

**MINUTES
PLANNING COMMISSION
OCTOBER 1, 2020
LAKEWOOD CITY HALL
7:00 P.M.
REMOTE MEETING - RECORDED**

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

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

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

1. Roll Call

Members Present

Kyle Baker, Chair

Nathan Kelly

Kyle Krewson, Vice Chair

Jeffrey Wise

Monica Jordan

Others Present

Katelyn Milius, Planner, Secretary

Andrew Fleck, Assistant Prosecutor

Shawn Leininger, Director of Planning and Development

2. Approve the Minutes of the September 3, 2020 Meeting

A motion was made by Mr. Kelly, seconded by Mr. Baker to **APPROVE** the September 3, 2020 meeting minutes as amended (meeting adjourned at 8:04 P.M., not 7:04 P.M.). Mr. Baker, Mr. Kelly, Mr. Krewson, Mr. Wise voting yea, and Ms. Jordan abstaining, the motion passed.

3. Opening Remarks

Mr. Baker noted the Opening Remarks had not been updated to reflect the GoToMeetings (meeting format due to the pandemic); he advised the public to send notice through the chat function if one wanted to address a particular docket item.

NEW BUSINESS

ELIGIBLE TO DESIGNATE

4. Docket No. 10-43-20

11794-11816 Detroit Avenue

Homestead Block

The Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate as eligible the properties located at 11794-11816 Detroit Avenue, Homestead Block, (PPN 312-33-015) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in a C3 - Commercial, General Business district. (Page 3)

Peter Ketter, Chair of the Lakewood Heritage Advisory Board and Michael Fleenor, Historic Preservation Group, were present to explain the history of the property and the process for the request. Administrative staff ("staff") provided an overview of the designation, it was a two-step process. Public comment was taken. Chats were relayed by the Chair. The Planning Commission members ("members") stated there was discussion of the interior, but it was the exterior being considered for nomination only.

A motion was made by Mr. Baker, seconded by Mr. Wise to **APPROVE** the properties are **ELIGIBLE TO DESIGNATE** as requested. Mr. Baker, Mr. Kelly, Mr. Wise, Mr. Krewson, and Ms. Jordan voting yea, the motion passed.

CONDITIONAL USE

**5. Docket No. 10-44-20
13428 Madison Avenue
United Reader Services**

Bob Bumbarger, Larsen Architects proposes the renovation of an existing funeral home and reception hall into apartments, pursuant to the schedule in Section 1129.02 principal and conditional permitted uses. The property is located in a C2 – Commercial, Retail district ~~C3 – Commercial, General Business district.~~ (Page 24)

Jim “JP” Ptacek, Larsen Architects was present to explain the request. Staff provided a synopsis of the proposal. Public comment was closed as no one addressed the item. The members said it was a very appropriate use for the area and encouraged stormwater management.

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

- BZA approval of unit size.
- Maintain shared parking as indicated with surrounding buildings.

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

CONDITIONAL USE

**6. Docket No. 10-45-20
14523 Madison Avenue
Sarita a restaurant**

Anthony Romano, Sarita a restaurant, requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial – Retail district. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020. (Page 32)

Anthony Romano, Sarita a restaurant, applicant was present to explain the request. Staff provided an analysis of the proposal. It was disclosed that City Council adopted a resolution recently which extended the October 31, 2020 date until the end of the pandemic. There were no concerns from the public safety forces or the Architectural Board of Review. Staff received an e-mail which stated support of the proposal as long as the dumpster was maintained. Public comment was closed as no one addressed the issue. The members commented to be in support but echoed concerns about the dumpster; discussion continued about its relocation.

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

- Move, screen or maintain dumpster to not affect surrounding properties with smell or visible trash.
- Maximum of 30 seats were permitted.
- City administrative staff will work with the applicant for relocation of the dumpster.

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

ADJOURN

A motion was made by Mr. Wise, seconded by Mr. Kelly to **ADJOURN** the meeting at 7:40 P.M. All the A members voting yea, the motion passed.

Katelyn Milius
Signature (on behalf of chair)

11/5/2020
Date

Johanna Schwarz

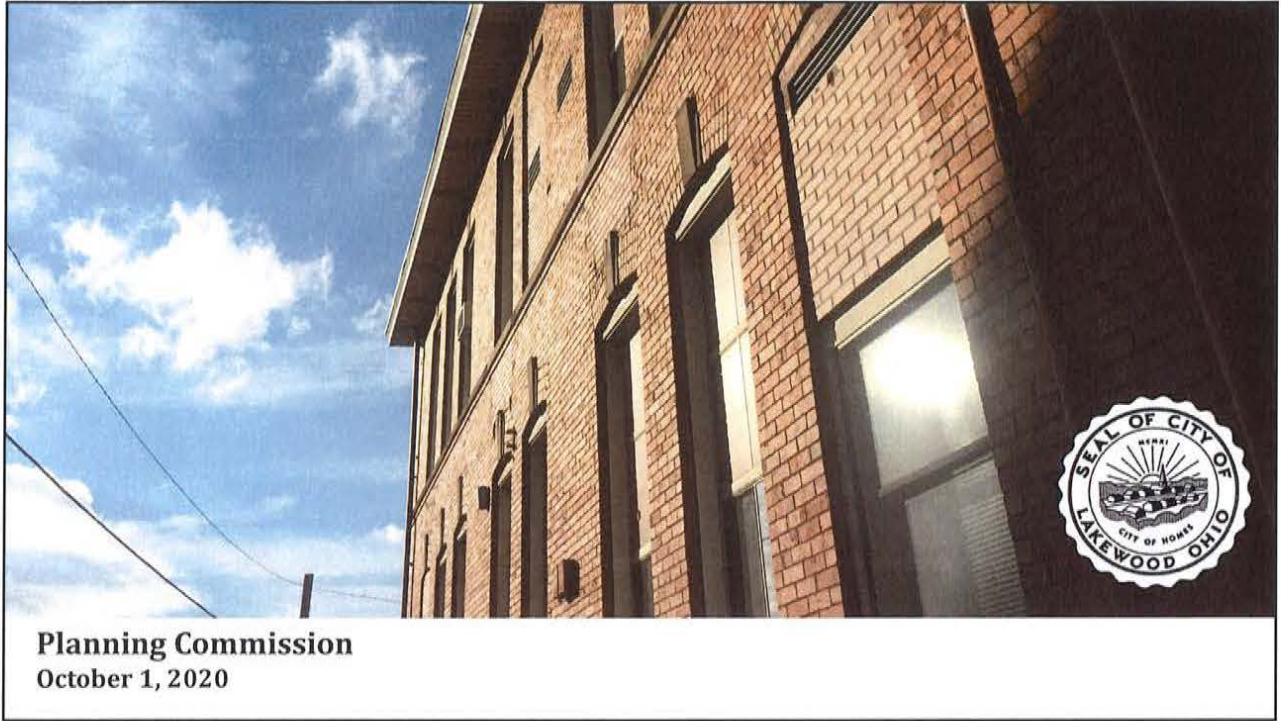
From: Geoff Wopershall <gwopershall@gmail.com>
Sent: Tuesday, September 29, 2020 5:57 PM
To: Planning Dept
Subject: Sarita temporary expansion - Docket No 10-45-20

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

To Members of the Lakewood Planning Commission,

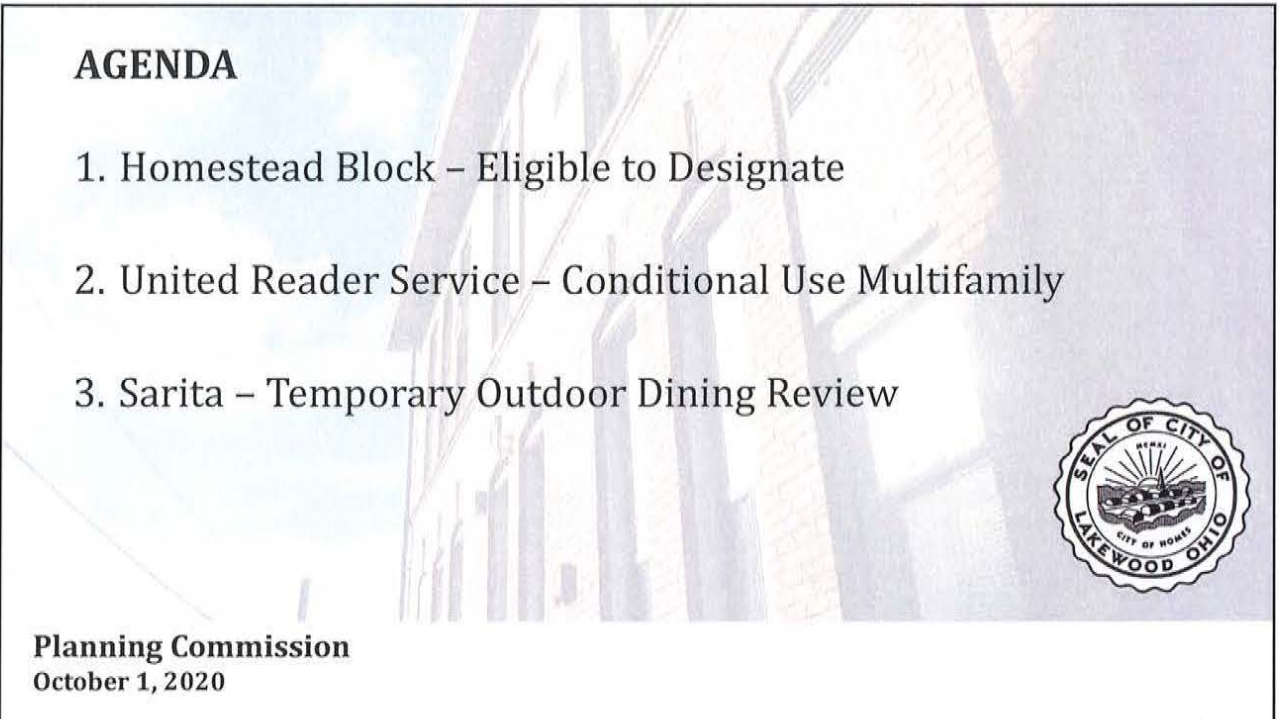
As the neighbor just to the south of Sarita, I would like to support Tony's request for expansion of outdoor dining in these unprecedented times. Sarita has been a wonderful neighbor to us since the very beginning and their business is one of the pillars of Madison Ave. We love seeing folks from outside of Lakewood drive in to spend their dollars on a first rate experience like Sarita. As long as the relocated dumpster by the sidewalk is properly maintained to abate odors, we see no reason to object to their request to expand outdoor seating. Extra outdoor seating means more Northeast Ohio diners get to experience bleu cheese encrusted tenderloin and top shelf service... and trust us that is a good thing!

Thank you,
Geoff Wopershall, P.E.
2019 Belle Ave



Planning Commission
October 1, 2020

1




AGENDA

1. Homestead Block – Eligible to Designate
2. United Reader Service – Conditional Use Multifamily
3. Sarita – Temporary Outdoor Dining Review

Planning Commission
October 1, 2020

2



Docket No. 10-43-20
11794-11816 Detroit Avenue

HOMESTEAD BLOCK HISTORIC DESIGNATION

3



4

Request

The Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the properties located at 11794-11816 Detroit Avenue, Homestead Block, (PPN 312-33-015) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in a C3 - Commercial, General Business district.

(g) Nomination by the Commission: After a hearing, the Commission may nominate certain areas, places, sites, buildings, public interior portions of buildings, structures, works of art and other objects as **eligible to be designated as either an HPD or an HP.**

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1134.03

Two Step Process:

(g) Nomination by the Commission: After a hearing, the Commission may nominate certain areas, places, sites, buildings, public interior portions of buildings, structures, works of art and other objects as **eligible to be designated as either an HPD or an HP.**

(k) The Commission shall determine whether said area, place, site, building(s), public interior portions of a building, structure(s), works of art and other objects **shall be designated as an HPD or HP.**

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Figure 1: Homestead Block (Material Facts, June 1916)

7

VA
THE HOMESTEAD

Lakewood's new photo play house, the Homestead, has supplied a real need. Hitherto Lakewood has been sadly neglected as a motion picture field. Situated at the corner of Detroit and Hird avenues, the Homestead may be said to be ideally located, and Henn

Bro. have built a theater and are furnishing a program worthy of this exclusive residential suburb. The Homestead has a seating capacity of nearly 1,000 and is regarded as the last word in motion picture construction and equipment. The policy of the management gives patrons the best features of the open market.

Figure 3: Cleveland Plain Dealer, February 6, 1916, Page 33.

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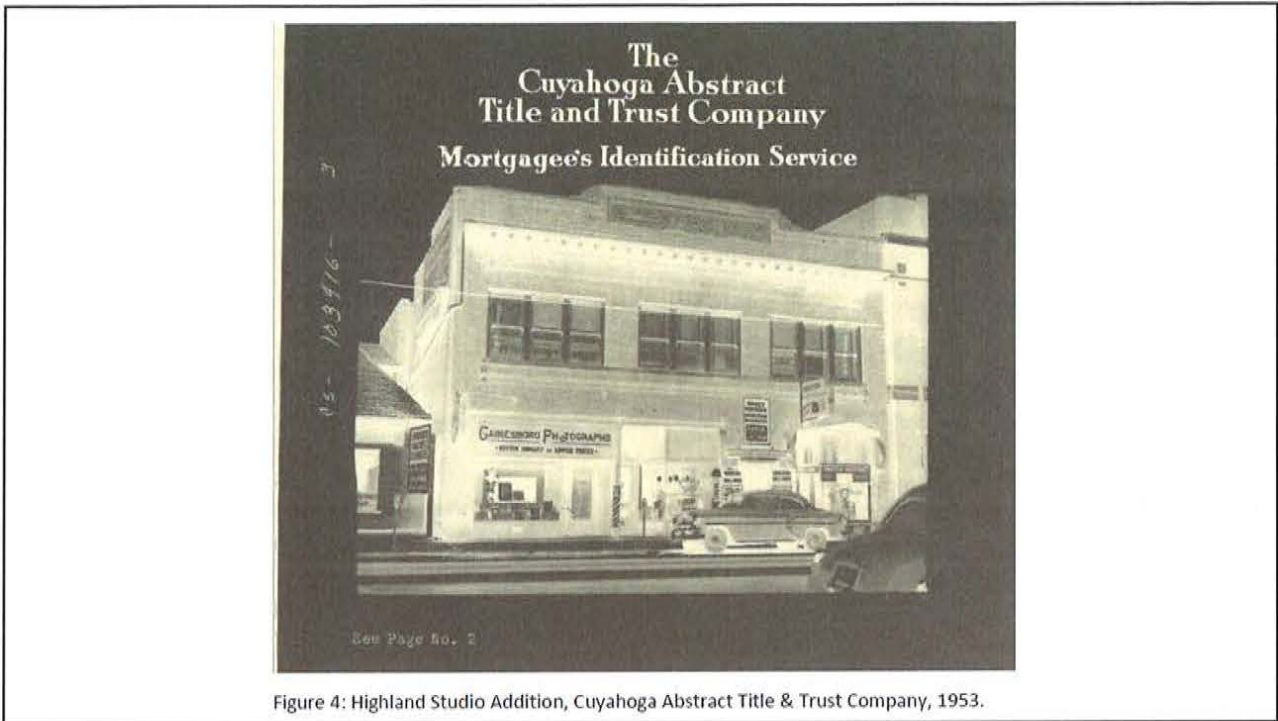


Figure 4: Highland Studio Addition, Cuyahoga Abstract Title & Trust Company, 1953.

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Considerations for Nomination: (Check all that apply to the property)

- (1) Has character, interest or value as part of the heritage of the City, region, State of Ohio or United States;
- (2) The location is the site of a significant historic event;
- (3) Associated with a person or persons who significantly contributed to the historic development of the City;
- (4) Exemplifies the cultural, economic, social, archeological, or historic heritage of the City;
- (5) Reflects the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (6) Reflects distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
- (7) The work of an architect or master builder whose individual work has influenced the development of the City;
- (8) Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural style or technological innovation;
- (9) Possesses a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
- (10) The likelihood of yielding information important to the understanding of prehistory or history.

Additional Considerations:

- (1) Must have a high degree of historic integrity, without excessive loss of architectural or historic character.
- (2) Must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.

10




11

Request

The Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the properties located at 11794-11816 Detroit Avenue, Homestead Block, (PPN 312-33-015) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in a C3 - Commercial, General Business district.

Nominate the exterior of 11794-11816 Detroit Avenue **eligible to be designated as an HP.**

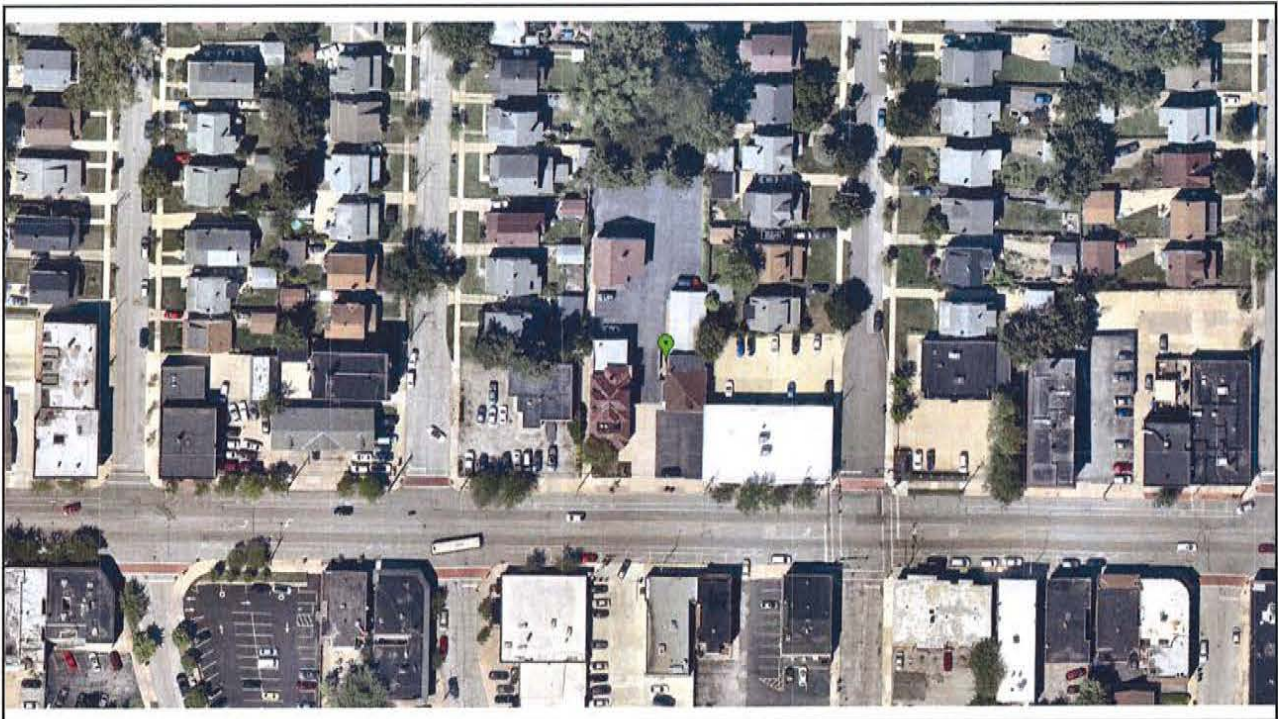
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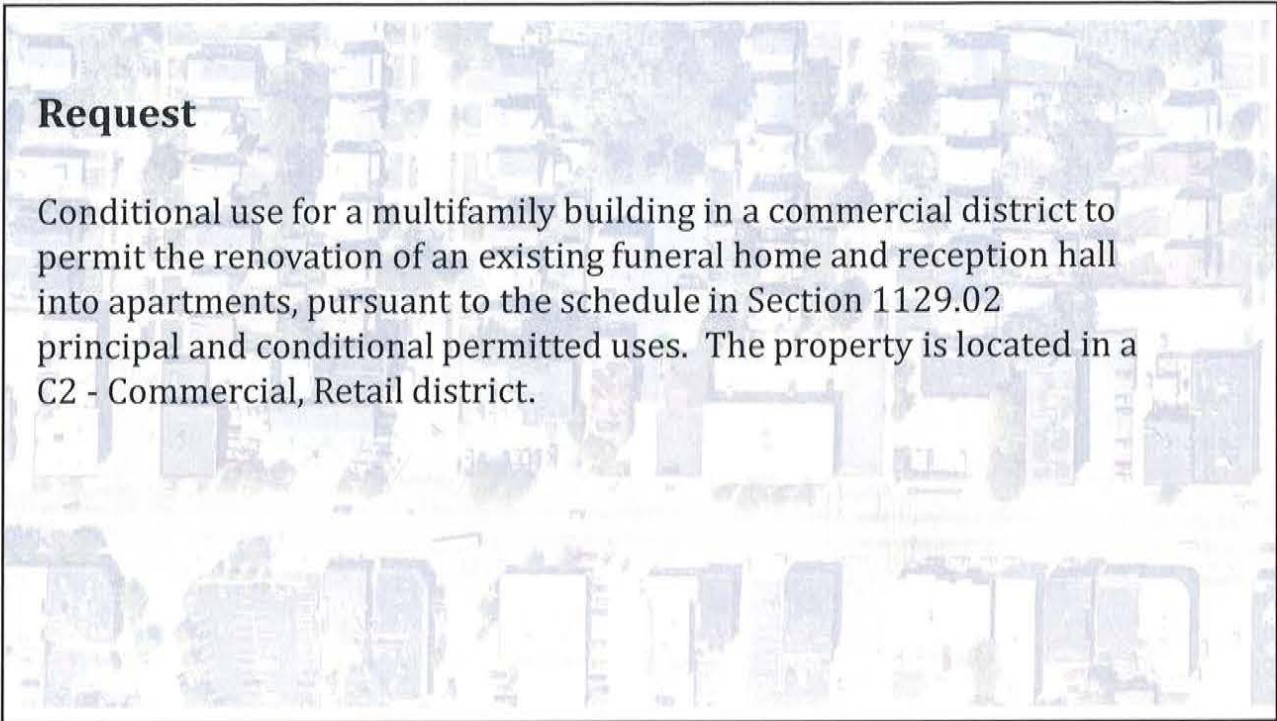
Docket No. 10-44-20
13428 Madison Avenue

CONDITIONAL USE MULTIFAMILY

13



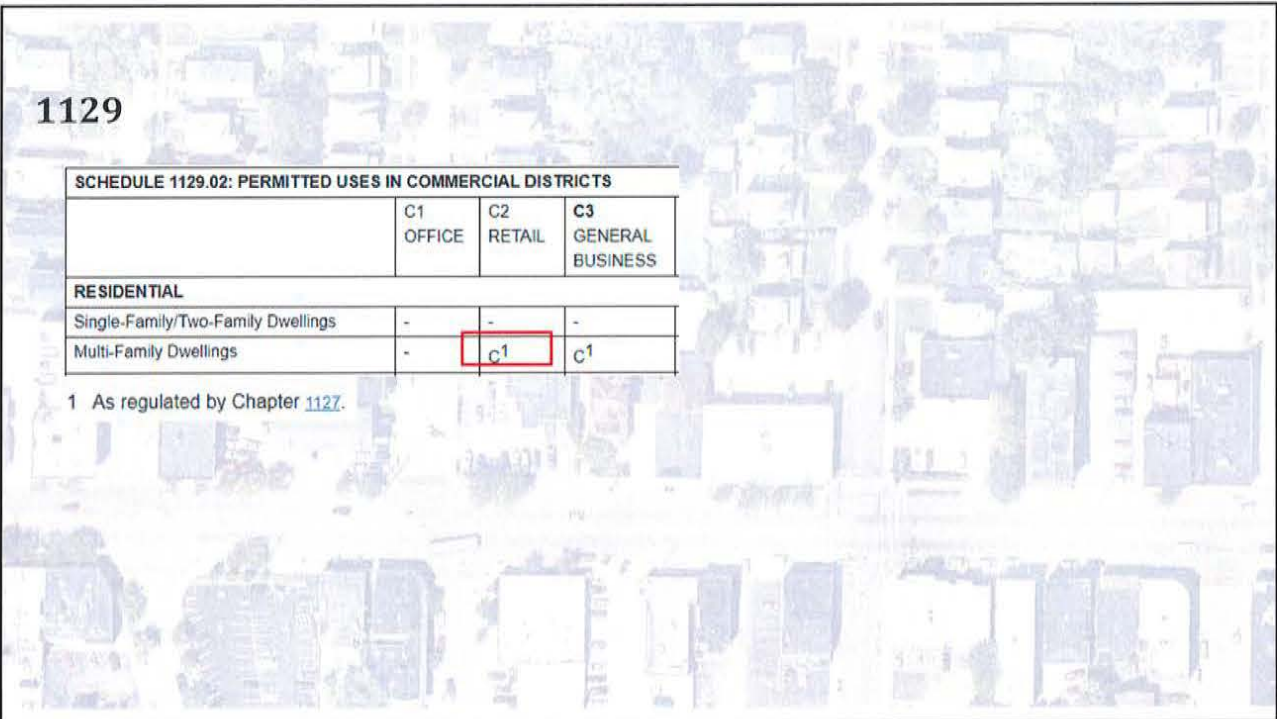
14



Request

Conditional use for a multifamily building in a commercial district to permit the renovation of an existing funeral home and reception hall into apartments, pursuant to the schedule in Section 1129.02 principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

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1129

SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS			
	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS
RESIDENTIAL			
Single-Family/Two-Family Dwellings	-	-	-
Multi-Family Dwellings	-	C ¹	C ¹

1 As regulated by Chapter 1127.

16



17

SCHEDULE 1127.06: LOT AREA AND FRONTAGE REGULATIONS		
District	ML	MH
Minimum Lot Area (Square Feet)	15,000	10,000
Minimum Area per Dwelling Unit (Square Feet)	800	-----
Minimum Area per Dwelling Unit		
Buildings of One (1) to Four (4) Stories (Square Feet)	-----	800
Buildings of Five (5) or more Stories (Square Feet)	-----	600
Minimum Lot Frontage (Feet)	100	60

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

960 SQ FT

Proposed Conversion of 1st Fl. of Exist. Funeral Reception Space Into One Residential Unit

530 SQ FT
457 SQ FT
897 SQ FT

Proposed conversion of 1st Fl. of Exist. Funeral Home Into Three Residential Units

18

8 Residential units need 8 parking stalls.

Total parking stalls on lot = 27

Balance of parking on site shared / used as parking for owner's commercial properties South on Madison

Sq Ft/Units	Use	Max Permitted per 1143	Provided
6300	Office	22	22
8746	Office/Retail	22	0
1584	Office/Retail	4	4
3720	Office/Retail	9	14
8	Units	16	27
TOTAL		73	67

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20



21



22

Request

Conditional use for a multifamily building in a commercial district to permit the renovation of an existing funeral home and reception hall into apartments, pursuant to the schedule in Section 1129.02 principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

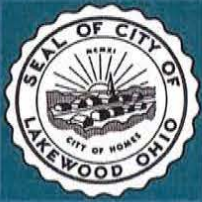
Recommended Conditions

- BZA approval of unit size.
- Maintain shared parking as indicated with surrounding buildings.

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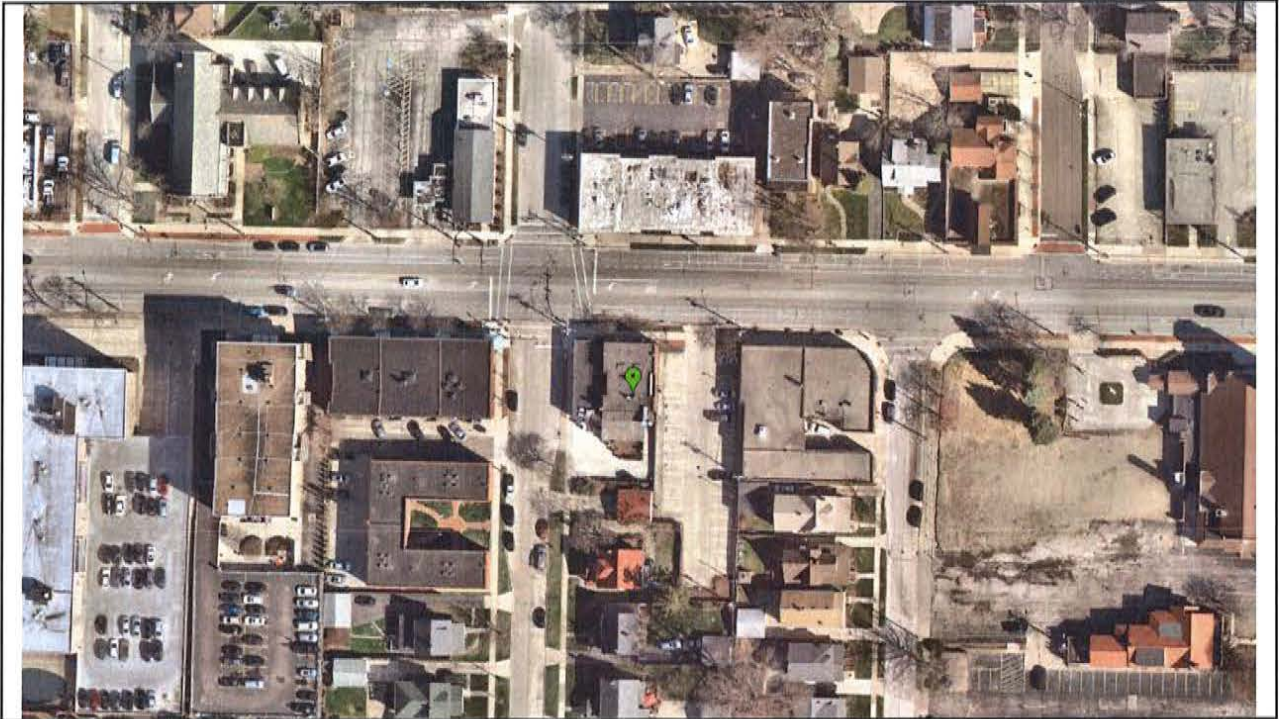
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Docket No. 10-45-20
14523 Madison Avenue

SARITA TEMPORARY OUTDOOR DINING

25

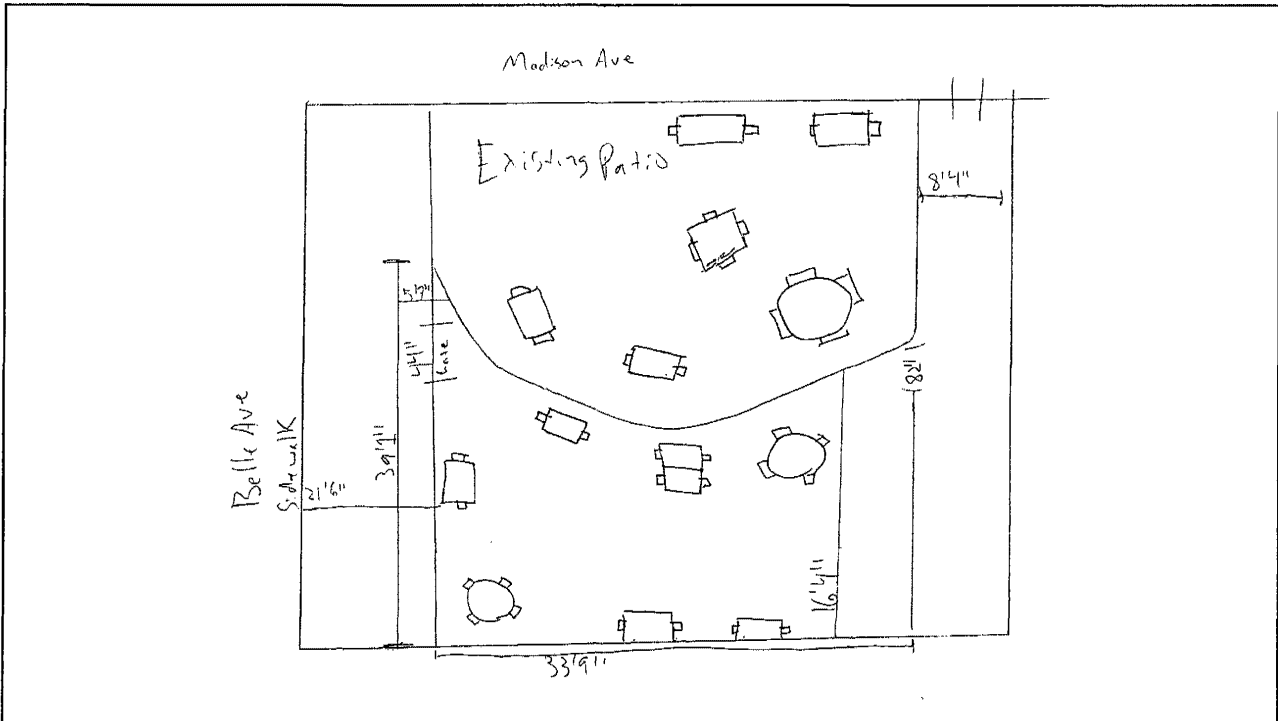


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Request

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

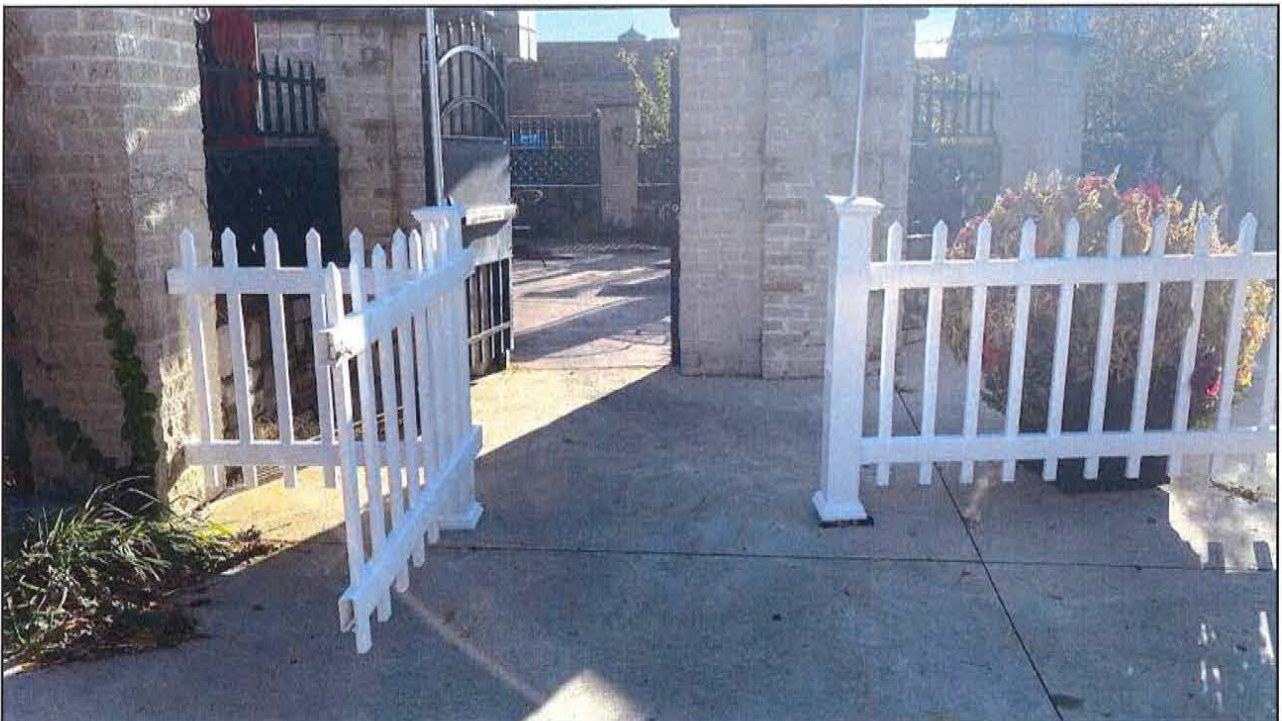
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31



32

Administration Review

Public Safety: No concern

Architectural Review: Screening for dumpster or moving it away from the ROW.

33

Request

Conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial – Retail district. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020).

Recommended Condition:

- Move, screen or maintain dumpster to not affect surrounding properties with smell or visible trash.
- Maximum of 30 seats permitted.

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Planning Commission
October 1, 2020