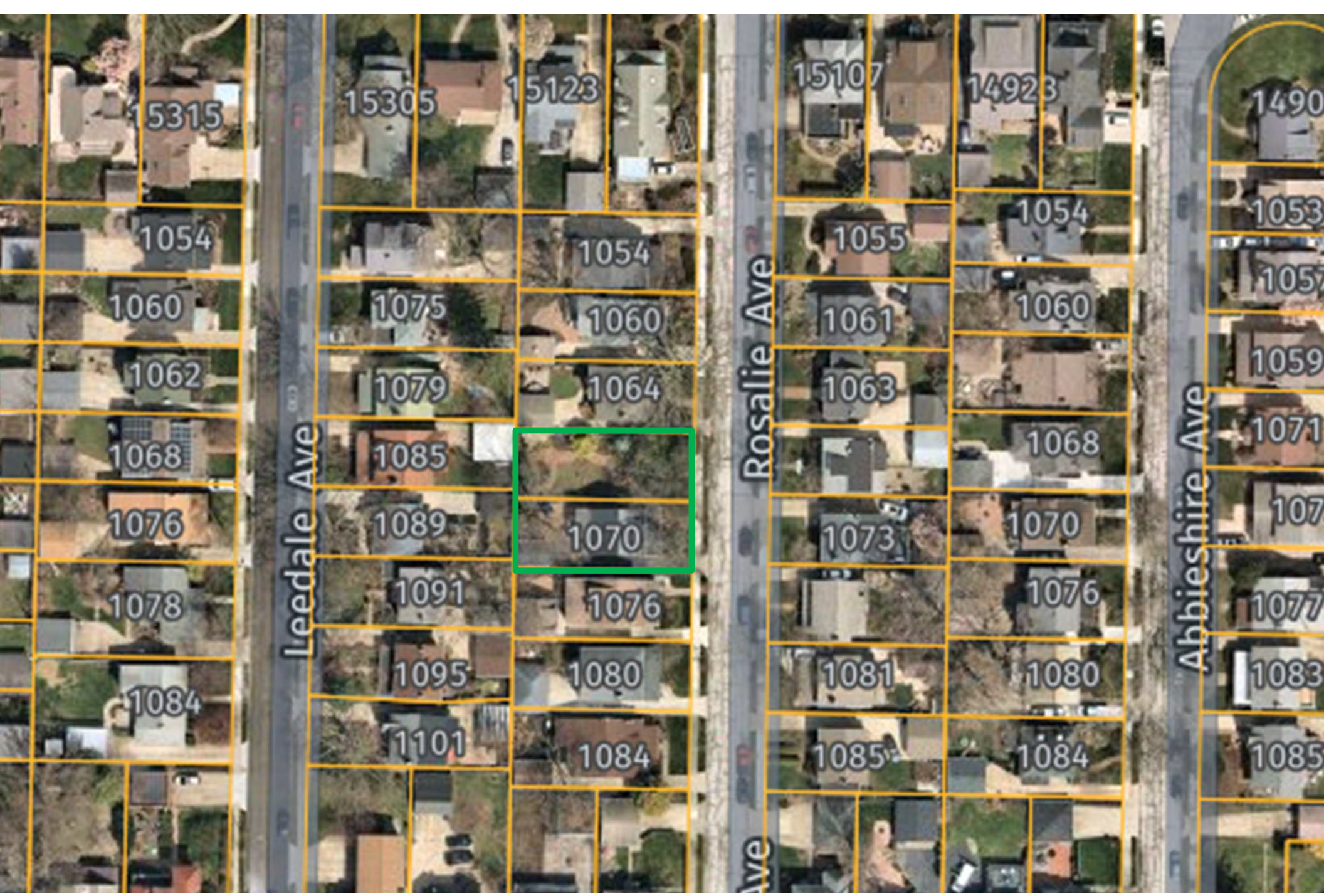
**Applicant proposes lot consolidation of PPN 312-01-062 and 312-01-063.**

**City Notes:**

- Must comply with 1155.06.
- City Engineer has reviewed and approved the plat.



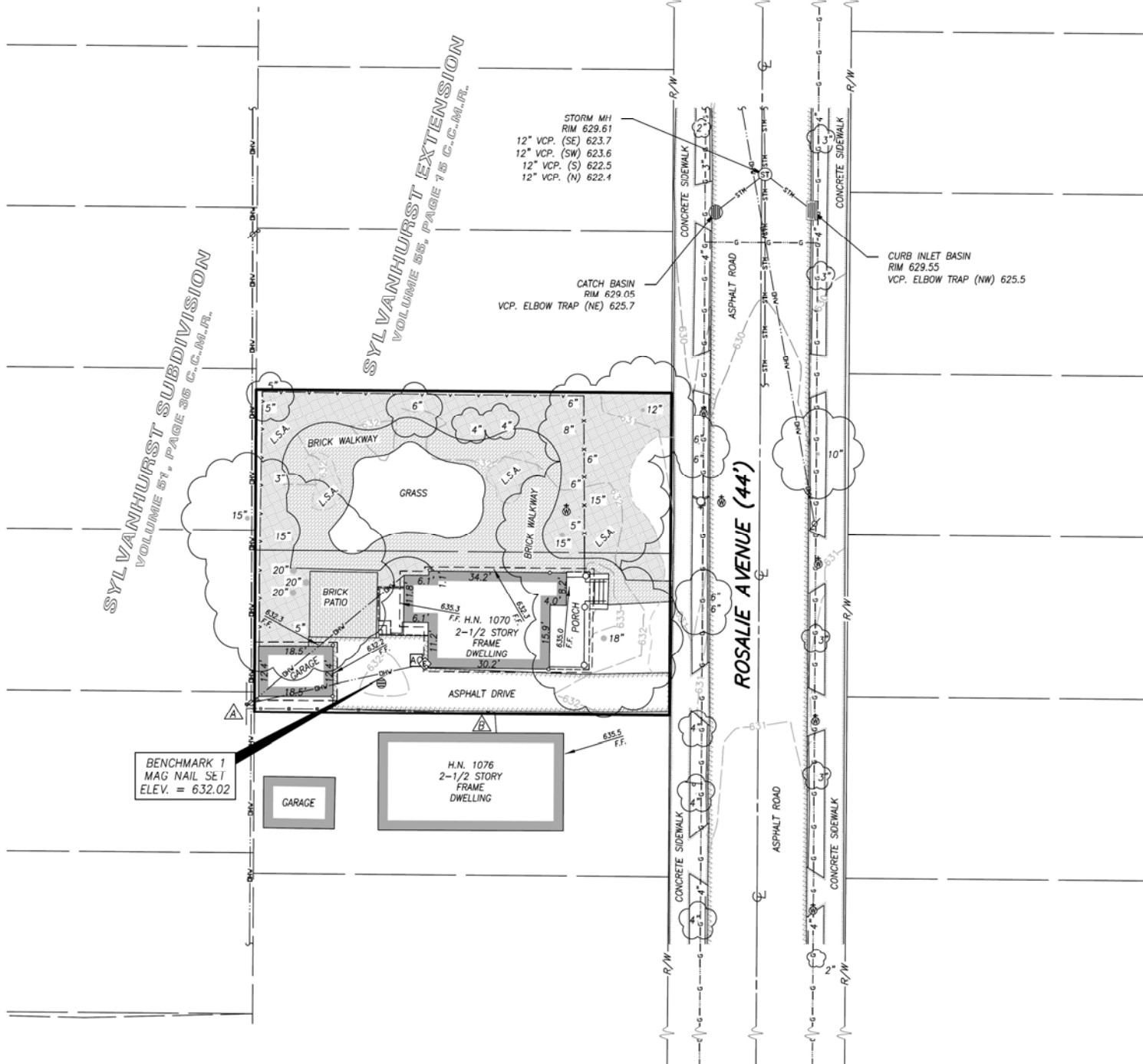
**Docket No. 08-20-22 (1070 Rosalie)**  
**Lot Consolidation**  
**Eric Lowery**



**Docket No. 08-20-22 (1070 Rosalie)**  
Lot Consolidation

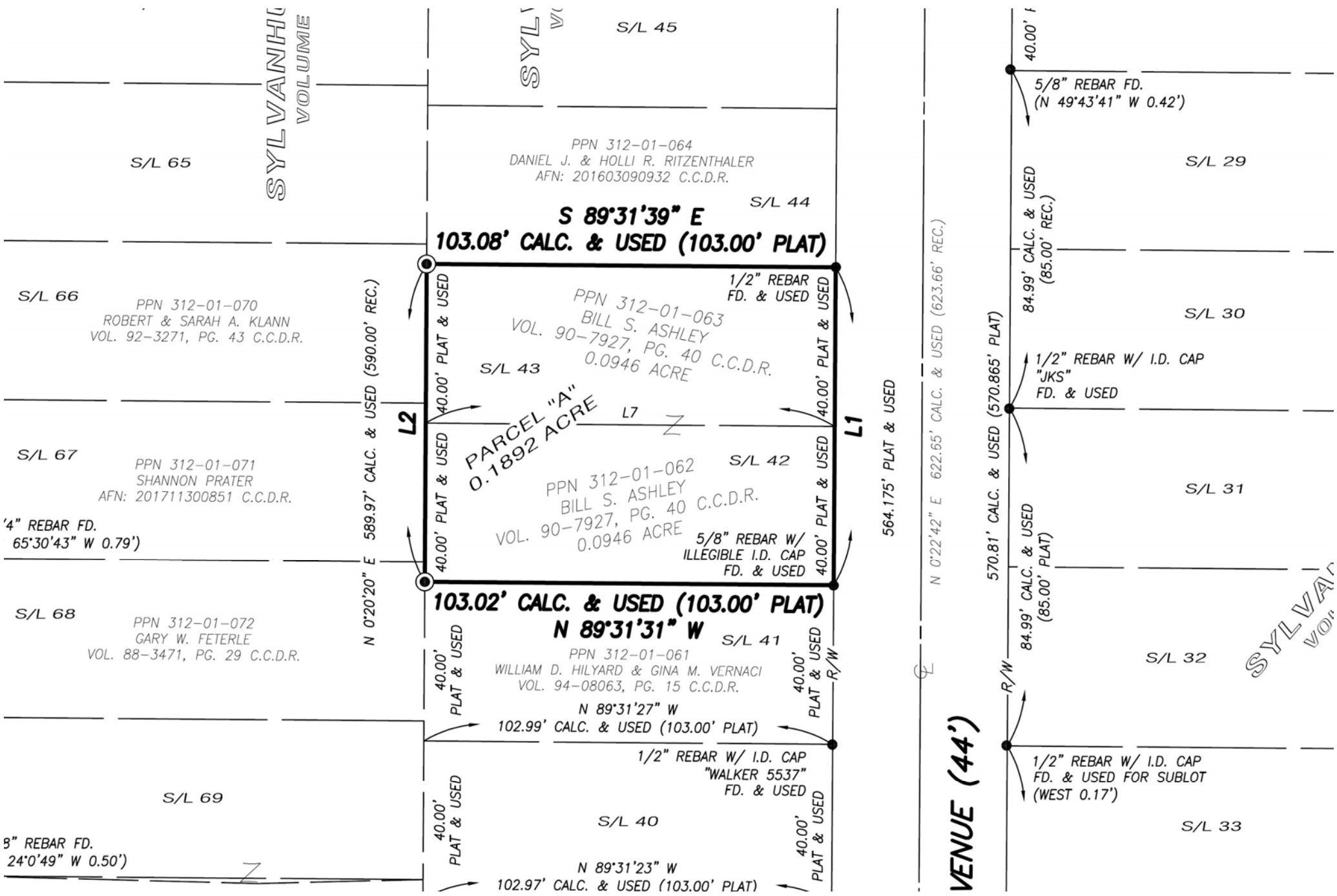


**Docket No. 08-20-22 (1070 Rosalie)**  
Lot Consolidation



# Docket No. 08-20-22 (1070 Rosalie)

## Lot Consolidation



# Docket No. 08-20-22 (1070 Rosalie)

## Lot Consolidation

## LOT CONSOLIDATION

[LINK: Section 1155.06 Procedures for Lot Consolidations](#)



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**Docket No. MULTIPLE (14615 Detroit)**  
Conditional Use Permits ATM Drive-Thru & Parking Plan

**City Staff finds the requirements for approval of Lot Consolidation have been met and recommends the Planning Commission approve the application as submitted.**

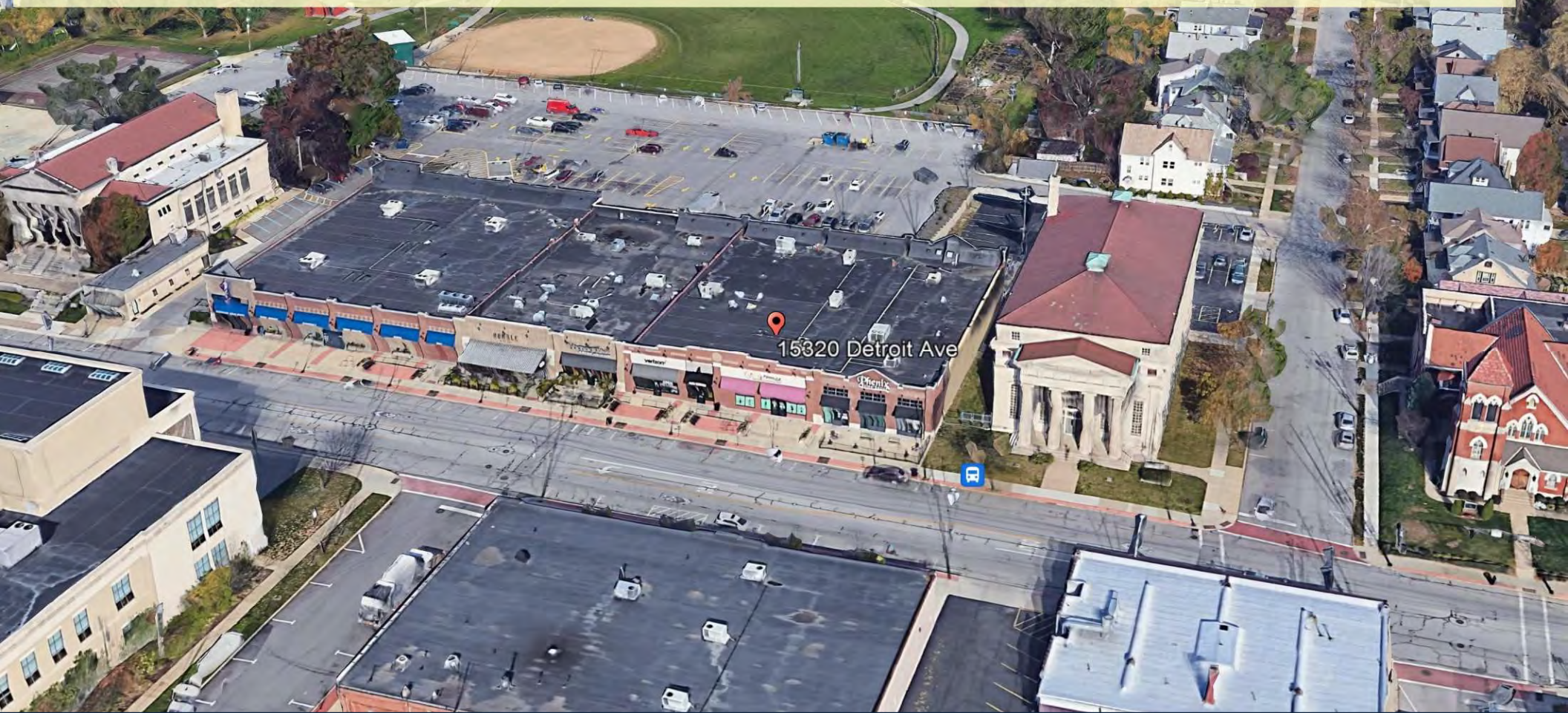


**Docket No. 08-20-22 (1070 Rosalie)**  
**Lot Consolidation**  
**Eric Lowery**

# Applicant requests approval of a Conditional Use Permit for an Outdoor Dining .

## City Notes:

- Approval at July ABR.
- Must comply with 1129.13.
- Must comply with Chapter 1161.



**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit - Outdoor Dining  
Jordan Kay (Tapster)



**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit – Outdoor Dining



**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit – Outdoor Dining



EXISTING WEATHERED BOARD TO REMAIN

REMOVE PROJECTING SIGN

REMOVE AWNING AND FRAME

REMOVE PORTION OF EXISTING RAILING

RAMP AND RELATED TO BE REMOVED

3  
D101

### IMAGE OF EXISTING

NO SCALE



**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit – Outdoor Dining



**TAPSTER - LAKEWOOD**  
BAR & LOUNGE TENANT IMPROVEMENTS  
15320 DETROIT AVENUE  
LAKEWOOD, OH 44117



DEMOLITION PLANS

PROJECT NO. 2022-13  
CURRENT DATE 08.20.22

**D101**

PERMIT & CONSTRUCTION

**GENERAL DEMOLITION NOTES**

- A. ABANDONED, LINGERED OR FUNCTION LESS MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT, FIXTURES, CEILING FIXTURES, ETC., SHALL BE REMOVED. IN NO CASE WILL ANY ABANDONED ITEMS REMAIN UNLESS OTHERWISE NOTED. THIS INCLUDES CABLING, WIRING, ETC. LOCATED ABOVE EXISTING CEILING.
- B. REFER TO THE DRAWING KEYNOTES FOR SPECIFIC DEMOLITION SHEET SPECIFIC INFORMATION.
- C. WHERE ITEMS OR OTHER ITEMS TO BE REMOVED RUN THROUGH A WALL WHICH IS TO REMAIN, THESE ITEMS SHALL BE REMOVED CLEAR TO THE FACE OF THE WALL AND THE EXISTING WALL SHALL BE PATCHED AND REPAIRED TO MATCH THE ADJACENT WALL OR PROPOSED WALL SURFACE.
- D. IF, AT ANY TIME, THE CONTRACTOR BECOMES AWARE OF AN ALLEGATION THAT WILL OR HAS CAUSED AN INJURY OR UNANTICIPATED STRUCTURAL CONDITION, THEY ARE TO IMMEDIATELY NOTIFY THE ARCHITECT.
- E. PRIOR TO SUBMITTING A BID, ALL CONTRACTORS MUST VISIT AND BECOME FAMILIAR WITH THE PROJECT SITE.
- F. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, STANDARDS AND REGULATIONS. THE CONTRACTORS MUST COMPLY WITH ALL OSHA AND OSHA REGULATIONS.
- G. ALL WORK TO BE CONTAINED IN SCOPE OF WORK AREA UNLESS PERMITTED BY THE OWNER. DEMOLITION AND OTHER MATERIALS SHALL BE KEPT WITHIN THE SCOPE OF WORK AREAS.
- H. IN DEMOLITION NOTES, AS REQUIRED, IT IS TO INCLUDE MATCHING EXISTING EXPOSED FINISHES OR NEW FINISHES WITH SIMILAR AND COMPATIBLE MATERIALS WHEREVER APPLIED.
- I. PROTECT REMAINING STRUCTURES, EQUIPMENT AND PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE OCCURRING DURING CONSTRUCTION. PROTECTIVE MEASURES AS REQUIRED TO PROTECT THE OWNER'S PERSONNEL, IN THE GENERAL PUBLIC, FROM INJURY DUE TO THE DEMOLITION.
- K. THE OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED OR MOVED.
- L. COORDINATE THIS DEMOLITION SHEET AND NOTES WITH MECHANICAL/ELECTRICAL DEMOLITION SHEETS & NOTES.
- M. ALL ASBESTOS CONTAINING MATERIALS ARE TO BE REMOVED AND HANDLED BY A LICENSED ASBESTOS ABATEMENT CONTRACTOR AND PROPERLY DISPOSED OF PER OSA REGULATIONS AND REQUIREMENTS. ANY SUSPECT MATERIALS SHALL BE TESTED TO CONFIRM.
- N. BASED ON THE AGE OF THE EXIST. BUILDING, THE OWNER MAKES KNOWN TO ALL CONTRACTORS THAT LEAD PAINT IS SUSPECTED TO BE PRESENT IN THE FACILITY. REMOVAL AND DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH SUPERSEDED AND ALL OTHER APPLICABLE OSHA REGULATIONS.

**DEMOLITION KEY NOTES**

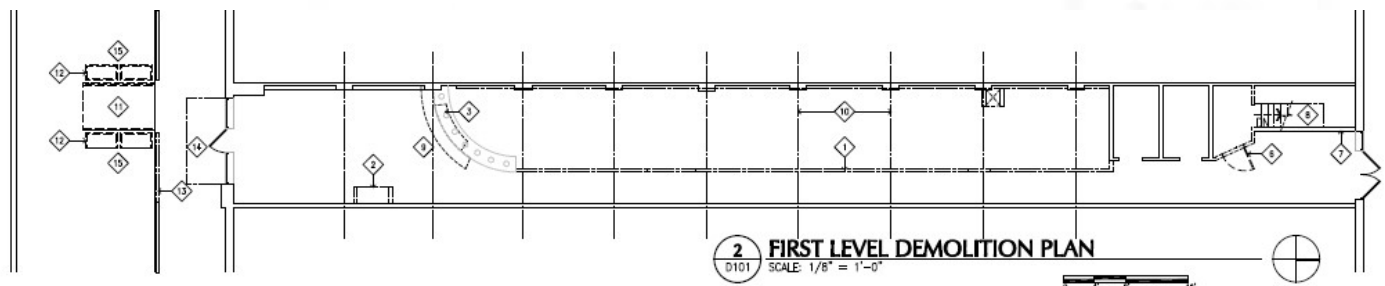
- ◆ REMOVE WALL & RELATED
- ◆ REMOVE TRASH AREA & RELATED
- ◆ REMOVE CASEWORK & SPOFF OVERHEAD
- ◆ ALL EXIST. WOOD FINISHES TO BE REMOVED & SALVAGED BY OWNER. DO TO RE-USE IN NEW WORK.
- ◆ REMOVE ALL LIGHTING & BALANCE ELECTRICAL WIRING FOR NEW LIGHTING
- ◆ REMOVE DOOR & FRAME
- ◆ NEW OPENING IN EXIST. WALL BALANCE WALL TILE FOR MATCHING & REPAIRING
- ◆ REMOVE STAIR FOR REPLACEMENT
- ◆ REMOVE SPOFF OVERHEAD
- ◆ REMOVE ANY REMAINING KITCHEN EQUIPMENT OR PLUMBING FIXTURES THAT REMAIN
- ◆ REMOVE CONCRETE RAMP & RAILINGS
- ◆ REMOVE PLANTERS
- ◆ REMOVE METAL RAINING SYSTEM
- ◆ REMOVE PROTECTION SIGN. PREP FOR NEW INSTALLATION REMOVE SIGNING
- ◆ REMOVE & RELOCATE EXISTING BENCH

◆ FINITE REFERENCE  
 --- ITEMS TO BE DEMO (AS REMOVED) --- EXISTING TO REMAIN

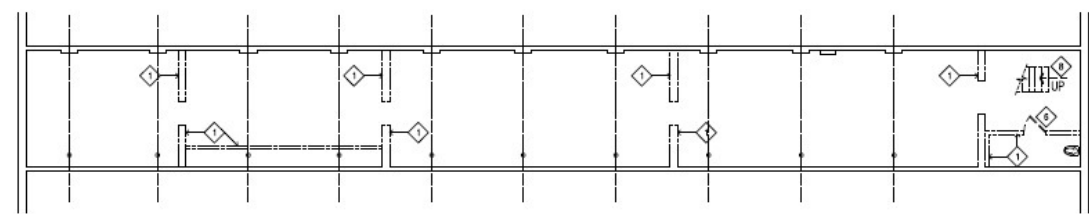
TYPICAL AT EXISTING WORK AREA BOUNDARY



**3 IMAGE OF EXISTING**  
NO SCALE



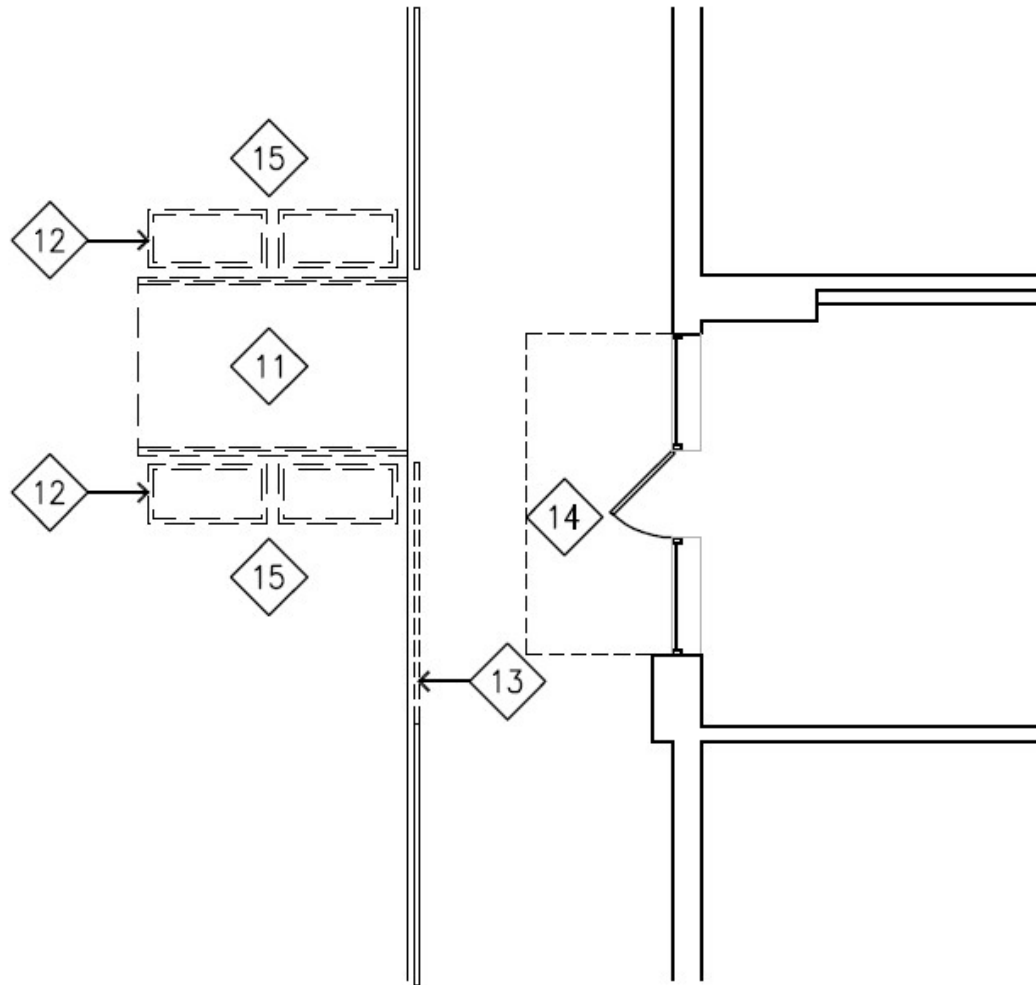
**2 FIRST LEVEL DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"



**1 BASEMENT LEVEL DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"



**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit – Outdoor Dining



DEMOLITION KEY NOTES	
1	REMOVE WALL & RELATED.
2	REMOVE TRASH AREA & RELATED.
3	REMOVE CASEWORK & SOFFIT OVERHEAD.
4	ALL EXIST. WOOD PANELING TO BE REMOVED & SALVAGED BY OWNER. GC TO RE-USE IN NEW WORK.
5	REMOVE ALL LIGHTING & SALVAGE ELECTRICAL WIRING FOR NEW LIGHTING.
6	REMOVE DOOR & FRAME.
7	NEW OPENING IN EXIST. WALL SALVAGE WALL TILE FOR PATCHING & REPAIRING.
8	REMOVE STAIR FOR REPLACEMENT.
9	REMOVE SOFFIT OVERHEAD.
10	REMOVE ANY REMAINING KITCHEN EQUIPMENT OR PLUMBING FIXTURES THAT REMAIN.
11	REMOVE CONCRETE RAMP & RAILINGS.
12	REMOVE PLANTERS.
13	REMOVE METAL RAILING SYSTEM.
14	REMOVE PROJECTION SIGN. PREP FOR NEW INSTALLATION REMOVE AWNING.
15	REMOVE & RELOCATE EXISTING BENCH.

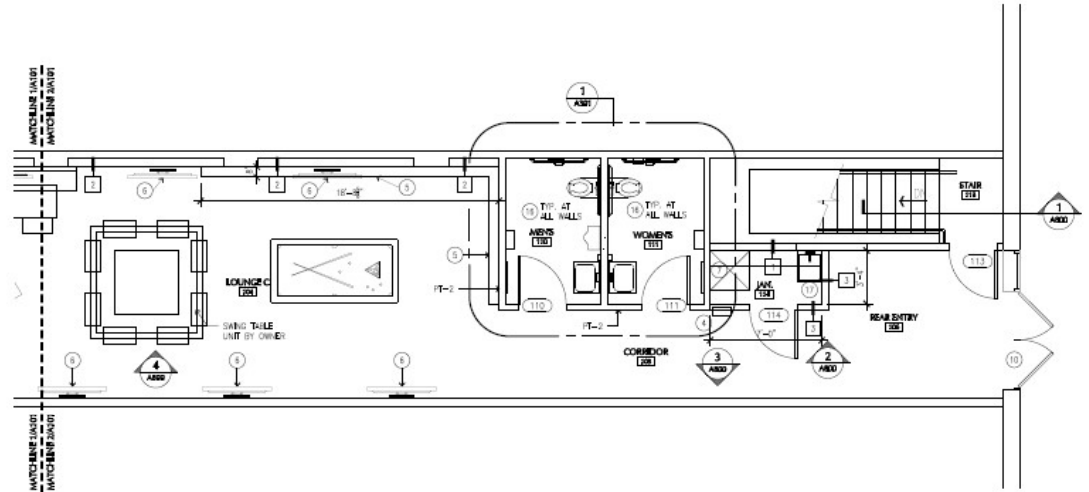


**Docket No. 08-21-22 (15320 Detroit)**  
 Conditional Use Permit – Outdoor Dining

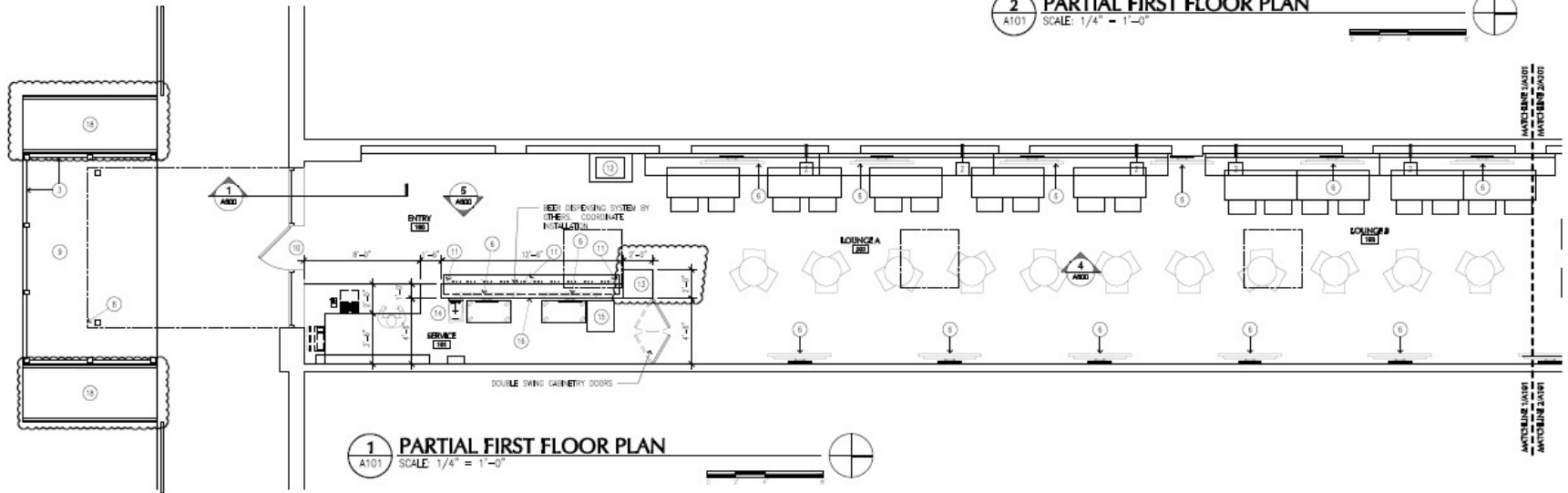
**KEYNOTE LEGEND - FLOOR PLAN**

- ① HALL IN COOLER UNIT. CONDENSER TO BE LOCATED ON ROOF. PROVIDE SLEEVES AND ROUTE FOR REFRIGERATION LINES THRU FIRST FLOOR.
- ② 4X4 FT WOOD POSTS TO SUPPORT LAMING ABOVE ANCHOR TO FLOOR WITH SIMPSON POST BASE.
- ③ METAL WALLING SYSTEM AT FLOOR TO MATCH EXIST.
- ④ SURFACE MOUNTED FIVE EXTENDING EQUAL TO ALL INDUSTRIES SAFETY (SIES) CLASS I HARNESSED DISTANCE.
- ⑤ BUTCHER BLOCK WOOD COUNTERTOP ON DIMENSIONAL SHIMS. PROVIDE METAL BRACKETS AT 4'-0" O/C MAX AT ENTIRE LENGTH.
- ⑥ WALL MTD. TV MONITORS. PROVIDE POWER & DATA. MONITORS & MOUNTS TO BE PROVIDED BY OWNER. INSTALLED BY CONTRACTOR.
- ⑦ MOP SINK WITH FRP BACK & SIEE SPLASHES.
- ⑧ METAL FRAMED AWNING SYSTEM. FRAMING BY AWNING SUPPLIER.
- ⑨ CONCRETE PATIO. POUR FINISH TO EXIST. SEE GENERAL.
- ⑩ RUBBER EDGE NOSINGS AT ALL FLOORING EDGES.
- ⑪ GLASS SINGLES MOUNTED IN DRIP TRAY. TYPICAL OF (3). PROVIDE WATER AND DRAIN CONNECTIONS.
- ⑫ PLASTIC LAMINATE BASE CABINET WITH DOORS AND SOLID WOOD TOP TO SUPPORT FLE AND WATER MACHINE.
- ⑬ BUSING STATION. PLASTIC LAMINATE BASE CABINET WITH DOORS AND SOLID WOOD TOP.
- ⑭ HANDWASH SINK WITH WATER SUPPLY AND SANITARY CONNECTION.
- ⑮ GLASSWASHING UNIT. PROVIDE POWER, WATER AND SANITARY CONNECTIONS.
- ⑯ PROVIDE FIVE (5) FRP PANELS OVER DRYWALL.
- ⑰ SPINE SAVED UTILITY SHED.
- ⑱ CONCRETE ADA RAMP. SLOPE TO BE 1:12. VERIFY IN FIELD.

 HARNING TYPES LIKE  
 SHEET ANNO FOR LEGAL



**2 PARTIAL FIRST FLOOR PLAN**  
 A101 SCALE: 1/4" = 1'-0"




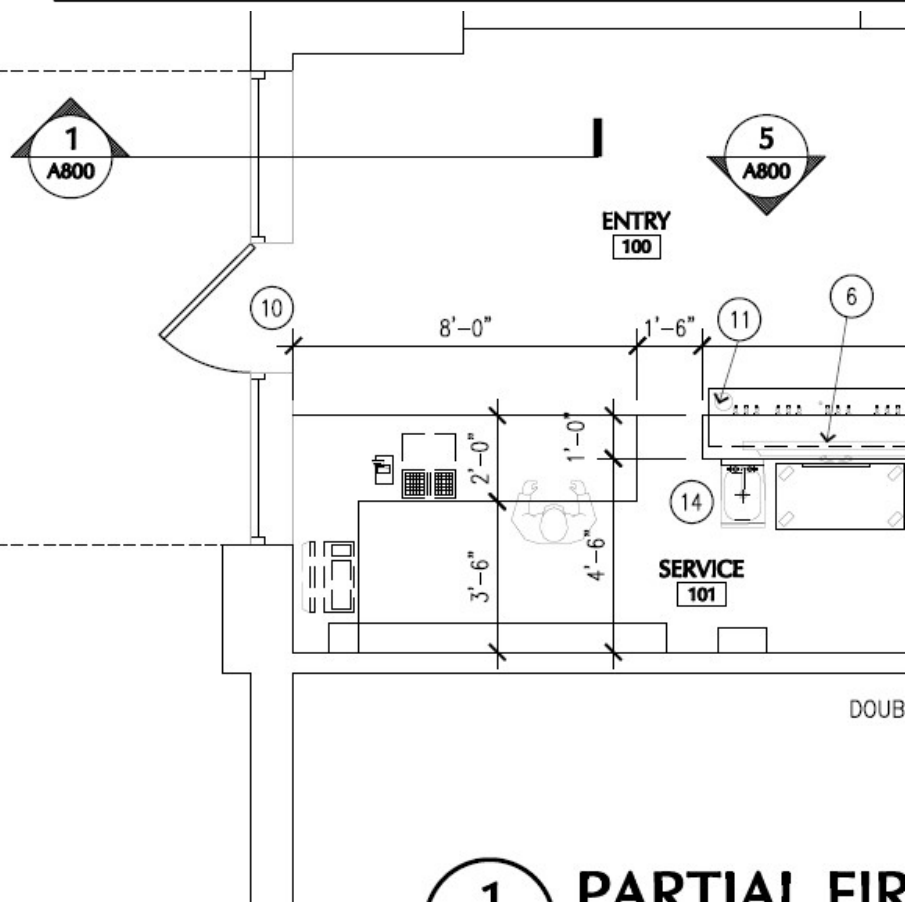
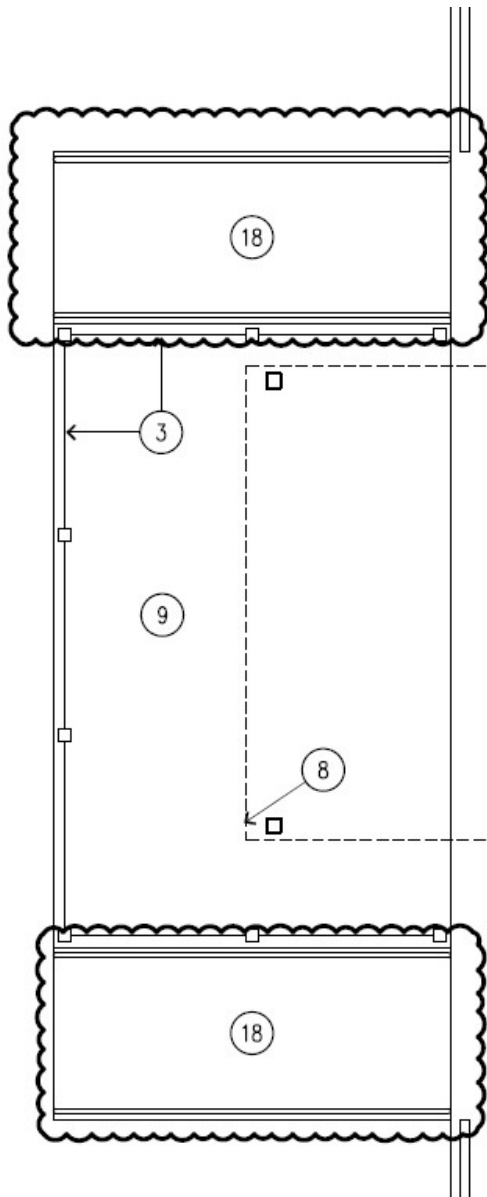
**1 PARTIAL FIRST FLOOR PLAN**  
 A101 SCALE: 1/4" = 1'-0"



**Docket No. 08-21-22 (15320 Detroit)**  
 Conditional Use Permit – Outdoor Dining

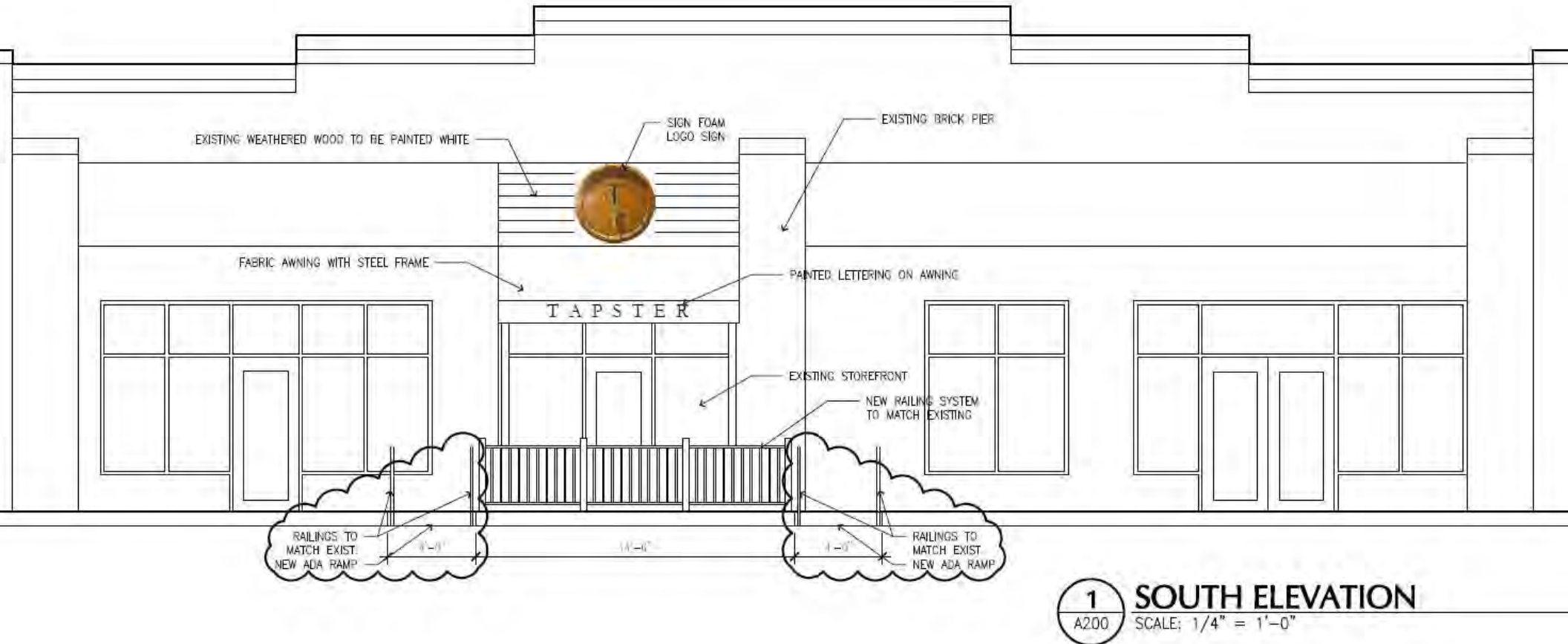
**KEYNOTE LEGEND - FLOOR PLAN**

- ① WALK IN COOLER UNIT. CONDENSER TO BE LOCATED ON ROOF. PROVIDE SLEEVES AND ROUTE FOR REFRIGERATOR LINES THRU FIRST FLOOR.
  - ② 4X4 PT WOOD POSTS TO SUPPORT LANDING ABOVE. ANCHOR TO FLOOR WITH SIMPSON POST BASE.
  - ③ METAL RAILING SYSTEM AT PATIO TO MATCH EXIST.
  - ④ SURFACE MOUNTED FIRE EXTINGUISHER EQUAL TO JI INDUSTRIES SATURN SERIES CLASS K HANDHELD EXTINGUISHER.
  - ⑤ BUTCHER BLOCK WOOD COUNTER IN DIMENSIONS SHOWS. PROVIDE METAL BRACKETS AT 4'-0" O/C MAX AT ENTIRE LENGTH.
  - ⑥ WALL MTD. TV MONITORS, PROVIDE POWER & DATA . MONITORS & MOUNTS TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
  - ⑦ MOP SINK WITH FRP BACK & SIDE SPLASHES.
  - ⑧ METAL FRAMED AWNING SYSTEM. FRAMING BY AWING SUPPLIER.
  - ⑨ CONCRETE PATIO. POUR FINISH TO EXIST. SIDEWALK.
  - ⑩ RUBBER EDGE NOSINGS AT ALL FLOORING EDGES.
  - ⑪ GLASS RINSERS MOUNTED IN DRIP TRAY. TYPICAL OF (3). PROVIDE WATER AND DRAIN CONNECTIONS.
  - ⑫ PLASTIC LAMINATE BASE CABINET WITH DOORS AND SOLID WOOD TOP TO SUPPORT ICE AND WATER MACHINE.
  - ⑬ BUSSING STATION: PLASTIC LAMINATE BASE CABINET WITH DOORS AND SOLID WOOD TOP.
  - ⑭ HANDWASH SINK WITH WATER SUPPLY AND SANITARY CONNECTION.
  - ⑮ GLASSWASHING UNIT. PROVIDE POWER, WATER AND SANITARY CONNECTIONS.
  - ⑯ PROVIDE FIRE RATED FRP PANELS OVER DRYWALL.
  - ⑰ SPACE SAVER UTILITY SINK.
  - ⑱ CONCRETE ADA RAMP. SLOPE TO BE 1:12. VERIFY IN FIELD.
-  = PARTITION TYPES SEE SHEET A900 FOR DETAIL



**Docket No. 08-21-22 (15320 Detroit)**  
 Conditional Use Permit – Outdoor Dining

Signage Representational - Not Approved



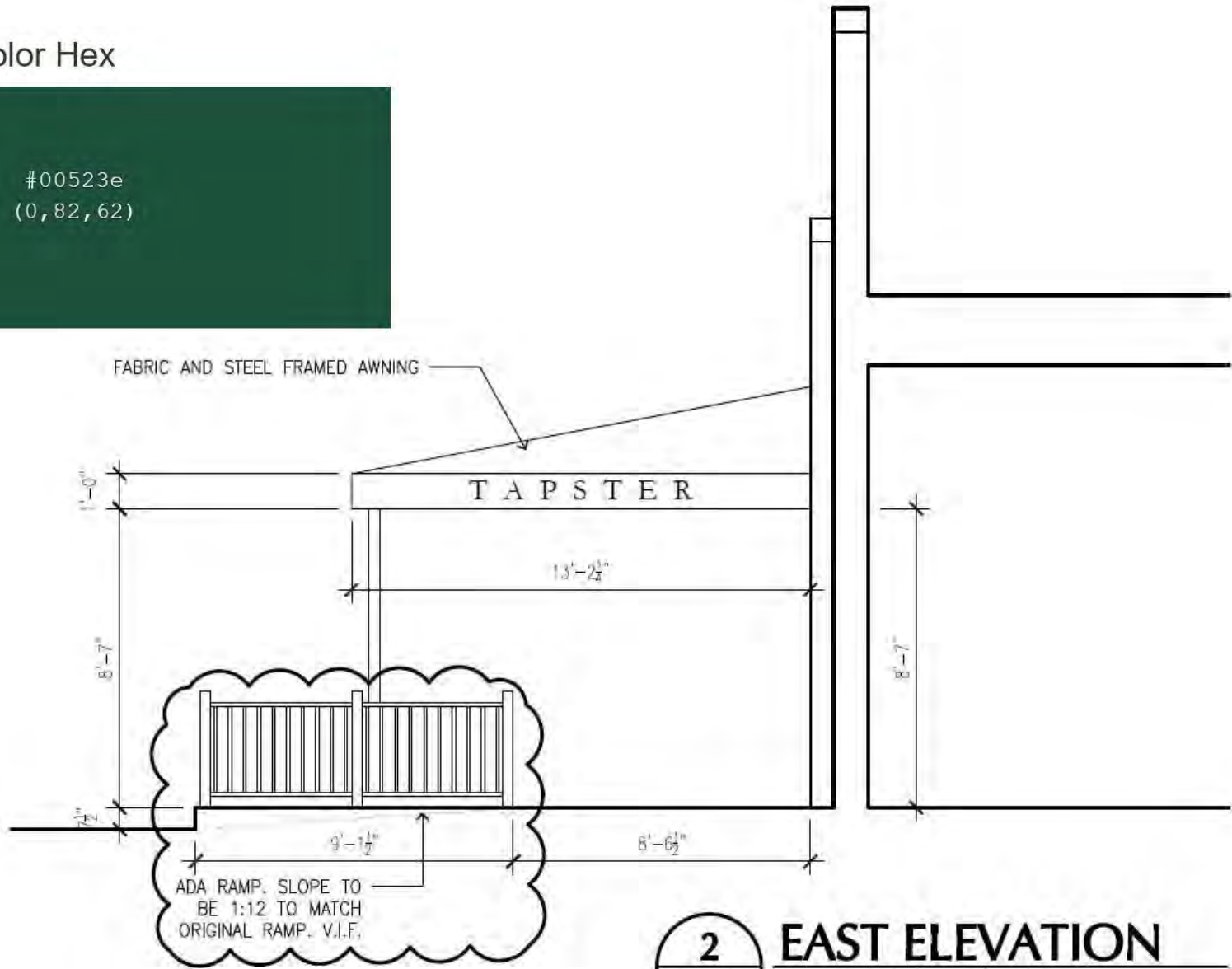
**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit – Outdoor Dining

Signage representational – not for review

#00523e Color Hex



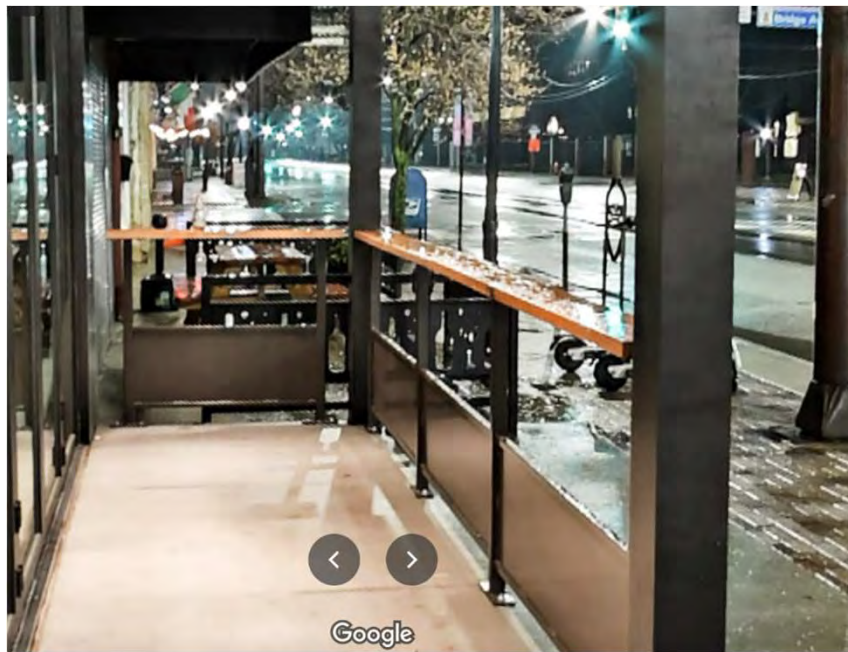
#00523e  
(0, 82, 62)



**2** EAST ELEVATION  
A200 SCALE: 1/4" = 1'-0"



**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit – Outdoor Dining




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WebstaurantStore > Restaurant Furniture > Restaurant Seating > Restaurant Bar Stools > Silver Restaurant Bar Stool > Lancaster Table & Seating Alloy Series Clear Coat Stackable Metal Indoor Industrial Barstool with Drain Hole Seat


**Lancaster Table & Seating Alloy Series Clear Coat Stackable Metal Indoor Industrial Barstool with Drain Hole Seat**  
 ★★★★★ Read 1 reviews Item # 1648MBK5CLR



Price: ~~\$48.99~~ **\$39.19/Each**  
 Discounted shipping with

1

Other Available Colors:




**Docket No. 08-21-22 (15320 Detroit)**  
 Conditional Use Permit – Outdoor Dining

## CONDITIONAL USE PERMIT – OUTDOOR DINING

[LINK: Section 1129.13 Supplemental Regulations for Outdoor Dining](#)

[LINK: Section 1161.02 General Standards for All Conditional Uses](#)

[LINK: Section 1161.03\(t\) Supplemental Regulations for Specific Uses](#)



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**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit – Outdoor Dining

**City Staff finds the requirements for approval of Conditional Use Permit for Outdoor Dining have been met and recommends the Planning Commission approve the application as submitted.**



**Docket No. 08-21-22 (15320 Detroit)**  
**Conditional Use Permit - Outdoor Dining**  
**Jordan Kay (Tapster)**

**Applicant requests approval of a Conditional Use Permit for modifications to an existing rooftop wireless telecommunications facility.**

**City Notes:**

- Must comply with 1159.04(b).
- Must comply with Chapter 1161.



**Docket No. 08-22-22 (12400 Madison)**  
**Conditional Use Permit – Wireless Telecommunication Facility**  
**Black & Veatch**



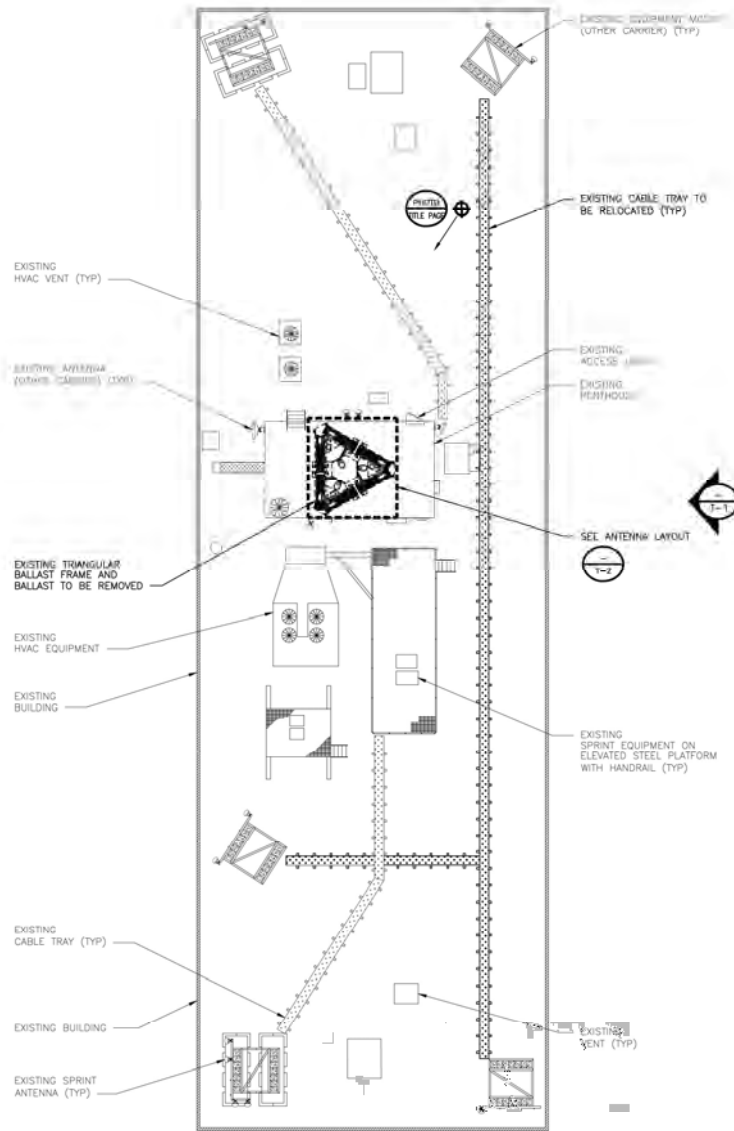
Google



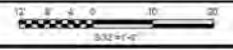
**Docket No. 08-22-22 (12400 Madison)**  
Conditional Use Permit – Wireless Telecommunication Facility



**Docket No. 08-22-22 (12400 Madison)**  
Conditional Use Permit – Wireless Telecommunication Facility



EXISTING ROOFTOP PLAN



1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE EXISTING/PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.

NOTES



LEGEND

APPLICANT/OWNER:  
**AT&T MOBILITY**  
 700 BELL STREET  
 AKRON, OH 44307

PREPARED BY:  
  
**BLACK & VEATCH**  
 6800 W. 115TH ST, SUITE 2292  
 OVERLAND PARK, KANSAS 66211  
 (913) 458-2000  
 PROJECT NUMBER: 129321

STATE OF OHIO  
 JOSHUA TURNER  
 PE 85331  
  
 REGISTERED PROFESSIONAL ENGINEER  
 06/30/2022  
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

LANDLORD/PROPERTY OWNER SIGNATURE

REV	DATE	DESCRIPTION
0	06.29.22	ISSUED FOR CONSTRUCTION

PROJECT LOCATION: USID (975)  
 C&M HAVEN INC.  
 12400 MADISON AVENUE  
 LAKEWOOD, OH 44107

DRAWING DESCRIPTION:  
 EXISTING ROOFTOP PLAN

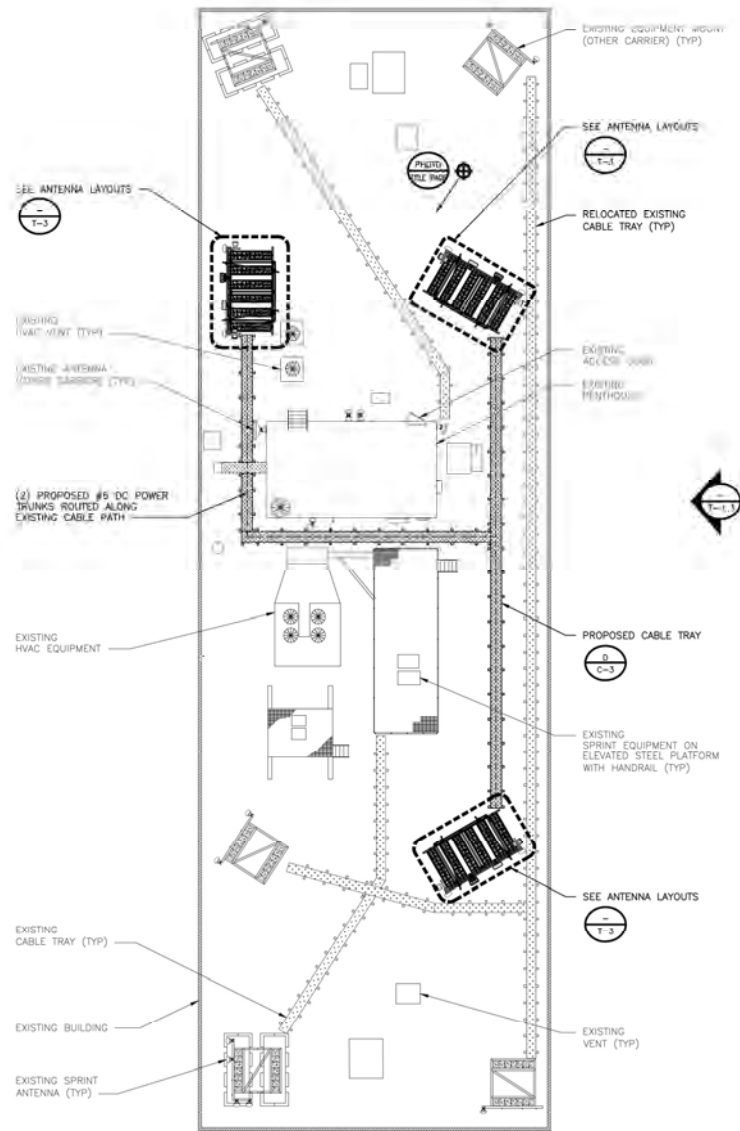
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NOT USED

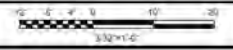


# Docket No. 08-22-22 (12400 Madison)

## Conditional Use Permit – Wireless Telecommunication Facility



FINAL ROOFTOP PLAN



1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.  
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE EXISTING/PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.

**NOTES**

FENCE ——— x ——— x ———  
 LEASE AREA ——— x ——— x ———  
 EXISTING CABLE TRAY [Patterned Box]  
 PROPOSED CABLE TRAY [Patterned Box]

**LEGEND**

NOT USED

APPLICANT/OWNER:  
**AT&T MOBILITY**  
 700 BELL STREET  
 AKRON, OH 44307

PREPARED BY:  
  
**BLACK & VEATCH**  
 6800 W. 115TH ST, SUITE 2292  
 OVERLAND PARK, KANSAS 66211  
 (913) 458-2000  
 PROJECT NUMBER: 129321

STATE OF OHIO  
 JOSHUA TURNER  
 PE 85331  
  
 REGISTERED PROFESSIONAL ENGINEER  
 06/30/2022  
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LANDLORD/PROPERTY OWNER SIGNATURE

REV	DATE	DESCRIPTION
0	06.29.22	ISSUED FOR CONSTRUCTION

PROJECT LOCATION: USID (975)  
 C&M HAVEN INC.  
 12400 MADISON AVENUE  
 LAKEWOOD, OH 44107

DRAWING DESCRIPTION:  
 FINAL ROOFTOP PLAN

DRAWING NUMBER:  
**C-1.1**



# Docket No. 08-22-22 (12400 Madison)

## Conditional Use Permit – Wireless Telecommunication Facility

**NOTES:**  
 1. GROUND EQUIPMENT AND/OR EQUIPMENT SHELTERS OMITTED FOR CLARITY.  
 2. STRUCTURAL RAD CENTER IS 123'.

MOUNT MODIFICATIONS REQUIRED. SEE OPD GROUP DESIGN DATED JUNE 23, 2022. PLEASE REFERENCE SHEETS T-01 THROUGH T-04. NO PROPOSED LTE WORK SHALL COMMENCE ON THIS BUILDING UNTIL AFTER THE MOUNT MODIFICATIONS HAVE BEEN COMPLETED AND PROPERLY INSPECTED.

APPLICANT/OWNER:  
**AT&T MOBILITY**  
 700 BELL STREET  
 AKRON, OH 44307

STRUCTURAL AND MOUNT ANALYSIS NOTE 2


NOT USED 3

**REMOVE:**  
 (6) EXISTING ANTENNAS  
 (12) EXISTING RRHs  
 (6) EXISTING TMAs

SCOPE OF WORK 4

- WHEN STACKING CABLES 3 OR MORE DEEP, USE STACKABLE SNAP-INs, TALLEY PART NUMBER SSH-158-3 (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR SHALL CONFIRM THE FINAL CABLE ROUTING PLAN WITH THE STRUCTURAL ANALYSIS.
- CONTRACTOR SHALL ENSURE 3'-0" MINIMUM SPACING BETWEEN CBAND ANTENNAS AND ALL OTHER ANTENNAS. ANY VARIATION FROM THIS DIRECTIVE SHALL REQUIRE APPROVAL FROM THE AT&T PROJECT MANAGER PRIOR TO CLOSEOUT.

PREPARED BY:  
  
**BLACK & VEATCH**  
 6800 W. 115TH ST, SUITE 2292  
 OVERLAND PARK, KANSAS 66211  
 (913) 458-2000  
 PROJECT NUMBER: 129321

STATE OF OHIO  
 JOSHUA TURNER  
 PE 85331  
  
 REGISTERED PROFESSIONAL ENGINEER  
 06/30/2022  
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

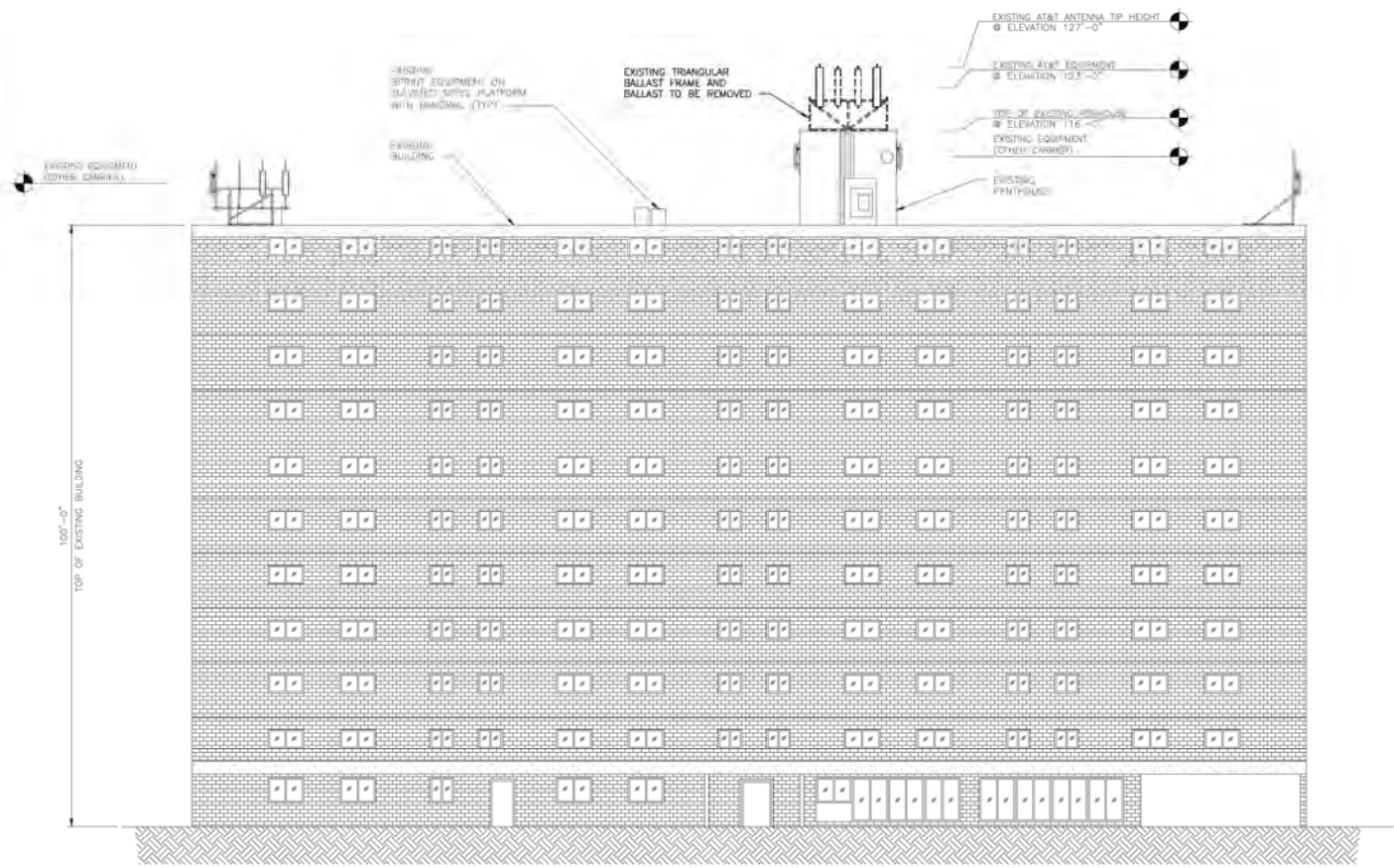
LANDLORD/PROPERTY OWNER SIGNATURE

REV	DATE	DESCRIPTION
0	06.29.22	ISSUED FOR CONSTRUCTION

PROJECT LOCATION: USID (975)  
 C&M HAVEN INC.  
 12400 MADISON AVENUE  
 LAKEWOOD, OH 44107

DRAWING DESCRIPTION:  
 ELEVATION

DRAWING NUMBER:  
 T-1



EXISTING BUILDING ELEVATION



NOTES 5



# Docket No. 08-22-22 (12400 Madison)

## Conditional Use Permit – Wireless Telecommunication Facility

**NOTES:**  
 1. GROUND EQUIPMENT AND/OR EQUIPMENT SHELTERS OMITTED FOR CLARITY.  
 2. STRUCTURAL RAD CENTER IS 123'.

MOUNT MODIFICATIONS REQUIRED. SEE OPD GROUP DESIGN DATED JUNE 23, 2022. PLEASE REFERENCE SHEETS T-01 THROUGH T-04. NO PROPOSED LTE WORK SHALL COMMENCE ON THIS BUILDING UNTIL AFTER THE MOUNT MODIFICATIONS HAVE BEEN COMPLETED AND PROPERLY INSPECTED.

APPLICANT/OWNER:  
**AT&T MOBILITY**  
 700 BELL STREET  
 AKRON, OH 44307

STRUCTURAL AND MOUNT ANALYSIS NOTE 2

PREPARED BY:  
  
**BLACK & VEATCH**  
 6800 W. 115TH ST, SUITE 2292  
 OVERLAND PARK, KANSAS 66211  
 (913) 458-2000  
 PROJECT NUMBER: 129321

NOT USED 3

STATE OF OHIO  
 JOSHUA TURNER  
 PE 85331  
  
 REGISTERED PROFESSIONAL ENGINEER  
 06/30/2022  
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**INSTALL:**  
 (9) PROPOSED ANTENNAS  
 (6) PROPOSED RRHs  
 (2) PROPOSED #6 DC POWER TRUNKS

SCOPE OF WORK 4

LANDLORD/PROPERTY OWNER SIGNATURE  
 \_\_\_\_\_

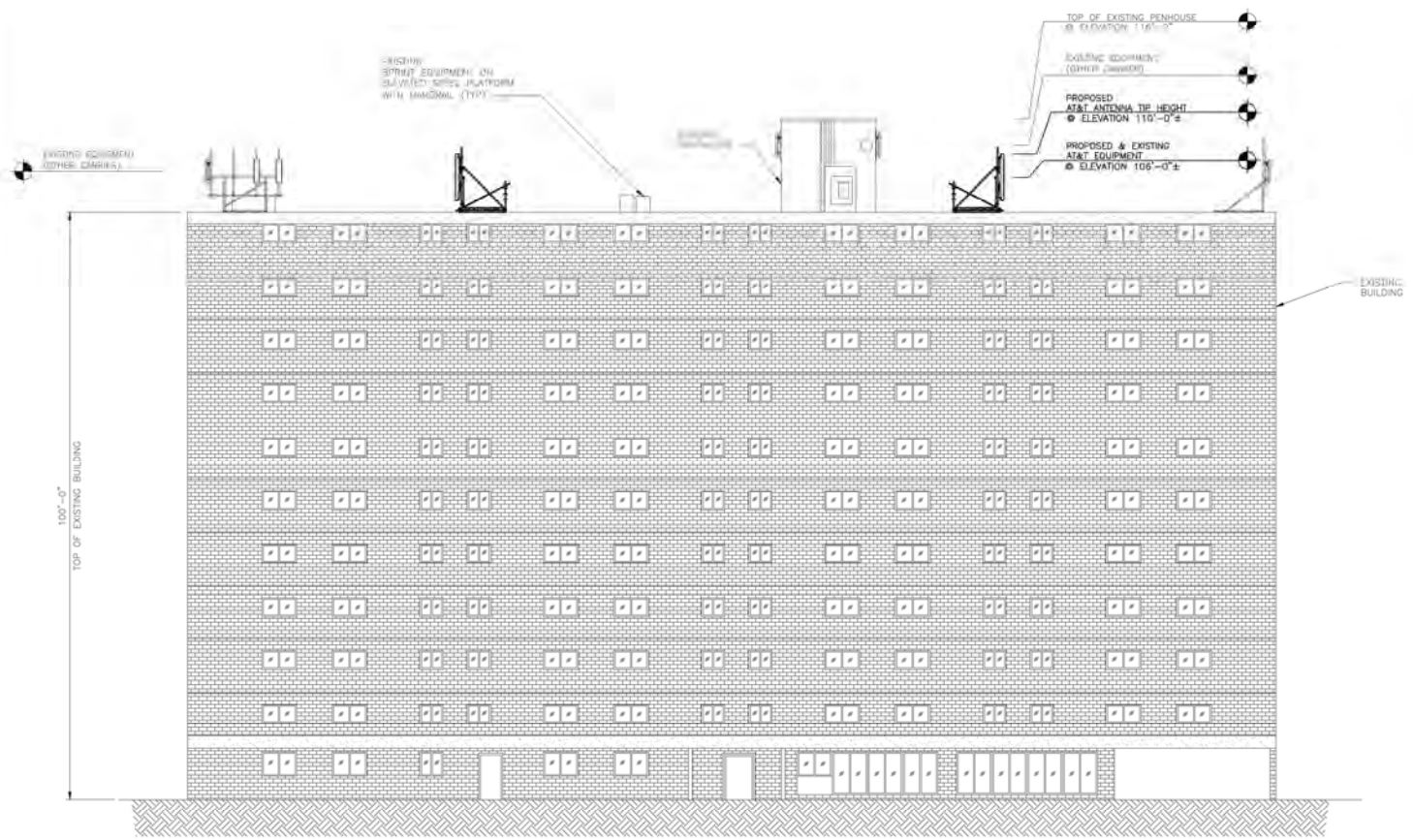
- WHEN STACKING CABLES 3 OR MORE DEEP, USE STACKABLE SNAP-INs, TALLEY PART NUMBER SSH-158-3 (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR SHALL CONFIRM THE FINAL CABLE ROUTING PLAN WITH THE STRUCTURAL ANALYSIS.
- CONTRACTOR SHALL ENSURE 3'-0" MINIMUM SPACING BETWEEN CBAND ANTENNAS AND ALL OTHER ANTENNAS. ANY VARIATION FROM THIS DIRECTIVE SHALL REQUIRE APPROVAL FROM THE AT&T PROJECT MANAGER PRIOR TO CLOSEOUT.

REV	DATE	DESCRIPTION
0	06.29.22	ISSUED FOR CONSTRUCTION

PROJECT LOCATION: USID (975)  
 C&M HAVEN INC.  
 12400 MADISON AVENUE  
 LAKEWOOD, OH 44107

DRAWING DESCRIPTION:  
 ELEVATION

DRAWING NUMBER:  
**T-1.1**



FINAL BUILDING ELEVATION

NOTES 5



# Docket No. 08-22-22 (12400 Madison)

## Conditional Use Permit – Wireless Telecommunication Facility

## CONDITIONAL USE PERMIT – WIRELESS TELECOM

[LINK: Section 1159.04\(b\) Conditionally Permitted Use](#)

[LINK: Section 1161.02 General Standards for All Conditional Uses](#)



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**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit – Outdoor Dining

**ROOF IMAGES – FOR REFERENCE**



**Northern Penthouse Wall**



**Potential Gamma Sector**



**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit – Outdoor Dining

## ROOF IMAGES – FOR REFERENCE



Existing W Sled (Other Carrier)



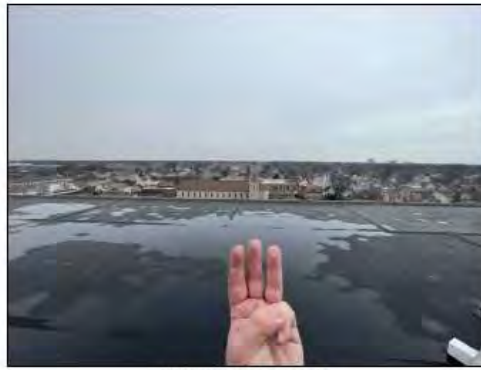
Existing Cable Run (Other Carrier)



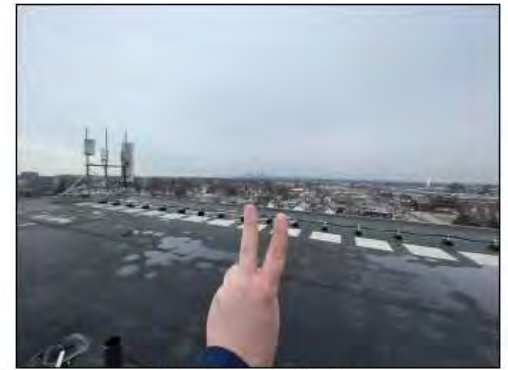
**Docket No. 08-21-22 (15320 Detroit)**  
Conditional Use Permit – Outdoor Dining



Potential Alpha Sector



Potential Beta Sector



Potential Gamma Sector



Southern Penthouse Wall



Western Penthouse Wall



Northern Penthouse Wall



Eastern Penthouse Wall



Existing Cable Run (Other Carrier)



Existing Cable Run (Other Carrier)



# Docket No. 08-21-22 (15320 Detroit) Conditional Use Permit – Outdoor Dining



Hallway Width



CMU Block Height (Bearing Wall)



CMU Block Length (Bearing Wall)



Ceiling to Floor Distance



Existing SE Sled (Other Carrier)



Existing NE Sled (Other Carrier)



Existing NW Sled (Other Carrier)



Existing SW Sled (Other Carrier)



Existing W Sled (Other Carrier)



# Docket No. 08-21-22 (15320 Detroit) Conditional Use Permit – Outdoor Dining



Existing Equipment Platform (Other Carrier)



Existing Equipment Platform (Other Carrier)



Rooftop Equipment



Rooftop Vents



Rooftop Equipment



Rooftop Drain



Rooftop Vents



Edge Distance to Cable Run



Rooftop Drain

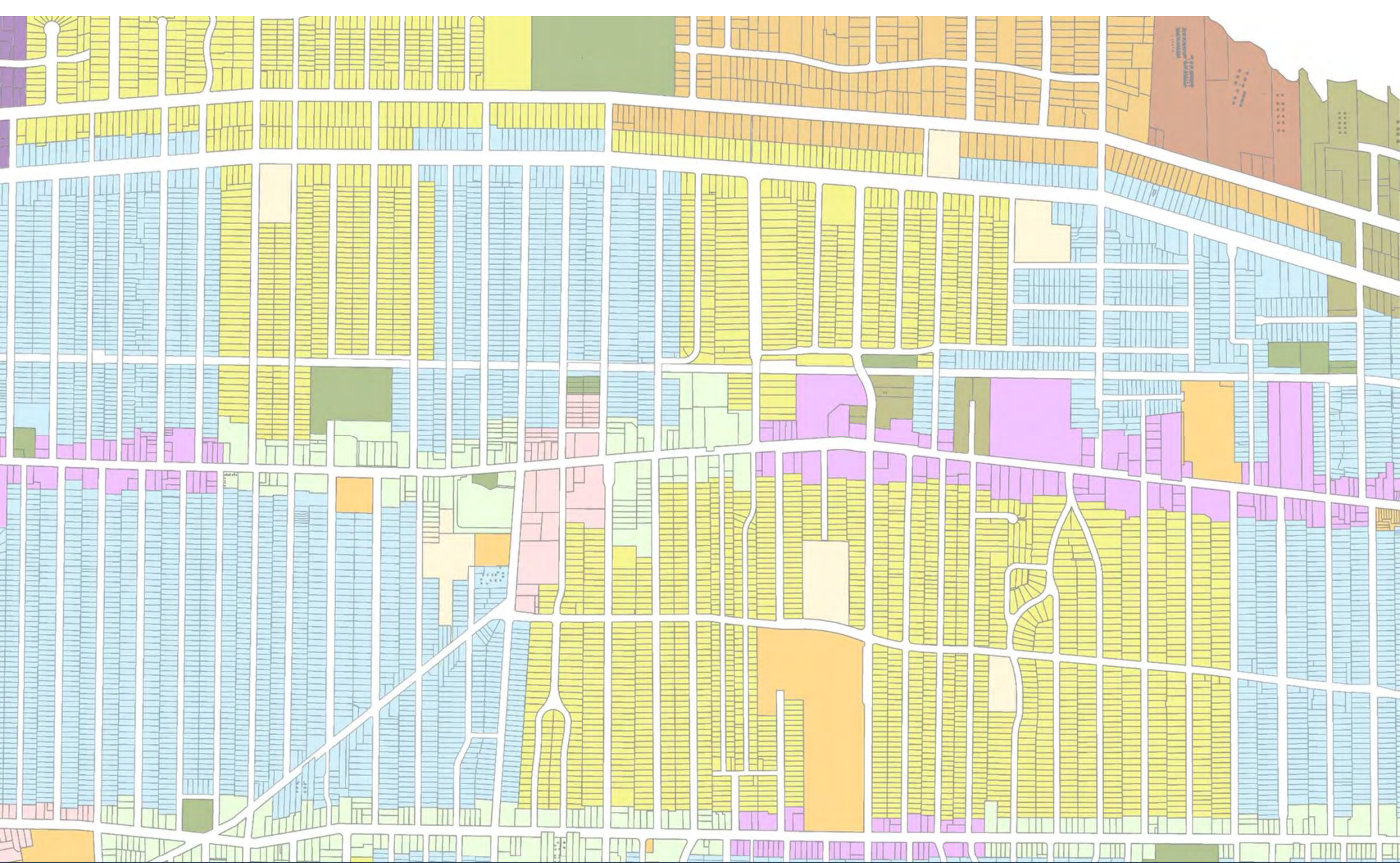


# Docket No. 08-21-22 (15320 Detroit) Conditional Use Permit – Outdoor Dining

**City Staff finds the requirements for approval of Conditional Use Permit for a Wireless Telecommunications Facility have been met and recommends the Planning Commission approve the application as submitted.**



**Docket No. 08-22-22 (12400 Madison)**  
Conditional Use Permit – Wireless Telecommunication Facility  
Black & Veatch



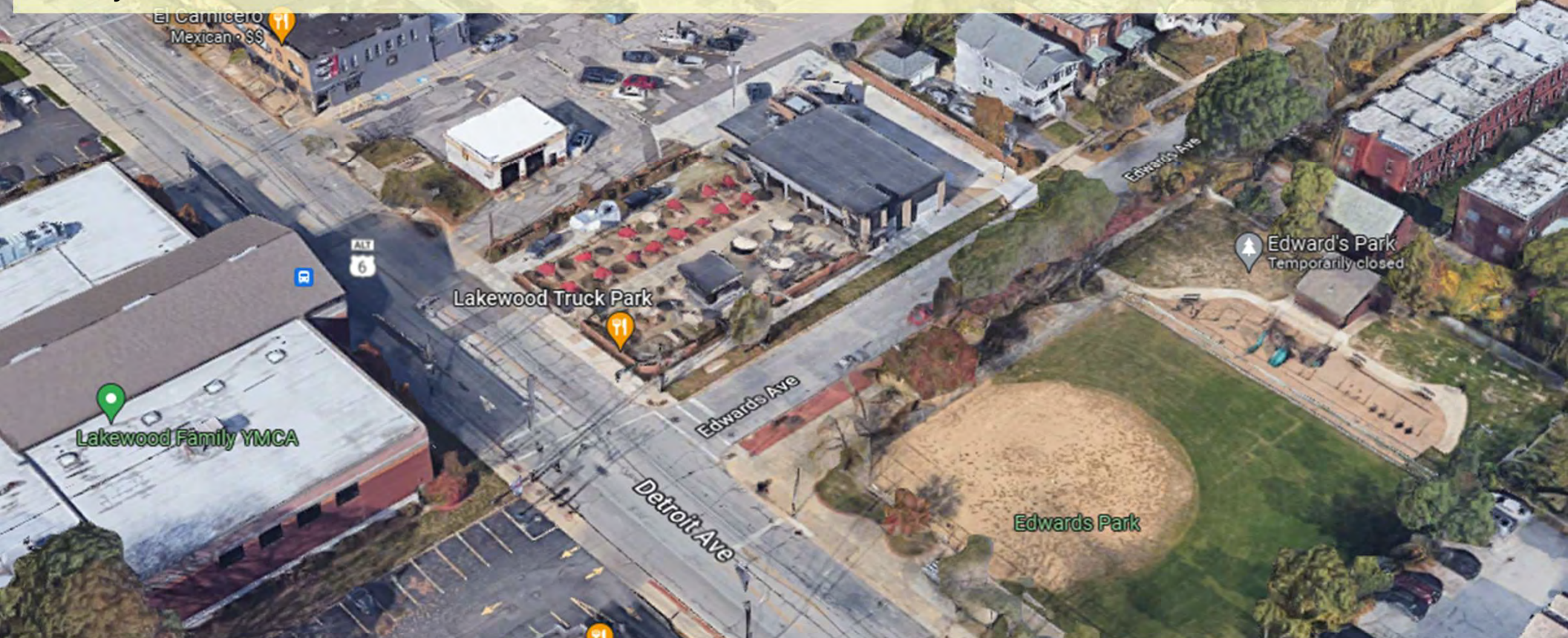
# Planning Commission

## Communication

# City Staff is providing an update regarding the Conditional Use Permit for Outdoor Dining at the Lakewood Truck Park.

## City Notes:

- Conditional approval at May Planning Commission.
- Directed to update Planning Commission at August Meeting.
- Police records indicate no issues at Lakewood Truck Park regarding Outdoor Dining Use.
- City Staff recommends communication be received and filed.



**Docket No. 08-24-22 (16900 Detroit)**  
Communication – Outdoor Dining Conditional Use Permit  
Lakewood Truck Park



# Planning Commission

August 2022