



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
AUGUST 7, 2025
6:00 P.M.
RECORDED

<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Members Present

Hannah Gall
Nicholas LaPointe, Vice Chair
Sean McDermott, Chair
Kyle Reisz
William Sanderson

Staff Present

David Baas, Assistant Director, Planning and Development
Jeffrey Crossman, First Assistant Law Director
Mark Papke, Engineer

2. APPROVE THE MINUTES OF THE THURSDAY, JULY 8, 2025 MEETING

A motion was made by Mr. LaPointe, seconded by Ms. Gall to **APPROVE** the July 8, 2025 meeting minutes. All the members voted yea; the motion passed. Mr. McDermott abstained as he was absent from the July meeting.

3. APPROVE THE MINUTES OF THE APRIL 28, 2025 JOINT MEETING OF THE PLANNING COMMISSION AND COMMITTEE OF THE WHOLE

A motion was made by Ms. Gall, seconded by Mr. Reisz to **APPROVE** the April 28, 2025 Joint Meeting of the Planning Commission and Committee of the Whole minutes. Ms. Gall, Mr. McDermott, Mr. Reisz, Mr. Sanderson voted yea, and Mr. LaPointe abstained; the motion passed.

4. APPROVE THE MINUTES OF THE JUNE 30, 2025 JOINT MEETING OF THE COMMITTEE OF THE WHOLE & PLANNING COMMISSION

A motion was made by Mr. Reisz, seconded by Ms. Gall to APPROVE the June 30, 2025 Joint Meeting of the Committee of the Whole and Planning Commission minutes. Ms. Gall, Mr. McDermott, Mr. Reisz, Mr. Sanderson voted yea, and Mr. LaPointe abstained; the motion passed.

5. OPENING REMARKS

Mr. Baas read the Opening Remarks into record.

NEW BUSINESS

LOT CONSOLIDATION

6. Docket No. 08-26-25
15801 Detroit Ave./1408 + 1412 Rosewood Ave.
Lakewood Detroit LLC

Anthony Maione, Langan Engineering and Environmental Services LLC, applicant requests the review and approval for lot consolidation of PPN 313-25-011, PPN 313-25-056, and PPN 313-25-0055 – pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision. Property is in the C3 - Commercial, Business district. (Page 3)

Anthony Maione, Langan Engineering and Environmental Services LLC, applicant was present to explain the request. Mr. Baas reviewed the procedures and recommended approval. Discussion ensued about recording of the plat when one house remained pending demolition.

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to APPROVE Docket No. 08-26-25 with the following conditions:

- Approval is pending Engineering review.
- In reference to Sub Lot 91, the members recommend that the 35 foot building setback and the eight foot side yard setback are removed from the plat as they are no longer a matter of title.

All the members voted yea; the motion passed.

MIXED USE OVERLAY

7. Docket No. 08-27-25
11730 Detroit Ave.
Northcoast Apartments

Milan Milasinovic, Virginia Marti Inc., applicant request the review and approval of a mixed use overlay – pursuant to Chapter 1135 – Mixed Use Overlay District. Property is in the C3 - Commercial, Business district. (Page 11)

Milan Milasinovic, Virginia Marti Inc., applicant was present to explain the request. Mr. Baas provided administrative comments and recommended approval contingent upon ABR

approval for all exterior alterations. The main items of concern were removing the prohibition of first-floor living units and parking.

Commissioner's Comments/Questions

- Confirm that access to the first-floor units was through the interior of the building only.
 - Yes.
- The white portion of the north/west end of the building needed work.
 - The wall would be replaced and reinforced in its entirety.
- One of the first-floor units was near the alley leading to the loading dock of the Phantasy. How often is the alley used for loading/staging.
 - Not often. It was a warehouse for a school.
- Would you advise tenants of the energy/vibrancy of the area especially on weekend nights?
 - Did not see any issue; all the north facing windows would be soundproofed as much as possible, and the grade of the building was higher at that end than on Detroit Ave.
- Describe the parking.
 - The job was to secure spaces, and there would be spaces for the commercial store. Mr. Baas said there were enough spaces on the southside of Detroit Avenue to accommodate spaces for the apartments. Walking distance from the spaces behind Value World was two minutes.

Public comment was closed as no one addressed the item.

A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **APPROVE** Docket No. 08-27-25 with the following condition:

- The minimum 12 parking spaces be secured for use of the residential units within 600 feet of the project at all times.

All the members voted yea; the motion passed.

MIXED USE OVERLAY

8. Docket No. 08-28-25 13901 Detroit Ave. The View on Detroit East

Ron Tannenbaum, RDL Architects, applicant, requests the review and approval of a mixed use overlay – pursuant to Chapter 1135 – Mixed Use Overlay District. Property is in the C3 - Commercial, Business district. (Page 25)

Mr. Baas stated the applicant communicated a request to hold the item until ready for presentation. Mr. McDermott was abstaining from any motions regarding this project.

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to TABLE Docket No. 08-28-25 until the applicant is ready for presentation. Ms. Gall, Mr. LaPointe, Mr. Reisz, Mr. Sanderson voted yea, and Mr. McDermott abstained; the motion passed.

DESIGNATE AS HISTORIC

- 9. Docket No. 08-29-25
13465 Franklin Blvd.
Franklin School of Opportunity

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to Designate as Historic property (HP) the Franklin School of Opportunity (PPN 31505121) - pursuant to Chapter 1134. Property is in the C4 - Commercial, Public School district. (Page 59)

Mr. Baas stated the applicant communicated a request for a deferral. Time was needed for discussion among the applicant, new owner, and administration.

A motion was made by Mr. LaPointe, seconded by Ms. Gall to DEFER Docket No. 08-28-25.

ADJOURN

Mr. McDermott ADJOURNED the meeting at 6:33 p.m.



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. ANTHONY MAIONE
- 2. MILAN MILASINOVIC
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

[Handwritten signature]

[Handwritten signature]

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 7, 2025

page 1 of 1

Johanna Schwarz

From: Marty F Jones <martin.f.jones@sherwin.com>
Sent: Thursday, August 7, 2025 10:58 AM
To: Planning Dept
Subject: FW: [EXTERNAL] Fw: Solove Property

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

Hello, I was told residents of Parkwood can send email messages regarding the Solove development at the Detroit end of our street.

My wife and I cannot attend the ARB meeting tonight, 8/7. We live at 1521 Parkwood Rd.

Based on the photos below, we have concerns about the corner of our street being dominated by these buildings. There looks to be not set back at all, the buildings are practically on Detroit.

The other concern is the parking lots entrances and exits are on Parkwood and Wyandotte, not Detroit. Not good.

Whether it stays that way or not, Parkwood will need to be dead ended prior to the buildings, or we get the speed bumps.

Please keep these concerns in mind when you address the Solove team tonight, thanks.

Marty Jones
The Sherwin-Williams Company
Performance Coatings Group
Customer Complaint Coordinator - Industrial Wood
martin.f.jones@sherwin.com
216 566-3624 - Office

From: Alicia Trumbull <alicia.templeton1@gmail.com>
Sent: Thursday, August 7, 2025 10:41 AM
To: Amy Martin <amyfrancine@att.net>
Cc: pegmartjones@sbcglobal.net; Ron Wank <rwank1525@gmail.com>; Emily Twichell <etwichel@gmail.com>; Marty F Jones <martin.f.jones@sherwin.com>; Adam Fellner <adam.fellner@gmail.com>; aefogg@me.com; Aleksander Vogli <aleksandevogli@sbcglobal.net>; Alexander Kieckhafer <alex.kieckhafer@gmail.com>; Alisa Gayner <delphi.alisa@gmail.com>; Andrew Elaban <elabanandrew@gmail.com>; Bob Neff <bpneff1443@att.net>; Brock Wooten <bwooten97@aol.com>; Bryan Sarah Robertson <robertsonsarah798@gmail.com>; Budjon Hena Hajinaj <budjon2001@yahoo.com>; Caitlin Jared Berg <caitlinmberg@gmail.com>; Chuck McGlynn <chuck.mcglynn@gmail.com>; Dan Pruitt <glassfusingartist@sbcglobal.net>; dereklewallen@gmail.com; Diane Flood <maxerma02@yahoo.com>; dmanzeo@gmail.com; Donalyn Pubal <dpub@sbcglobal.net>; Elaine Gritti <grittielaine@gmail.com>; Erica McGlynn <ericaamicone@gmail.com>; Eugene Dallas <eugene@lorainfurniture.com>; Feraas Alameh <feraas@me.com>; Frank Elaine Gritti <grittman@hotmail.com>; Hannah Catlett <hannah.b.catlett@gmail.com>; Holly Knisley <hollyk77@aol.com>; Jareg Berg <jrdbrg@gmail.com>; Jason Stupakis

<j5tski@sbcglobal.net>; Jeff Manly <jeffreyjerome@gmail.com>; Jen Gusik <jengus9@hotmail.com>; Jerime Loyd <jerimeloyd@gmail.com>; Jon Airhart <jeairhart@gmail.com>; Judy Fracker <jbugg61@yahoo.com>; Julie Nichols <amyjules92@gmail.com>; Kai <kaitutornew@gmail.com>; Katelyn Martinelli <lawverkate@gmail.com>; Kathie Trenholme <trenholme@att.net>; Kelly Pallas <kellympallas@gmail.com>; Kyle Huston <huston.kyle@gmail.com>; Kyle Warner <c.kyle.warner25@gmail.com>; Lena Lakewood <helenz2001@yahoo.com>; Lindsey McEntee <mcenteelindsey@gmail.com>; Lisa Marie Gonzalez <lisamarie07@yahoo.com>; Mackenzie Traina <mackenzietraina@gmail.com>; Madison Kretzler <mek49@case.edu>; Maha <maha.ak.alameh@gmail.com>; Mallika Lavakumar <mallika.lavakumar@gmail.com>; Marcia <oquimby@yahoo.com>; Steve Mariakis <stevemariakis@gmail.com>; Mario Traina <mtraina9@gmail.com>; Mary Wank <everlasting3230@sbcglobal.net>; Matt Hollie Nortz <mcnortz@yahoo.com>; Matt DelBrocco <mvd@case.edu>; Michael Sandbrook <sandbrookm@gmail.com>; Michelle Mitchell <mmitchell.327@gmail.com>; Mike Jeff Sandbrook <sandbrook@gmail.com>; Mike Eller <michaeleller2323@gmail.com>; nathandreimiller@gmail.com; Nora Eller <noracrossen@gmail.com>; RJ Eklund <rjeklund@yahoo.com>; Ruth Higgins <sunshineruth@ameritech.net>; Salene Sanderson <m_s_sanderson@yahoo.com>; Patti Schenk <pls1027@sbcglobal.net>; Scott Suttle <suttlese@gmail.com>; Sean Molly <mcclurgm10@yahoo.com>; Sean Duffy <mbxpress@yahoo.com>; Sean McDermott <smcdermott1490@gmail.com>; Shawn Mulligan <skmulligan@crimson.ua.edu>; Thomas Catlett <thomas.a.catlett@gmail.com>; Tina Angelo <tinaskantzoz@yahoo.com>; Tom Schneider <tschneid7@gmail.com>; Will Manzeo <wmanzeo@gmail.com>; Zoe Walters <zawalters28@gmail.com>; Robby Martinelli <rmartinelli@crescorealestate.com>

Subject: Re: [EXTERNAL] Fw: Solove Property

I won't be able to make the meeting, but I did submit commentary via email to the Planning Commission (Planning@lakewoodoh.gov). You can submit an email or drop off written comment to City Hall by noon today.

On Wed, Aug 6, 2025 at 1:41 PM Amy Martin <amyfrancine@att.net> wrote:

Dru Siley said thst this was going to be GREAT for our neighborhood!!

Of, course, he now resides in Brecksville. . .

[Sent from AT&T Yahoo Mail on Android](#)

On Wed, Aug 6, 2025 at 1:17 PM, Martin Jones <pegmartjones@sbcglobal.net> wrote:

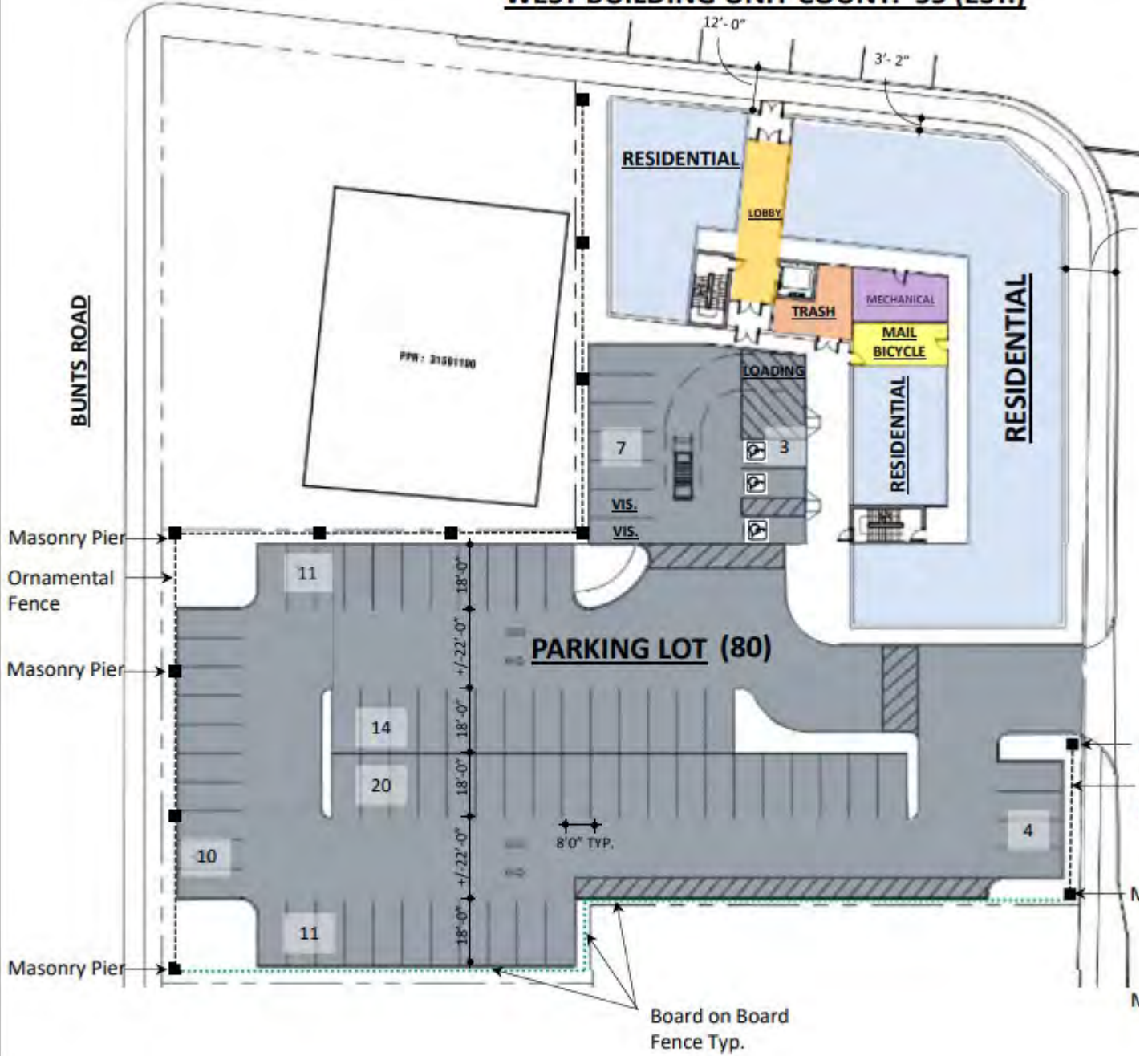
Wow and those units go right to the sidewalk -no setback at all. We will have walls of concrete towering over the end of our street. There is not one bit of space not built on or paved over!

Peggy

On Wednesday, August 6, 2025 at 12:40:58 PM EDT, Emily Twichell <etwichel@gmail.com> wrote:

Hi all - I was curious so here is the plan included in the Thurs agenda for easy access. Unfortunately both parking lots flow to Parkwood (ugh!!).

WEST BUILDING UNIT COUNT: 55 (EST.)



Enlarged !
Not to

9

The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11

On Wed, Aug 6, 2025 at 10:14 AM Ron Wank <rwank1525@gmail.com> wrote:

Made mistake earlier it is 120 units. 65 in east building. 55 in west building.
Sent from my iPhone

On Aug 6, 2025, at 11:12 AM, Ron Wank <rwank1525@gmail.com> wrote:

I would think so.
Sent from my iPhone

On Aug 6, 2025, at 11:10 AM, Marty F Jones <martin.f.jones@sherwin.com> wrote:

Thanks. So probably OK to arrive after 5:30 if Solove isn't until the end.

Marty Jones
The Sherwin-Williams Company
Performance Coatings Group
Customer Complaint Coordinator - Industrial Wood
martin.f.jones@sherwin.com
216 566-3624 - Office

From: Ron Wank <rwank1525@gmail.com>
Sent: Wednesday, August 6, 2025 11:07 AM
To: Marty F Jones <martin.f.jones@sherwin.com>
Cc: Amy Martin <amyfrancine@att.net>; Adam Fellner <adam.fellner@gmail.com>;
aefogg@me.com; Aleksander Vogli <aleksandevogli@sbcglobal.net>; Alexander
Kieckhafer <alex.kieckhafer@gmail.com>; Alicia Trumbull
<alicia.templeton1@gmail.com>; Alisa Gayner <delphi.alisa@gmail.com>; Andrew
Elaban <Elabanandrew@gmail.com>; Bob Neff <bpneff1443@att.net>; Brock Wooten
<bwooten97@aol.com>; Bryan Sarah Robertson <robertsonssarah798@gmail.com>;
Budjon Hena Hajinaj <budjon2001@yahoo.com>; Caitlin Jared Berg
<caitlinmberg@gmail.com>; Chuck McGlynn <Chuck.McGlynn@gmail.com>; Dan
Pruitt <glassfusingartist@sbcglobal.net>; dereklewallen@gmail.com; Diane Flood
<maxerma02@yahoo.com>; dmanzeo@gmail.com; Donalyn Pubal
<dlpub@sbcglobal.net>; Elaine Gritti <grittielaine@gmail.com>; Emily Twichel
<etwichel@gmail.com>; Erica McGlynn <ericaamicone@gmail.com>; Eugene Dallas
<eugene@lorainfurniture.com>; Feraas Alameh <feraas@me.com>; Frank Elaine Gritti
<grittman@hotmail.com>; Hannah Catlett <hannah.b.catlett@gmail.com>; Holly
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<jengus9@hotmail.com>; Jerime Loyd <jerimeloyd@gmail.com>; Jon Airhart
<jeairhart@gmail.com>; Judy Fracker <jbugg61@yahoo.com>; Julie Nichols
<amyjules92@gmail.com>; Kai <kaitutornew@gmail.com>; Katelyn Martinelli
<lawverkate@gmail.com>; Kathie Trenholme <trenholme@att.net>; Kelly Pallas
<kellympallas@gmail.com>; Kyle Huston <huston.kyle@gmail.com>; Kyle Warner
<c.kyle.warner25@gmail.com>; Lena Lakewood <helenz2001@yahoo.com>; Lindsey
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Madison Kretzler <mek49@case.edu>; Maha <maha.ak.alameh@gmail.com>; Mallika Lavakumar <mallika.lavakumar@gmail.com>; Marcia <oquimby@yahoo.com>; Steve Mariakis <stevemariakis@gmail.com>; Mario Traina <mtraina9@gmail.com>; Mary Wank <everlasting3230@sbcglobal.net>; Matt Hollie Nortz <mcnortz@yahoo.com>; Matt DelBrocco <mvd@case.edu>; Michael Sandbrook <sandbrookm@gmail.com>; Michelle Mitchell <mmitchell.327@gmail.com>; Mike Jeff Sandbrook <sandbrook@gmail.com>; Mike Eller <michaeleller2323@gmail.com>; nathandreimiller@gmail.com; Nora Eller <noracrossen@gmail.com>; Peggy Jones <pegmartjones@sbcglobal.net>; RJ Eklund <rjeklund@yahoo.com>; Ruth Higgins <sunshineruth@ameritech.net>; Salene Sanderson <M_S_sanderson@yahoo.com>; Patti Schenk <pls1027@sbcglobal.net>; Scott Suttle <suttlese@gmail.com>; Sean Molly <mcclurgm10@yahoo.com>; Sean Duffy <mbxpress@yahoo.com>; Sean McDermott <smcdermott1490@gmail.com>; Shawn Mulligan <skmulligan@crimson.ua.edu>; Thomas Catlett <thomas.a.catlett@gmail.com>; Tina Angelo <tinaskantzoz@yahoo.com>; Tom Schneider <tschneid7@gmail.com>; Will Manzeo <wmanzeo@gmail.com>; Zoe Walters <zawalters28@gmail.com>; Robby Martinelli <rmartinelli@crecorealestate.com>
Subject: Re: [EXTERNAL] Fw: Solove Property

5:30.

Sent from my iPhone

On Aug 6, 2025, at 10:52 AM, Marty F Jones <martin.f.jones@sherwin.com> wrote:

Thanks Ron, does the meeting Thursday start at 6:00?

Marty Jones
The Sherwin-Williams Company
Performance Coatings Group
Customer Complaint Coordinator - Industrial Wood
martin.f.jones@sherwin.com
216 566-3624 - Office

From: Ron Wank <rwank1525@gmail.com>
Sent: Wednesday, August 6, 2025 10:45 AM
To: Amy Martin <amyfrancine@att.net>
Cc: Marty F Jones <martin.f.jones@sherwin.com>; Adam Fellner <adam.fellner@gmail.com>; aefogg@me.com; Aleksander Vogli <aleksandevogli@sbcglobal.net>; Alexander Kieckhafer <alex.kieckhafer@gmail.com>; Alicia Trumbull <alicia.templeton1@gmail.com>; Alisa Gayner <delphi.alisa@gmail.com>; Andrew Elaban

<Elabanandrew@gmail.com>; Bob Neff <bpneff1443@att.net>; Brock Wooten <bwooten97@aol.com>; Bryan Sarah Robertson <robertsonsarah798@gmail.com>; Budjon Hena Hajinaj <budjon2001@yahoo.com>; Caitlin Jared Berg <caitlinmberg@gmail.com>; Chuck McGlynn <Chuck.McGlynn@gmail.com>; Dan Pruitt <glassfusingartist@sbcglobal.net>; derekwallen@gmail.com; Diane Flood <maxerma02@yahoo.com>; dmanzeo@gmail.com; Donalyn Pubal <dlpub@sbcglobal.net>; Elaine Gritti <grittielaine@gmail.com>; Emily Twichel <etwichel@gmail.com>; Erica McGlynn <ericaamicone@gmail.com>; Eugene Dallas <eugene@lorainfurniture.com>; Feraas Alameh <feraas@me.com>; Frank Elaine Gritti <grittman@hotmail.com>; Hannah Catlett <hannah.b.catlett@gmail.com>; Holly Knisley <hollyk77@aol.com>; Jareg Berg <jrdbrg@gmail.com>; Jason Stupakis <J5tski@sbcglobal.net>; Jeff Manly <jeffreyjerome@gmail.com>; Jen Gusik <jengus9@hotmail.com>; Jerime Loyd <jerimeloyd@gmail.com>; Jon Airhart <jeairhart@gmail.com>; Judy Fracker <jbugg61@yahoo.com>; Julie Nichols <amyjules92@gmail.com>; Kai <kaitutornew@gmail.com>; Katelyn Martinelli <lawverkate@gmail.com>; Kathie Trenholme <trenholme@att.net>; Kelly Pallas <kellympallas@gmail.com>; Kyle Huston <huston.kyle@gmail.com>; Kyle Warner <c.kyle.warner25@gmail.com>; Lena Lakewood <helenz2001@yahoo.com>; Lindsey McEntee <mcenteelindsey@gmail.com>; Lisa Marie Gonzalez <lisamarie07@yahoo.com>; Mackenzie Traina <mackenzietraina@gmail.com>; Madison Kretzler <mek49@case.edu>; Maha <maha.ak.alameh@gmail.com>; Mallika Lavakumar <mallika.lavakumar@gmail.com>; Marcia <oquimby@yahoo.com>; Steve Mariakis <stevemariakis@gmail.com>; Mario Traina <mtraina9@gmail.com>; Mary Wank <everlasting3230@sbcglobal.net>; Matt Hollie Nortz <mcnortz@yahoo.com>; Matt DelBrocco <mvd@case.edu>; Michael Sandbrook <sandbrookm@gmail.com>; Michelle Mitchell <mmitchell.327@gmail.com>; Mike Jeff Sandbrook <sandbrook@gmail.com>; Mike Eller <michaeeeller2323@gmail.com>; nathandreimiller@gmail.com; Nora Eller <noracrossen@gmail.com>; Peggy Jones <pegmartjones@sbcglobal.net>; RJ Eklund <rjeklund@yahoo.com>; Ruth Higgins <sunshineruth@ameritech.net>; Salene Sanderson <M_S_sanderson@yahoo.com>; Patti Schenk <pls1027@sbcglobal.net>; Scott Suttle <suttlese@gmail.com>; Sean Molly <mcclurgm10@yahoo.com>; Sean Duffy <mbxpress@yahoo.com>; Sean McDermott <smcdermott1490@gmail.com>; Shawn Mulligan <skmulligan@crimson.ua.edu>; Thomas Catlett <thomas.a.catlett@gmail.com>; Tina Angelo <tinaskantzoz@yahoo.com>; Tom Schneider <tschneid7@gmail.com>; Will Manzeo <wmanzeo@gmail.com>; Zoe Walters <zawalters28@gmail.com>; Robby Martinelli

<rmartinelli@crescorealestate.com>

Subject: Re: [EXTERNAL] Fw: Solove Property

I went on the city web site today and looked at the plans for the property at Detroit and Parkwood. There are two 4 story buildings fronting Detroit and surface parking behind the units. The 220 units is correct. What I found interesting is that it says the building was approved in June of 2021. To be honest I don't remember it being approved, I thought it had just been forgotten. There is a meeting Thursday evening, for anyone interested. There are 18 projects listed on the agenda and Solove is number 18.

Sent from my iPhone

On Aug 1, 2025, at 3:54 PM, Amy Martin
<amyfrancine@att.net> wrote:

Hi Robby,

Thanks for doing that. You will find out from those that have been on Parkwood for while that Jerry Solove is no friend of ours. He fought us tooth and nail on this project and it was quite an effort on our behalf to get him to scale down what was originally going to be an 8 story building with a 5 level parking garage. Currently, we'll have (2) 4 story buildings with 220 apartments total and surface parking with 1 spot per unit.

The traffic and parking on our street is going to be an absolute nightmare, despite the developer's paid traffic consultant's findings.

Welcome to the neighborhood!

Amy

On Friday, August 1, 2025 at 03:46:36 PM EDT,
Robby Martinelli <rmartinelli@crescorealestate.com>
wrote:

Hi all:

I'm new to the situation regarding the Solove Development as I just moved into the neighborhood a few months ago but my firms Managing Director, Bryce Sylvester, was Director of Planning and Development for Lakewood from 2016-2020.

Take this with a grain of salt but I had Bryce reach out to Jerry Solove for an update and earlier this week he told us they are break ground on the development this fall.

Robby Martinelli

Associate

Cushman & Wakefield | CRESCO Real Estate

Direct: +1 216 232 4104

Office: +1 216 520 1200

Mobile: +1 330 401 6925

From: Marty F Jones <martin.f.jones@sherwin.com>

Sent: Friday, August 1, 2025 3:27:46 PM

To: Adam Fellner (adam.fellner@gmail.com)

<adam.fellner@gmail.com>; aefogg@me.com

<aefogg@me.com>; Aleksander Vogli

<aleksandevogli@sbcglobal.net>; Alexander

Kieckhafer (alex.kieckhafer@gmail.com)

<alex.kieckhafer@gmail.com>; Alicia Trumbull

<alicia.templeton1@gmail.com>; Alisa Gayner

<delphi.alisa@gmail.com>; Amy Martin

<amyfrancine@att.net>; Andrew Elaban

<Elabanandrew@gmail.com>; Bob Neff

<bpneff1443@att.net>; Brock Wooten

<bwooten97@aol.com>; Bryan & Sarah Robertson

<robertsonssarah798@gmail.com>; Budjon & Hena

Hajinaj <budjon2001@yahoo.com>; Caitlin & Jared

Berg <caitlinmberg@gmail.com>; Chuck McGlynn

(Chuck.McGlynn@gmail.com)

<Chuck.McGlynn@gmail.com>; Dan Pruitt

<glassfusingartist@sbcglobal.net>;
derekwallen@gmail.com
<derekwallen@gmail.com>; Diane Flood
<maxerma02@yahoo.com>; dmanzeo@gmail.com
<dmanzeo@gmail.com>; Donalyn Pubal
<dlpub@sbcglobal.net>; Elaine Gritti
<grittielaine@gmail.com>; Emily Twichel
<etwichel@gmail.com>; Erica McGlynn
<ericaamicone@gmail.com>; Eugene Dallas
<eugene@lorainfurniture.com>; Feraas Alameh
<feraas@me.com>; Frank & Elaine Gritti
<grittman@hotmail.com>; Hannah Catlett
<hannah.b.catlett@gmail.com>; Holly Knisley
<hollyk77@aol.com>; Jareg Berg
<jrdbrg@gmail.com>; Jason Stupakis
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<jerimeloyd@gmail.com>; Jon Airhart
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<jbugg61@yahoo.com>; Julie Nichols
<amyjules92@gmail.com>; Kai
<kaitutornew@gmail.com>; Katelyn Martinelli
<lawverkate@gmail.com>; Kathie Trenholme
<trenholme@att.net>; Kelly Pallas
<kellympallas@gmail.com>; Kyle Huston
<huston.kyle@gmail.com>; Kyle Warner
<c.kyle.warner25@gmail.com>; Lena Lakewood
<helenz2001@yahoo.com>; Lindsey McEntee
<mcenteelindsey@gmail.com>; Lisa Marie Gonzalez
<lisamarie07@yahoo.com>; Mackenzie Traina
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<mek49@case.edu>; Maha
<maha.ak.alameh@gmail.com>; Mallika Lavakumar
<mallika.lavakumar@gmail.com>; Marcia
<quimby@yahoo.com>; Mariakis, Steve
<stevemariakis@gmail.com>; Mario Traina
<mtraina9@gmail.com>; Marty F Jones
<martin.f.jones@sherwin.com>; Mary Wank
<everlasting3230@sbcglobal.net>; Matt & Hollie
Nortz <mcnortz@yahoo.com>; Matt DelBrocco
<mvd@case.edu>; Michael Sandbrook
<sandbrookm@gmail.com>; Michelle Mitchell
<mmitchell.327@gmail.com>; Mike & Jeff Sandbrook
<sandbrook@gmail.com>; Mike Eller
<michaeleller2323@gmail.com>;
nathandreimiller@gmail.com
<nathandreimiller@gmail.com>; Nora Eller
<noracrossen@gmail.com>; Peggy Jones
<pegmartjones@sbcglobal.net>; RJ Eklund
<rjeklund@yahoo.com>; Robby Martinelli
<rmartinelli@crescorealestate.com>; Ron Wank

<rwank1525@gmail.com>; Ruth Higgins
<sunshineruth@ameritech.net>; Salene Sanderson
<M_S_sanderson@yahoo.com>; Schenk, Patti
<pls1027@sbcglobal.net>; Scott Suttle
<suttlese@gmail.com>; Sean & Molly
<mcclurgm10@yahoo.com>; Sean Duffy
<mbxpress@yahoo.com>; Sean McDermott
<smcdermott1490@gmail.com>; Shawn Mulligan
<skmulligan@crimson.ua.edu>; Thomas Catlett
<thomas.a.catlett@gmail.com>; Tina & Angelo
<tinaskantzoz@yahoo.com>; Tom Schneider
<tschneid7@gmail.com>; Will Manzeo
(wmanzeo@gmail.com) <wmanzeo@gmail.com>; Zoe
Walters <zawalters28@gmail.com>

Subject: FW: [EXTERNAL] Fw: Solove Property

All,

Sorry for the multiple emails. This one involves the Solove property, (empty car dealership), at Detroit.

Start at the bottom, Amy sent a message to all city officials about more broken windows, and signs that people have broken in and are potentially spending lots of time inside the building.

Above that is the totally canned, prepackaged answer from the city.

Finally, wanted to advise that there is an ARB meeting, (Architectural Review Board), on **Thursday, August 7th at 6:00 p.m.**

Meeting is at City Hall, same room that the council meetings are held in.

And unlike the council meetings, which are so heavy in nonsense and don't start until 7:30, this starts at 6:00 and gets right to the various proposed projects in Lakewood.

So, if you can attend, Thursday is the day. Hope everyone is well.

Marty Jones
The Sherwin-Williams Company
Performance Coatings Group
Customer Complaint Coordinator - Industrial Wood
martin.f.jones@sherwin.com
216 566-3624 - Office

From: Amy Martin <amyfrancine@att.net>
Sent: Friday, August 1, 2025 9:01 AM
To: Marty F Jones
<martin.f.jones@sherwin.com>
Subject: Re: [EXTERNAL] Fw: Solove Property

Hi Marty,

Sounds like the project is back on track, but there has been an update to the facade, according to Tom Bullock:

PS it is described as façade changes only. The rendering show four story buildings.

Julie and I will be out of town, not sure if we need a neighborhood presence for this but might be good to let everyone know that the plan will be moving forward.

Amy

On Friday, August 1, 2025 at 08:19:30 AM EDT, Marty F Jones <martin.f.jones@sherwin.com> wrote:

Amy,

Thanks for sending this. I can forward this BS response from the city to Parkwood. Did I hear right that Solove will be appearing again in front of the ARB soon?

I thought they had decided on a plan and then the start got pushed back per Covid, etc.

Thanks again.

Marty Jones
The Sherwin-Williams Company
Performance Coatings Group
Customer Complaint Coordinator - Industrial Wood
martin.f.jones@sherwin.com
216 566-3624 - Office

From: Martin Jones
<pegmartjones@sbcglobal.net>
Sent: Thursday, July 31, 2025 7:36 PM
To: Marty F Jones
<martin.f.jones@sherwin.com>
Subject: [EXTERNAL] Fw: Solove Property

[Caution] External email. Be sure you trust or verify the sender before entering passwords when prompted by a link.

----- Forwarded Message -----

From: Mayor's Office <mayor@lakewoodoh.gov>

To: Amy Martin <amyfrancine@att.net>; Tom Bullock <tom.bullock@lakewoodoh.gov>; Kyle G. Baker <kyle.baker@lakewoodoh.gov>; Bryan J. Evans <bryan.evans@lakewoodoh.gov>; Cindy Strebeg <cindy.strebeg@lakewoodoh.gov>; Cindy A. Marx <cindy.marx@lakewoodoh.gov>; Sarah Kepple <sarah.kepple@lakewoodoh.gov>; Angelina Hamilton Steiner <angelina.steiner@lakewoodoh.gov>; Law Dept <law@lakewoodoh.gov>

Cc: Mayor's Office <mayor@lakewoodoh.gov>; joakes@beneschlaw.com <joakes@beneschlaw.com>; Marty & Peggy Jones <pegmartjones@sbcglobal.net>; Ron Wank <rwank1525@gmail.com>

Sent: Wednesday, July 30, 2025 at 11:33:47 AM EDT

Subject: Re: Solove Property

Hello Amy,

Thank you for reaching out to notify us of your concerns regarding the building at 13815 Detroit. I have followed up with our Building Commissioner and he is sending two staff members from our Building Department to the building to assess the situation. We take the safety of the members of our community very seriously and are grateful to you for voicing your concerns.

Best,

Alex Bobosky
Assistant to the Mayor

<Outlook-Adobe
Syst> **City of Lakewood, Ohio**
12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-6601
alex.bobosky@lakewoodoh.gov

From: Amy Martin <amyfrancine@att.net>
Sent: Wednesday, July 30, 2025 8:16 AM

To: Mayor's Office <mayor@lakewoodoh.net>;
Tom Bullock <tom.bullock@lakewoodoh.gov>;
Kyle G. Baker <kyle.baker@lakewoodoh.gov>;
Bryan J. Evans
<bryan.evans@lakewoodoh.gov>; Cindy Strebig
<cindy.strebig@lakewoodoh.gov>; Cindy A. Marx
<cindy.marx@lakewoodoh.gov>; Sarah Kepple
<sarah.kepple@lakewoodoh.gov>; Angelina
Hamilton Steiner
<angelina.steiner@lakewoodoh.gov>; Law Dept
<law@lakewoodoh.gov>
Cc: Mayor's Office <mayor@lakewoodoh.gov>;
joakes@beneschlaw.com
<joakes@beneschlaw.com>; Marty & Peggy
Jones <pegmartjones@sbcglobal.net>; Ron
Wank <rwank1525@gmail.com>
Subject: Solove Property

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

Good morning, all,

Last night, while walking my dog, I saw activity inside of the vacant building at 13815 Detroit, corner of Detroit and Parkwood. This morning, I went over to the back of the building and saw that there are now 2 windows broken out. When the first broken window was repaired, it was replaced by a thin sheet of clear plastic material. This was easily broken and didn't last for long.

With the upcoming school season approaching, I am imploring you for the safety of not only our neighborhood but our children who use our street as a main thoroughfare to Lakewood High School, to find a permanent fix to this situation. Whether that be increased police presence, security monitoring, or security bars placed over these windows, something needs to be done. This property has been a nuisance to the City for well over 6 years now and I demand a permanent solution to this situation. Frankly, I am shocked that the City has allowed this property to fester for such a long time.

I am imploring Council, the Mayor, and the Law Department to hold Solove Properties accountable for the state of this property. You can clearly see that

someone has been sleeping inside of the building. This is a tragedy waiting to happen.

Amy F. Martin

1432 Parkwood Road

<Outlook-Adobe Syst>

Johanna Schwarz

From: Alicia Trumbull <alicia.templeton1@gmail.com>
Sent: Thursday, August 7, 2025 10:38 AM
To: Planning Dept
Subject: Public Comment for Project Location: 13901 Detroit Ave., The View on Detroit East (Docket No. 08-28-25)

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Planning Commission,

I would like to submit the below public comment for the record.

Hi, my name is Alicia Trumbull and I've been a Parkwood resident at 1428 Parkwood Rd since 2015. My (newly turned) century home borders the south side of The View on Detroit East. One of my major concerns about this project is the health and safety of the large trees that border and shade the north side of my property. I've seen firsthand projects in Lakewood that once completed, now have dead trees due to a lack of awareness and care. Please ensure that proper oversight and care is employed while this project goes up.

Thanks for your time,
Alicia

Johanna Schwarz

From: Brian Meng <bmeng@bialosky.com>
Sent: Thursday, August 7, 2025 3:17 PM
To: Johanna Schwarz; Amanda L. Cramer; David Baas
Cc: Ian Andrews; Amy Haney - Committee Chair
Subject: FW: Amended Agenda: Planning Commission

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Johanna, Amanda, and Dave,

On behalf of LakewoodAlive we wanted to provide comments and observations to the projects on the current Lakewood Planning Commission agenda for the 08/07/2025 meeting tonight:

6. Docket 08-26-25: 15801 Detroit Ave.
 - No comment.

7. Docket 08-27-25: Northcoast Apartments
 - It is exciting to see to the proposed reuse of this building.
 - Are the Juliet balconies shown on the Partial West and on the North elevations contain operable doors?
 - Will there be any modification made to the location of the drive to the north of the building to avoid any conflict with the Juliet balconies and vehicles?
 - On the north elevation, will the ground floor windows be fixed and opaque due to the floor plan layout?
 - Will the second-floor unit on the south elevation have operable windows?
 - What materials is the applicant proposing of the northern portion of the building?
 - Is the applicant proposing to alter any of the existing ground floor windows in the masonry on the west elevation?

8. Docket 08-28-25: The View on Detroit East
 - It is exciting to see this project back on the agenda.
 - Is the use of CIFS consistent with the City's Commercial Design Principles? Section V notes stucco and EIFS as inappropriate building materials.
 - Will the residential windows be operational?

9. Docket 08-29-25: Franklin School of Opportunity.
 - It is exciting to see the proposal for designating the Franklin School as a Historic Property.

We truly appreciate the opportunity to share our thoughts with you on these applications. If you have any questions on our comments, please let us know and we would be happy to discuss further. It is exciting to see so many developments occurring in Lakewood.

Thank you,

From: Ian Andrews <iandrews@lakewoodalive.org>
Sent: Wednesday, July 30, 2025 2:55 PM
To: Amy Haney - Committee Chair <amyjhaney@gmail.com>; Brian Meng <bmeng@bialosky.com>
Subject: Fw: Amended Agenda: Planning Commission

FYI

Ian Andrews
Executive Director
LakewoodAlive
12815 Detroit Avenue
Lakewood, OH 44107
216-521-0655



Support Us:

Our mission is to foster and sustain vibrant and welcoming neighborhoods; your support empowers us to achieve our goals. [Donate Now!](#)

Did you know that you can leave your own Lakewood legacy that will have a lasting impact? Support LakewoodAlive for years to come by making a [planned gift!](#)

Upcoming Events:

- [7/25 – Front Porch Concert Series: Maura Rogers & the Bellows](#)
- [7/31 – Sauced Taproom & Kitchen Dine to Donate](#)
- [8/3 – Feels Good Yoga Donation Class](#)
- [8/27 – Cilantro Taqueria Dine to Donate](#)



From: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>
Sent: Wednesday, July 30, 2025 2:53 PM
To: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>
Subject: Amended Agenda: Planning Commission

Good afternoon, Everyone,

Please click on the link to view the amended agenda of the Planning Commission scheduled for Thursday, August 7, 2025. Two sets of Joint Meeting minutes were added.

Thank you.

Sincerely,

Johanna Schwarz

Administrative Assistant II

City of Lakewood
Department of Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

(216)529-6630 main

(216)529-6631 office

www.lakewoodoh.gov

[Sign up for the City's e-Newsletter](#)

Johanna Schwarz

From: David Baas
Sent: Monday, August 4, 2025 10:08 AM
To: Mendez, Matthew
Cc: Angela J. Byington; Johanna Schwarz; Amanda L. Cramer
Subject: RE: The View on Detroit East - ABR submission 7/23

Matt,

Following up on Amanda's email from Friday. Unless I hear otherwise from you – I will administratively table your application to the Planning Commission for the VODE/Mixed-Use Overlay. This will allow you to come back onto the docket next month (or whenever you are ready).

Thank you –

Sincerely,
Dave

David Baas

Assistant Director, Planning & Development



City of Lakewood, Ohio

12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-6637

david.baas@lakewoodoh.gov

From: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>

Sent: Friday, August 1, 2025 11:34 AM

To: Mendez, Matthew <mmendez@digeronimocompanies.com>; David Baas <David.Baas@lakewoodoh.gov>

Cc: Angela J. Byington <Angela.Byington@lakewoodoh.gov>; Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>

Subject: RE: The View on Detroit East - ABR submission 7/23

Understood. We can table your PC application so you can pick it back up when you are available to. Does that work?



Amanda Cramer, AICP

City Planner

City of Lakewood, Ohio

12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-7679

amanda.cramer@lakewoodoh.gov

From: Mendez, Matthew <mmendez@digeronimocompanies.com>
Sent: Friday, August 1, 2025 10:54 AM
To: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>; David Baas <David.Baas@lakewoodoh.gov>
Cc: Angela J. Byington <angela.byington@lakewoodoh.gov>
Subject: Re: The View on Detroit East - ABR submission 7/23

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Hi Amanda,

We didn't realize that RDL submitted for both ABR and Planning Commission — that wasn't our intention, and we apologize for the confusion.

Ron and I will be in attendance for the ABR Pre-Review on the 7th, but Mackenzie will not be able to join. Since she's been the main point of contact between our teams and the original developer, we feel it's best to have her present for the Planning Commission meeting.

With that in mind, please withdraw us from the Planning Commission agenda, but keep us on the ABR Pre-Review schedule.

Let me know if you have any questions.

Thank you so much!

Best,

From: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>
Sent: Thursday, July 31, 2025 3:32 PM
To: Mendez, Matthew <mmendez@digeronimocompanies.com>; David Baas <David.Baas@lakewoodoh.gov>
Cc: Angela J. Byington <Angela.Byington@lakewoodoh.gov>
Subject: RE: The View on Detroit East - ABR submission 7/23

CAUTION! EXTERNAL EMAIL – **Think Before You Click!** Report anything suspicious to help@digcoit.com.

Hi Matt,

Thanks for reaching out. Ron from RDL will already be present for the ABR pre-review meeting on 8/7 and we believe this is not a hard ask from Planning Commission. RDL did formally apply for both Planning Commission and ABR so we have the project on the agenda for both those meetings. It might be worth Ron's time to just stay around for Planning Commission and get any initial feedback and potentially an approval that night.



Amanda Cramer, AICP
City Planner

City of Lakewood, Ohio
12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-7679

From: Mendez, Matthew <mmendez@digeronimocompanies.com>
Sent: Thursday, July 31, 2025 2:09 PM
To: David Baas <David.Baas@lakewoodoh.gov>
Cc: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>; Angela J. Byington <Angela.Byington@lakewoodoh.gov>
Subject: Re: The View on Detroit East - ABR submission 7/23

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

Hi everyone,

I tried giving you a call earlier—perhaps you were out for lunch.

I just wanted to clear the air, as a few people reached out to us surprised that we appeared to be on the Planning Commission agenda. As I mentioned in my initial email, this submission is **only** for the ABR pre-review—not the formal Planning Commission meeting.

We wanted to first present some design modifications to the ABR before proceeding to Planning Commission. We understand that RDL’s letter may have been a bit vague, and we apologize for any confusion on that front. I also realize that the timing of the PC meeting—being right after the ABR pre-review—may have added to the misunderstanding.

Please don’t hesitate to reach out if you have any questions.

Best,
Matt

From: David Baas <David.Baas@lakewoodoh.gov>
Sent: Tuesday, July 22, 2025 9:25 AM
To: Mendez, Matthew <mmendez@digeronimocompanies.com>
Cc: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>; Angela J. Byington <Angela.Byington@lakewoodoh.gov>
Subject: RE: The View on Detroit East - ABR submission 7/23

CAUTION! EXTERNAL EMAIL – **Think Before You Click!** Report anything suspicious to help@digcoit.com.

Matt,

Just to confirm – will you be applying to Planning Commission for August review as well? From my original email (5/6) – anticipating project will require a mixed-use overlay from PC (if still pursuing first-floor residential).

Thank you –

Sincerely,

Dave

David Baas

Assistant Director, Planning & Development

City of Lakewood, Ohio

12650 Detroit Ave.



Lakewood, OH 44107

(216) 529-6637

david.baas@lakewoodoh.gov

From: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>

Sent: Monday, July 21, 2025 2:31 PM

To: Angela J. Byington <Angela.Byington@lakewoodoh.gov>; Mendez, Matthew <mmendez@digeronimocompanies.com>; David Baas <David.Baas@lakewoodoh.gov>

Subject: RE: The View on Detroit East - ABR submission 7/23

Glad to hear it. Let us know if you have any trouble with the application.



Amanda Cramer, AICP

City Planner

City of Lakewood, Ohio

12650 Detroit Ave.

Lakewood, OH 44107

(216) 529-7679

amanda.cramer@lakewoodoh.gov

From: Angela J. Byington <angela.byington@lakewoodoh.gov>

Sent: Monday, July 21, 2025 2:26 PM

To: Mendez, Matthew <mmendez@digeronimocompanies.com>; David Baas <David.Baas@lakewoodoh.gov>; Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>

Subject: RE: The View on Detroit East - ABR submission 7/23

That's wonderful. Thank you.

Angela Byington, Director

Planning and Development

City of Lakewood, Ohio

12650 Detroit Ave.

Lakewood, OH 44107



(216) 529-6630

Angela.Byington@lakewoodoh.gov

From: Mendez, Matthew <mmendez@digeronimocompanies.com>

Sent: Monday, July 21, 2025 1:52 PM

To: David Baas <david.baas@lakewoodoh.gov>; Amanda L. Cramer <amanda.cramer@lakewoodoh.gov>; Angela J. Byington <angela.byington@lakewoodoh.gov>

Subject: The View on Detroit East - ABR submission 7/23

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

Hi everyone,

Just a quick update – we’re planning to submit our application this Wednesday for a few of the design changes we’ve made to the buildings. RDL is on board and assisting us in getting everything finalized.

Looking forward to moving this project forward!

Best,
Matt

Matthew Mendez

*Development Coordinator/Property
Manager*

DiGeronimo Development

5720 Independence Drive, Suite 400 | Brecksville, OH 44141

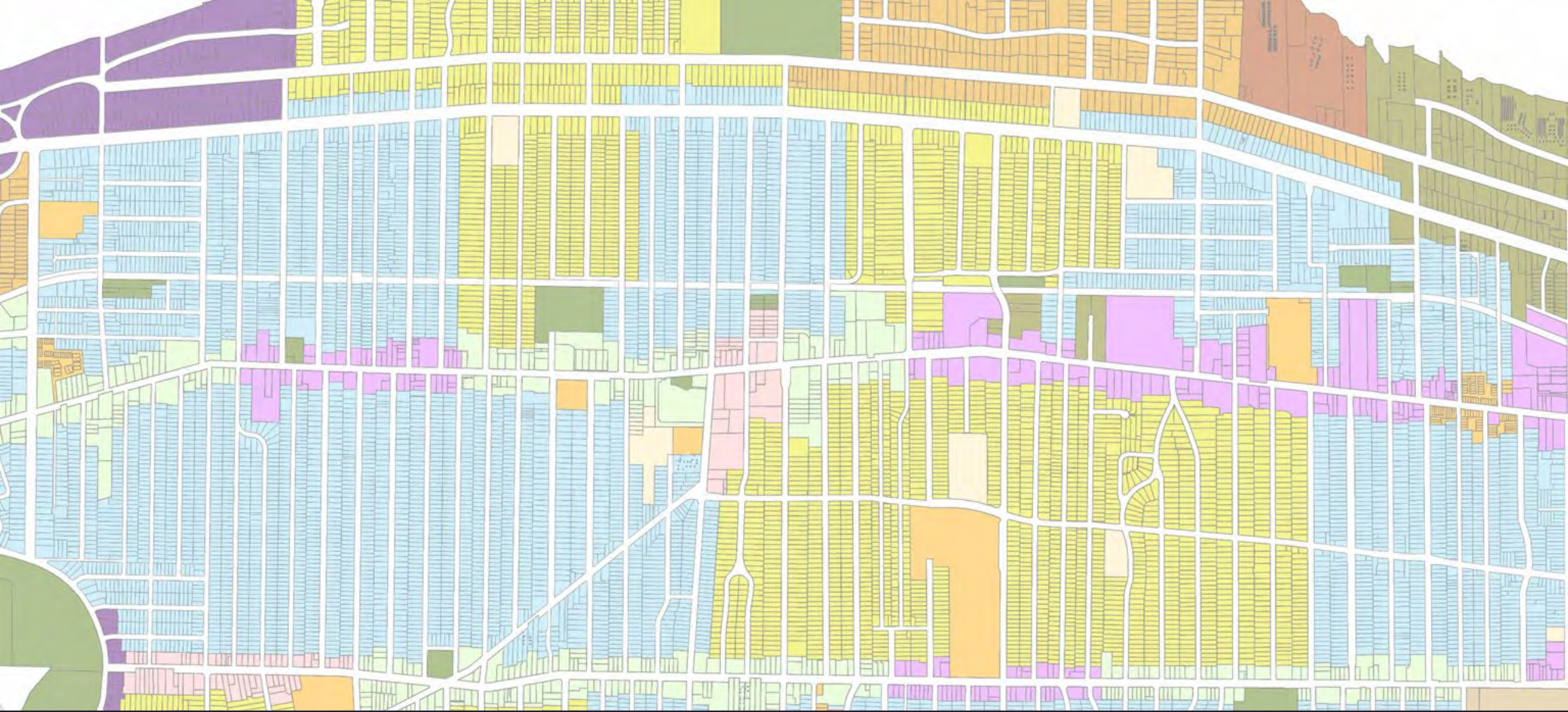
O: [330.998.5717](tel:330.998.5717)

C: 330.998.5717

E: mmendez@digeronimocompanies.com

www.DiGeronimoCompanies.com





Planning Commission

August 2025





Planning Commission
August 2025 Agenda

1. Roll call
2. Adoption of minutes – July 2025 meeting
3. Adoption of minutes – April 2025 Joint Meeting w/Council Committee of the Whole
4. Adoption of minutes – June 2025 Joint Meeting w/Council Committee of the Whole
5. Opening Remarks
6. 08-26-25: 15801 Detroit – Lakewood Detroit LLC (Lot Consolidation)
7. 08-27-25: 11730 Detroit – Northcoast Apartments (Mixed Use Overlay)
8. 08-28-25: 13901 Detroit – The View on Detroit (Mixed Use Overlay) – **ADMIN. TABLE**
9. 08-29-25: 13465 Franklin – Franklin School (Designate as Historic) – **REQUEST DEFERRAL**
10. Adjourn



15801 Detroit Ave

Jerome Lamendola

The Foot & Ankle Clinic



Docket 08-26-25 - 15801 Detroit (Lakewood Detroit LLC)
Lot Consolidation

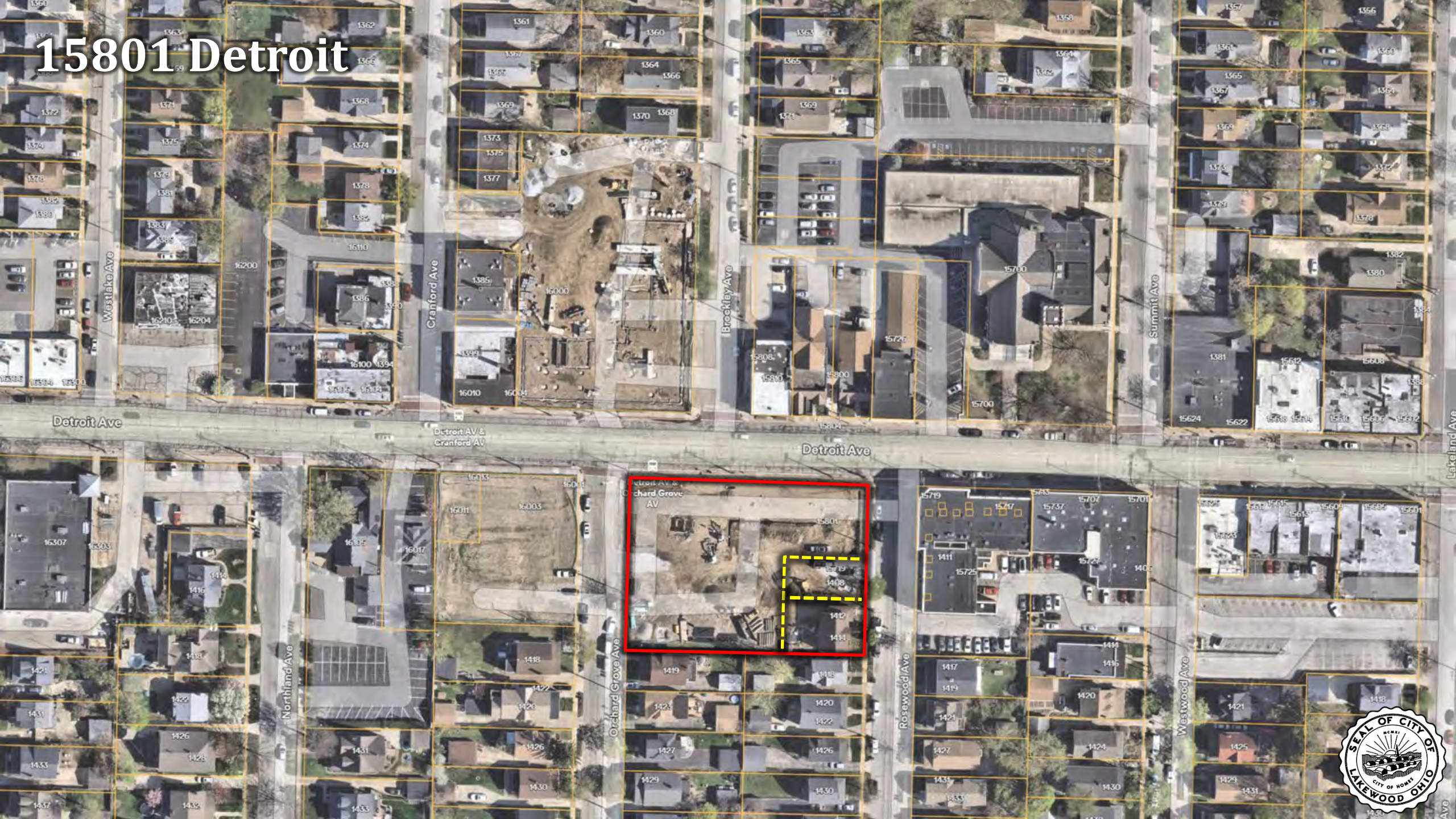
Request (08-26-25)

The review of a **Lot Consolidation** pursuant to:

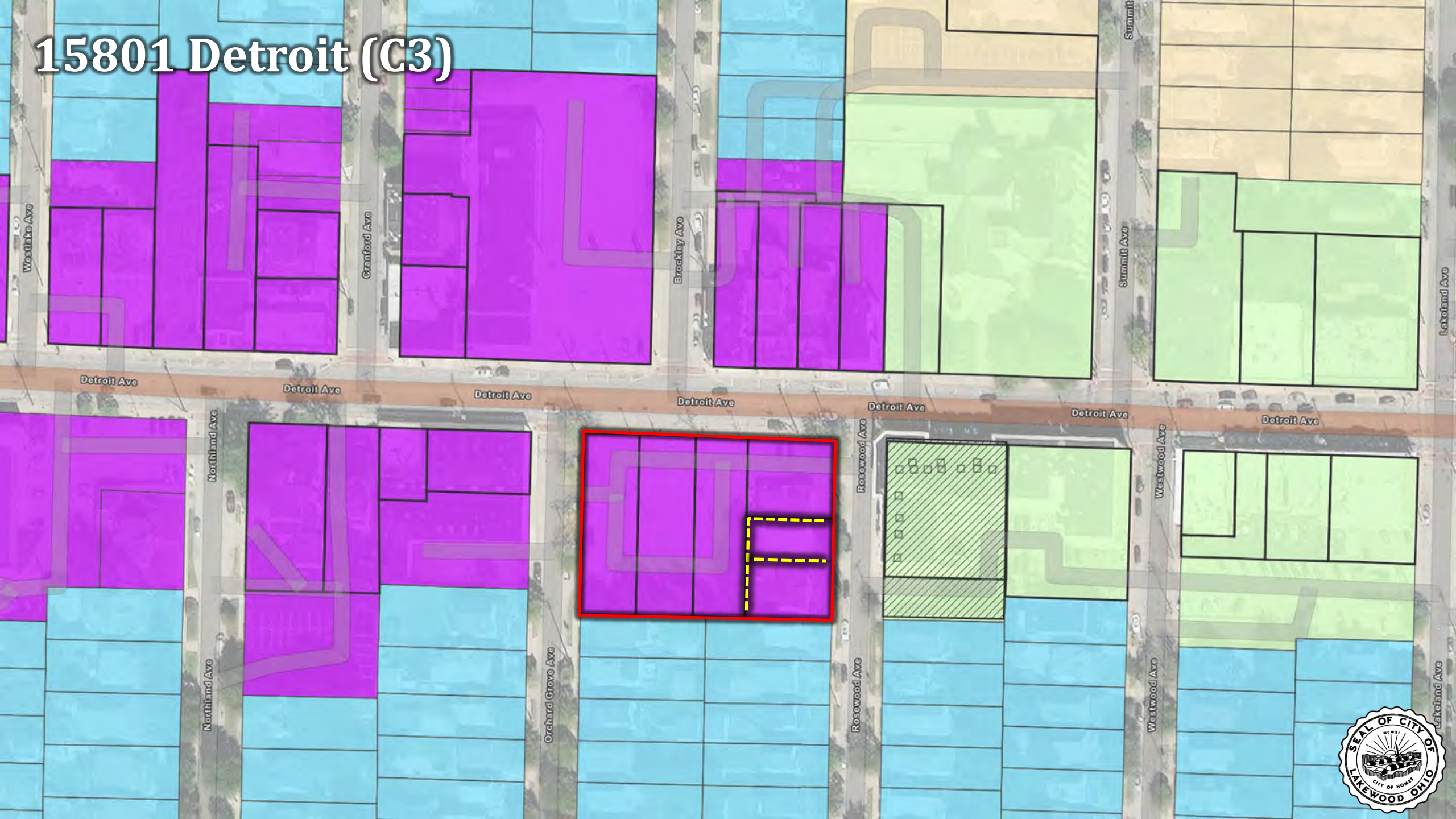
- Chapter 1155 (Subdivision Regulations)



15801 Detroit

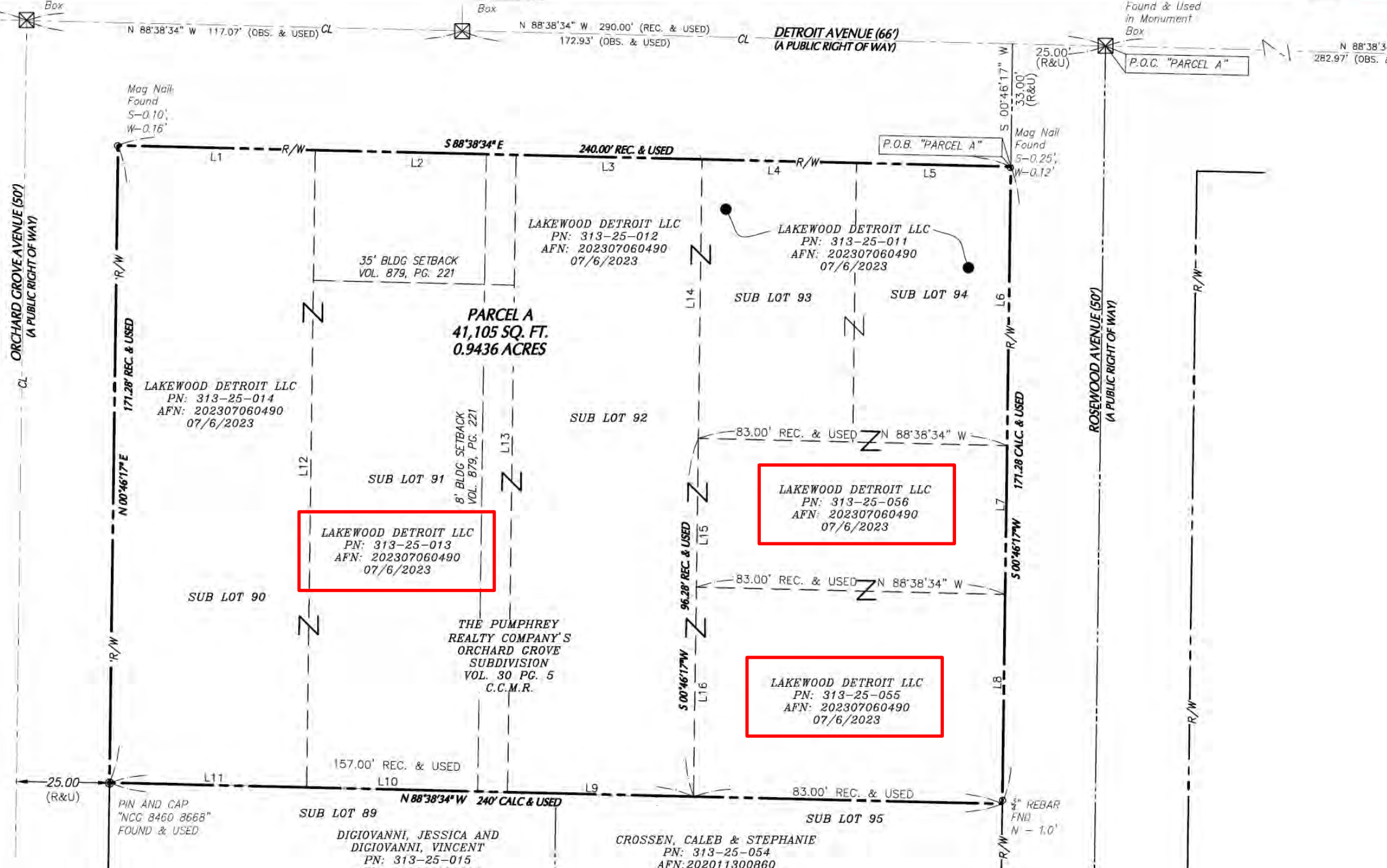


15801 Detroit (C3)



3-25-011,
055
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ACRES.
0.1429
0.0762
0.1072
0.1966
0.2123
0.2084
0.9436



1155.06 PROCEDURES FOR LOT CONSOLIDATIONS AND RESUBDIVISIONS.

- (a) Application. A preliminary plan and plat complying with the requirements set forth in Section [1155.03](#) shall be prepared for each lot consolidation or resubdivision and submitted with an application for approval to the Director, except, at the discretion of the Director, the preliminary plan may be waived, prior to the deadline established by the Commission by rule. The purposes of the preliminary plan are to determine if it qualifies as a lot consolidation or resubdivision, its relation to adjacent lot consolidations or resubdivisions, and compliance with other **City** codes.
- (b) Review by Engineer. The Director shall submit the preliminary plan and plat to the Engineer for review and if it is satisfactory, the Engineer shall so certify the approval thereon.
- (c) Approval. The Commission shall review all required maps and the report of the Engineer for compliance with the applicable sections of this Chapter and the **Code**. The Chairman and Secretary of the Commission shall make an approval notation on the preliminary plan and the plat.
- (1) If any proposed lot or parcel does not fully conform with the provisions of the **Code**, the Commission shall refer the application to the Board with the request that the Board determine whether the applicant should be entitled to a variance from strict compliance with the provisions of the **Code** which the proposed lot consolidation or resubdivision violates. Upon review and the decision of the Board, the proposed lot consolidation or resubdivision shall be returned to the Commission for its final review and approval, disapproval or modification.
 - (2) The Commission may disapprove the plan where it finds that the proposed use is not consistent with the **Vision**; findings supporting such disapproval shall be stated on the record and forwarded to the applicant within fourteen (14) calendar days.
 - (3) Upon approval by the Commission, the applicant has 180 days to provide a final plat to the Engineer. Failure to provide the aforementioned plat will cause the decision of the Commission to be null and void. The Commission for good cause may extend the aforesaid 180-day period.
- (d) Recording. The approved plat shall be filed and recorded in the offices of the County Auditor and County Recorder by an authorized representative of the **City** with thirty (30) days after final approval.



Recommendation (08-26-25) - Lot Consolidation

- Approval.





Docket 08-27-25 - 11730 Detroit (Northcoast Apartments)

Mixed Use Overlay



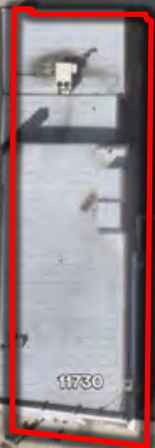
Request (08-27-25)

The review of a **Mixed Use Overlay** pursuant to:

- Chapter 1135 (Mixed Use Overlay District)



11730 Detroit



Hird Ave

Detroit Ave
Hird Av

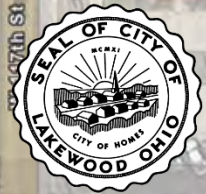
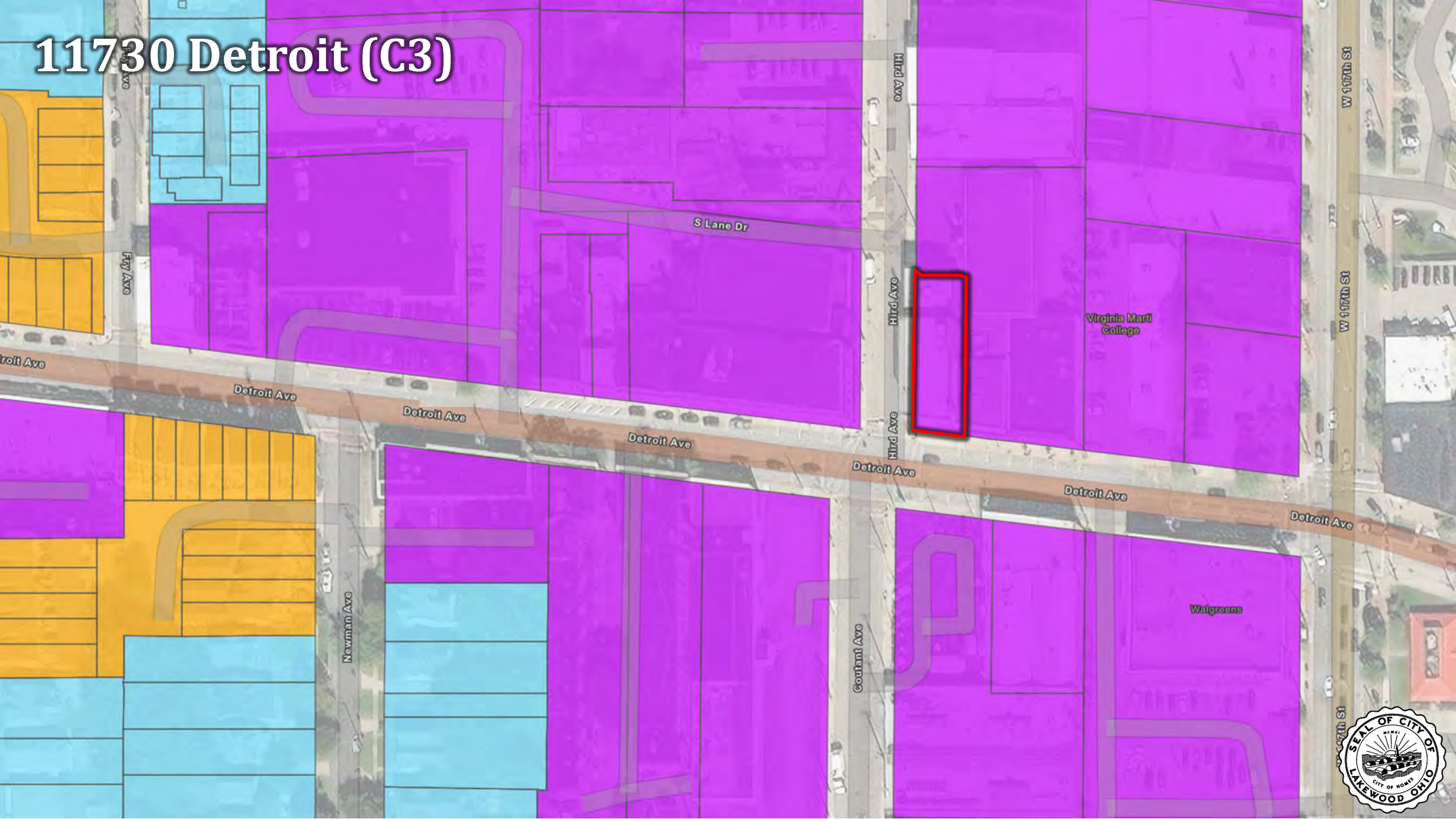
Detroit Ave

W 17th St

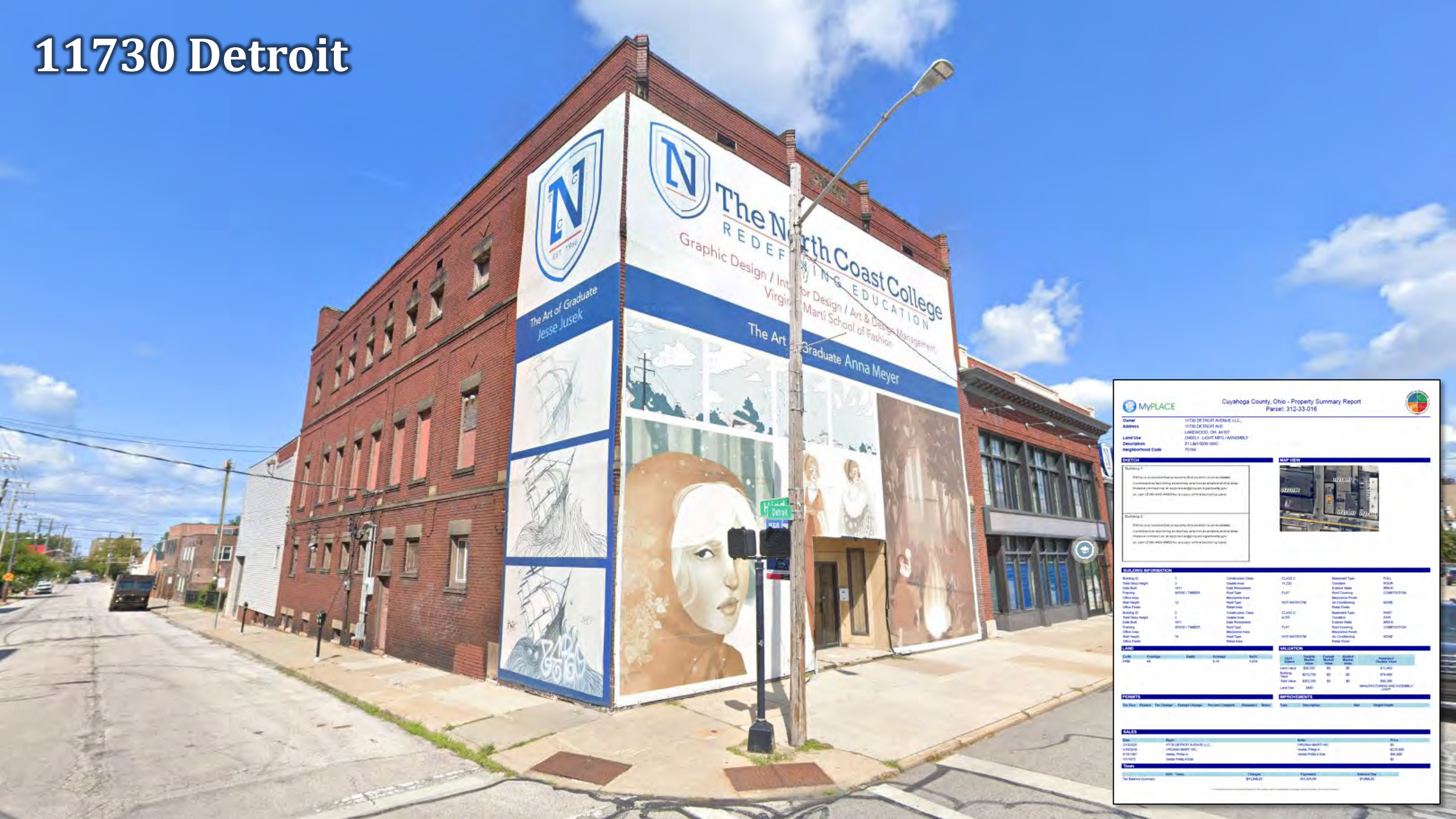
W 17TH St &
Detroit AV



11730 Detroit (C3)



11730 Detroit



MyPLACE Cuyahoga County, Ohio - Property Summary Report
Parcel: 312-33-016

Owner: 11730 DETROIT AVENUE, LLC
Address: 11730 DETROIT AVE, LAKEWOOD, OH 44107
Land Use: (S40) - LIGHT MFG / ASSEMBLY
Description: 21 LAM 5029 SWC
Neighborhood Code: 75164

Subdiv 1: This is a residential property that is not a lot or parcel.
Subdiv 2: This is a residential property that is not a lot or parcel.

MAP VIEW

BUILDING INFORMATION

Building ID	1	Construction Class	CLASS C	Basement Type	FULL
Room Count	3	Quality Area	11,020	Condition	POUR
Code Book	9911	State Permit	FLAT	Exterior Walls	BRICK
Planning	WOOD-FABRIM	Roof Type	WOOD-FABRIM	Roof Covering	MANUFACTURED
Office Area	12	Roof Area	NOT-INST/ST	Roof Condition	NONE
Wall Height	2	Construction Class <th>CLASS C</th> <th>Basement Type</th> <th>PART</th>	CLASS C	Basement Type	PART
Room Count	2	Quality Area <td>4,235</td> <td>Condition <td>POUR</td> </td>	4,235	Condition <td>POUR</td>	POUR
Code Book	9911	State Permit <td>FLAT</td> <td>Exterior Walls <td>BRICK</td> </td>	FLAT	Exterior Walls <td>BRICK</td>	BRICK
Planning	WOOD-FABRIM	Roof Type <td>WOOD-FABRIM</td> <td>Roof Covering <td>MANUFACTURED</td> </td>	WOOD-FABRIM	Roof Covering <td>MANUFACTURED</td>	MANUFACTURED
Office Area	10	Roof Area <td>NOT-INST/ST</td> <td>Roof Condition <td>NONE</td> </td>	NOT-INST/ST	Roof Condition <td>NONE</td>	NONE

LAND

Size	Frontage	Depth	Acres	NET	1,000
14	14	14	0.14	1,000	1,000

VALUATION

Category	Market Value	Assessed Value	Market Value	Assessed Value
Land	\$35,000	\$0	\$0	\$1,000
Building	\$11,000	\$0	\$0	\$1,000
Taxes	\$25,000	\$0	\$0	\$1,000
Land Use	\$400	\$0	\$0	\$1,000

PERMITS

Seq No.	Reason	Tax Change	Exempt Change	Percent Complete	Assessed	Notes

SALES

Date	Buyer	Seller	Price
11/15/2018	11730 DETROIT AVENUE, LLC	INDIANA MARTI INC	\$0
11/15/2018	INDIANA MARTI INC	INDIANA MARTI INC	\$25,000
11/15/2018	INDIANA MARTI INC	INDIANA MARTI INC	\$1,000
11/15/2018	INDIANA MARTI INC	INDIANA MARTI INC	\$1,000

Taxes

Tax Return Summary	2018 Total	Change	2017 Total	2016 Total
	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00



ground floor



second floor



third floor

NORTHCOST APARTMENTS

11730 DETROIT AVE.
LAKEWOOD, OH



PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
05/14/2025
Preliminary

RE-ISSUE

DESCRIPTION
Front
Exterior Elevation

PROJECT
The North Coast

DRAWN BY
Loomis Companies

ISSUE
Preliminary

RE-ISSUE

DESCRIPTION

Exterior Elevation



1135.01 PURPOSE.

(a) The purpose of the Mixed Use Overlay District is to provide a mechanism to accommodate development reuse and redevelopment in specified locations, which is in the public interest and may not otherwise be permitted pursuant to this Code . A Mixed Use Overlay District may overlay several base districts. However, the **uses permitted in each underlying district are limited to the boundaries of that district, and the regulations of the underlying district shall govern, except where additional uses are expressly allowed under this Chapter.**

(b) The Mixed Use Overlay District **requirements and regulations allow for more flexibility than those pertaining to other uses within the Code** . A Mixed Use Overlay District may be mapped in an area where the proposed use changes certain character and features otherwise limited by the underlying zoning only if it has been determined that the current and anticipated future uses in the immediate vicinity will be compatible with the mixed uses proposed and that such uses are consistent with the Development Plan. Therefore, the Commission shall consider Mixed Use Overlay developments on a case-by-case basis.



1135.01 PURPOSE. (Continued)

(c) A Mixed Use Overlay District should offer one (1) or more of the following advantages:

- (1) Designs in residential and commercial areas that reflect the City's development and planning policies as set forth in this Code and that are consistent with the Vision .
- (2) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by **allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.**
- (3) Designs which encourage a mix of retail, service, office, housing, live-work units, and public activities to coexist in a manner that **reflects human scale and emphasizes pedestrian orientation**, taking advantage of the vitality that mixed uses can bring to the community.
- (4) Designs which provide substantial **buffers and transitions between areas of different land uses and development densities.**
- (5) Designs which enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces.
- (6) Designs which provide a choice in the type of environment available to the public by **allowing development that would not be possible under the strict application of other sections of this Code.**
- (7) Development and/or permanent reservation of open space, recreational areas and facilities.
- (8) A creative approach to the use of land and related physical facilities that result in **better urban design, higher quality construction and the provision of aesthetic amenities.**
- (9) The efficient use of land, so as to promote certain **economies in the provision of utilities, streets, schools, public grounds and buildings, and other facilities.**



1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

(a) 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.

(b) Development Standards. The **development standards, including, but not limited to, the yard and setback requirements, the height limitations, parking requirements, open space areas, and signage shall be established as a function of the application to establish a Mixed Use Overlay District and the approval of the application.** The following regulations shall be observed:

(1) Signage.

A. In a commercial district base zone, signage standards are set by the base zone.

B. In a residential district base zone, the following additional signage regulations apply:

1. Signs must be non-illuminated.

2. Gooseneck fixtures or indirect spotlights concentrated on an area of a sign may be used to create illumination.

3. Only one sign per frontage, not to exceed 20 square feet per sign, shall be allowed.

4. Signs must be either projecting signs, erected on the outside wall of a building and projecting at an angle therefrom; or wall signs, integral with the exterior face of an exterior wall of a building, or attached to the wall or parallel with the wall and projecting not more than twelve inches therefrom.

The Commission may relax such standards if a creative and innovative design is submitted and the sign does not adversely affect neighboring properties.



1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

(b) Development Standards. (Continued)

(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.

(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.**

(4) Outdoor dining. Outdoor dining shall be permitted as a conditional use in a Mixed Use Overlay District pursuant to Section [1161.03\(t\)](#).



1135.05 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

(a) Permitted Uses. Uses listed as permitted in the underlying “base” zone.

(b) Conditional Uses for a Commercial District Base Zone.

(1) Conditional Uses are those uses having some special impact or uniqueness that requires a careful review of their location, design, configuration, and special impact to determine the desirability of permitting their establishment on any given site. A Conditional Use may be granted pursuant to the requirements of Section [1129.02](#), Principal and Conditional Permitted Uses. Standards for specific Conditional Uses may be found in Chapter [1161](#), Conditional Uses, or elsewhere as referenced herein.

(2) In keeping with the desire for flexibility in this district, the following may be permitted as additional Conditional Uses in the Mixed Use Overlay District:

- A. Dwelling units, single-family residence attached.
- B. Live-work units where base zoning permits non-residential uses.
- C. Uses listed as conditional in the underlying base zone.

(3) **Modification of development standards shall be permitted on the authority of the Commission as part of the Conditional Use review.**



1135.08 MINIMUM LOT AREA, WIDTH, COVERAGE, AND HEIGHT.

Standards related to minimum lot area, lot width, lot coverage and maximum heights shall be **as required in the base zone for each lot.** However, such standards may be relaxed without triggering the requirement to apply for a variance if the proposed standard is determined by the Commission to be consistent with the surrounding properties, both within and outside of limits of the Mixed Used Overlay District.

1135.09 MINIMUM YARDS.

In addition to the required yard, a landscaped buffer of at least ten (10) feet shall also be provided, pursuant to Section 1141.03, Landscaping Plan. However, the **Commission may relax such standards if the proposed standard is determined to be consistent with the surrounding properties,** both within and outside the limits of the Mixed Use Overlay District.



Parking

14 Permits

1143.05 (PARKING) SCHEDULE OF USES AND SPACE REQUIREMENTS.

- Multi-Family...Min. of 1/dwelling unit; max. of 2/dwelling unit.
- *Businesses occupying...spaces under 2,500 sq. ft. are not required to provide off-street parking.

13 Spaces

Use	Size/Units	Min	Max	Provided
C (Retail)	~1,900 ft ²	N/A	N/A	Not Required (<2,500ft ²)
R (Multi-Family)	12	12	24	13 (Agreement - 11801 Detroit) ~14 Permits (As Needed)

Recommendation (08-27-25) – Mixed Use Overlay

- Approval; contingent on ABR approval of all exterior alterations.

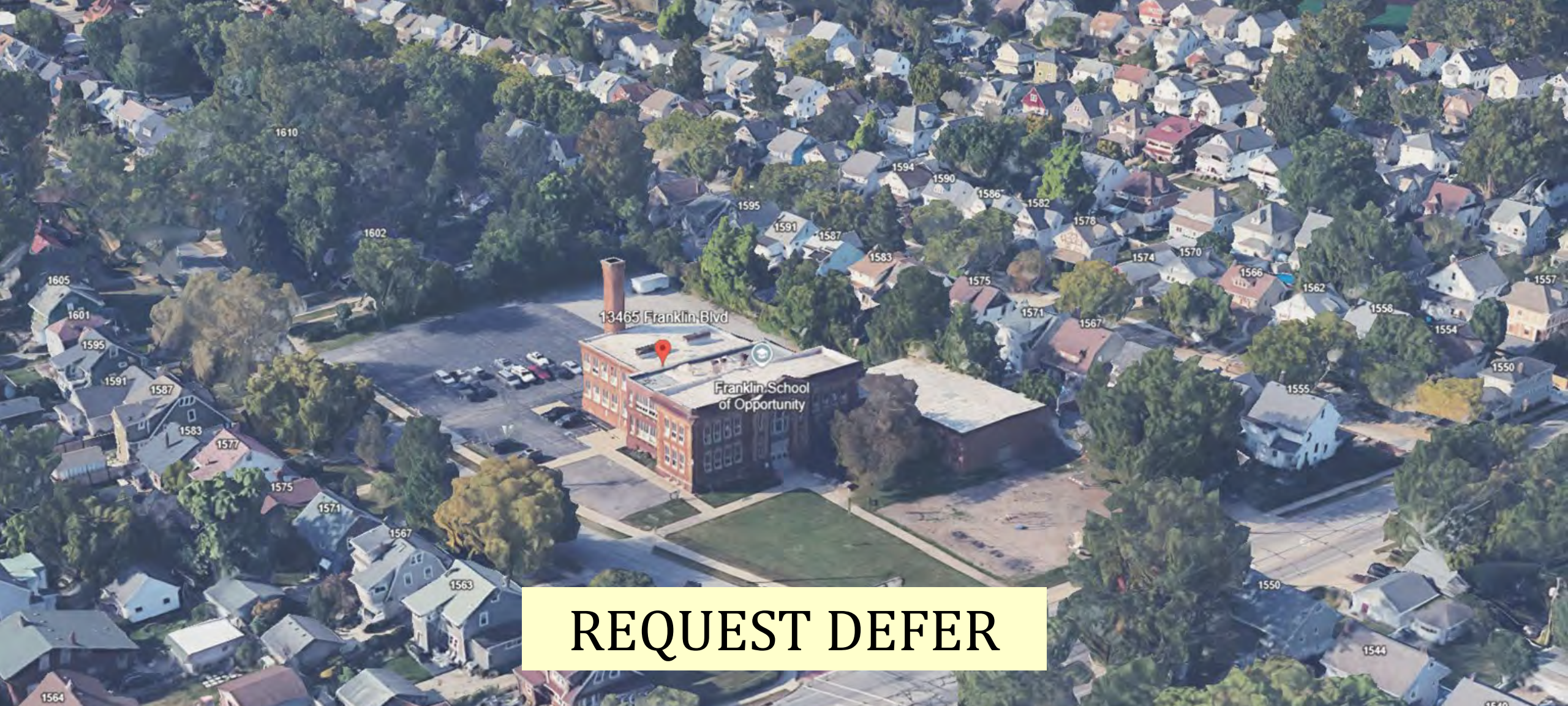




ADMINISTRATELY TABLED

**Docket 08-28-25 – 13901 Detroit (View on Detroit East)
Mixed Use Overlay**

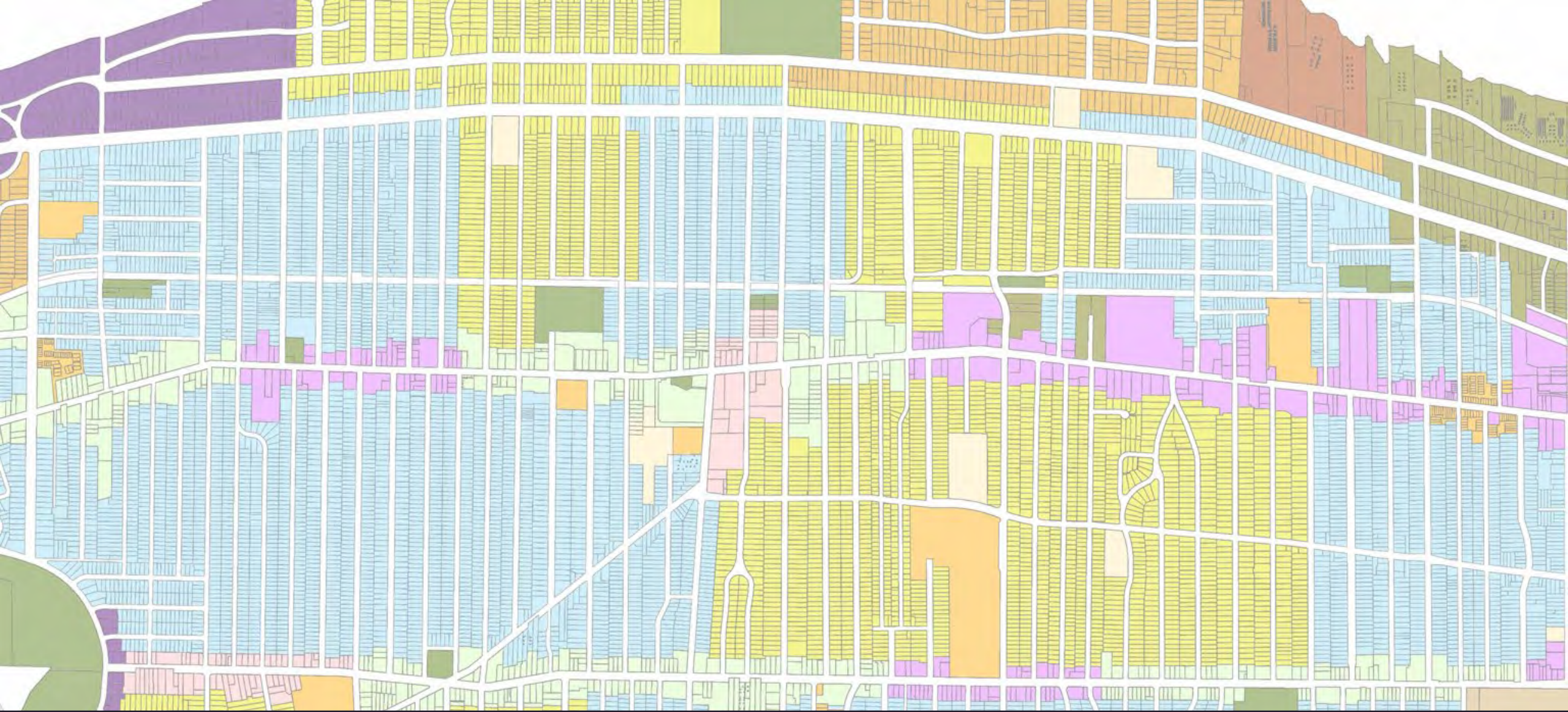




REQUEST DEFER

**Docket 08-29-25 - 13465 Franklin (Franklin School)
Designate as Historic**





Planning Commission

August 2025

