

**MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
OCTOBER 6, 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
Katelyn Milius, P&D Assistant Director
Mark Papke, City Engineer
Jennifer Swallow, Executive Assistant Law Director

2. APPROVE THE MINUTES OF THE AUGUST 4, 2022 MEETING

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **APPROVE** the August 4, 2022 meeting minutes. All the members voting yea, the motion passed.

3. OPENING REMARKS

Staff read the Opening Remarks into record.

NEW BUSINESS

CONDITIONAL USE

**4. Docket No. 10-25-22
1639 Alameda Ave.
St. Cyril School Building**

James Miketo, Neighborhood Drummer LLC, property owner and applicant, requests approval of conditional use permit to renovate the St. Cyril school building into a 19-unit apartment building, pursuant to Section 1129.02 – Principal and conditional uses, Chapter 1127 Multiple Family Residential Districts, and Section 1161.02 General Standards for All Conditional Uses. The property is in a C2, Commercial - Retail district. (Page 2)

James Miketo, Neighborhood Drummer LLC, property owner and applicant was present to explain the request. Staff provided an analysis of the proposal, stated BZA granted approval for two variances at its September 15, 2022 meeting, and staff supported the request. The members asked about parking behind the church; an agreement between the church and the applicant was forthcoming. Public comment was closed as no one addressed the item. Discussion continued about a site plan, landscaping buffers, pedestrian access/pathway, off-street parking, ownership of the parcel, location of the 24 tenant parking spaces (would be shared with church for special events), easement, rents, property management, windows

for the units in the rehabbed cafeteria, fence to the north of the church, trash enclosure, number of tenant occupancy of units – three- two bedroom units and 16- one bedroom units.

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

- **Establish a pedestrian connection from the south facing door (towards Madison Ave.) to Madison Ave.**
- **A recorded cross access agreement is established.**

All the members voting yea, the motion passed.

CONDITIONAL USE

**5. Docket No. 10-26-22
1384 Hird Ave.
Studio West 117**

James Ptacek, Larsen Architects, applicant requests conditional use permit for extended business hours of operation for the patio and roof top outdoor dining area: 9:00 a.m. to 2:30 a.m., Monday through Sunday, pursuant to Section 1129.16 and 1161.03(w) – Supplemental Regulations for Extended Business Hours of Operation. Property is in a C3 Commercial - General district. (Page 14)

James Ptacek, Larsen Architects, applicant was present to explain the request. Staff provided an analysis of the proposal. Public comment was closed as no one addressed the item. There was discussion about the timeframe of the conditional use permit, heat sources for the cold weather, restriction of outdoor entertainment and music, audio speakers were planned for the deck and patio.

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

- **The term for the approval would be until the seasonal outdoor dining review in the spring of 2023.**
- **The outdoor entertainment would cease at 10:00 p.m. Sunday through Thursday. There would be no restriction for outdoor entertainment Friday through Saturday.**

All the members voting yea, the motion passed.

For the record, approval was granted on the basis that this is surrounded by commercial and industrial uses for the abutting properties. The nearest residential use property is 190 feet away and is above a bar. The nearest residentially zoned property is 400 feet away.

COMMUNICATION

**6. Docket No. 10-27-22
14519 Detroit Ave.
Downtown Development**

The City Administration will share the Traffic Study Memorandum of Understanding (MOU) for the Downtown Development Site. Property located in a PD – Planned Development district. (Page 16)

City staff presented the communication. Public comment was taken. Mr. LaPointe announced that he was recusing himself. Discussion ensued about the narrow focus on automobile traffic, missing traffic signal warrant analysis (Warren Rd. and Marlowe Ave.), left-hand turns (permitted and restricted), access for pedestrian intersection crossing, possibly add pedestrian pre-phase on the signals for Warren Rd./ Belle

Ave./ Marlowe Ave., peak hours used for analysis, queuing analysis, speed limit on Franklin Ave. The city was awarded an active transportation grant from ODOT; this analysis will feed into the work being done on the Downtown Development and in the vicinity of the site as well.

A motion was made by Mr. Krewson, seconded by McDermott to **RECEIVE and FILE** the communication. Mr. Krewson, Mr. McDermott, Mr. Reisz, Mr. Sanderson voting yea, and Mr. LaPointe voting to abstain, the motion passed.

ADJOURN

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **ADJOURN** the meeting at 7:39 p.m. All the members voting yea, the motion passed.

Katelyn Z. Milius
Signature Signed on behalf of chair
Kyle Krewson

11-03-2022
Date



Oath

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

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

PRINT NAME:

SIGN NAME:

- 1. Jim Miketa
- 2. JIM "JP" PACEK
- 3. Jesse Skeddler
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- [Signature]
- [Signature]
- [Signature]
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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, October 6, 2022

Planning Commission

October 6, 2022



Agenda

1. St. Cyril – Multifamily Conversion
2. Studio West – Extended Hours of Operation
3. Communication – Traffic Study MOU





Docket No. 10-25-22

1639 Alameda Ave.

**ST. CYRIL SCHOOL BUILDING
CONDITIONAL USE MULTIFAMILY
DWELLING**



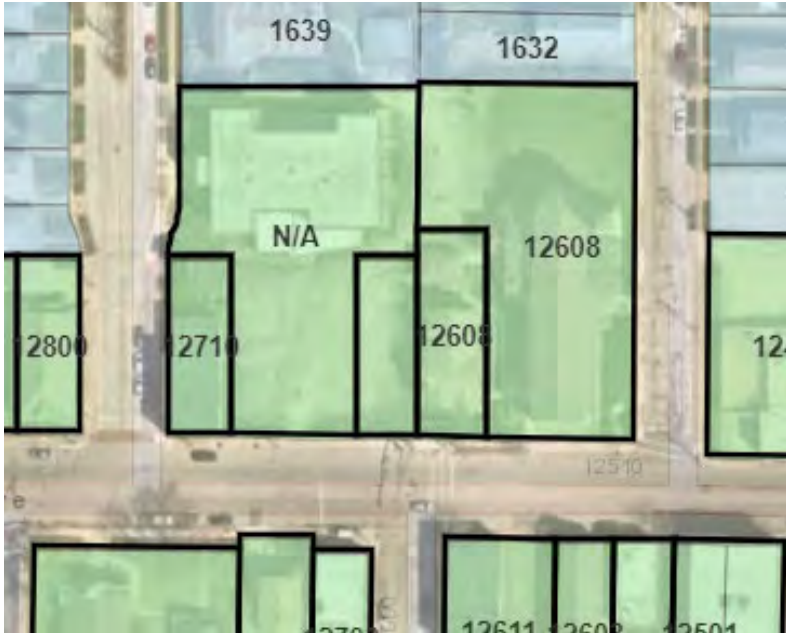
Madison Ave.

Arthur Ave.

Request

The review and approval of a conditional use permit to renovate the St. Cyril school building into a 19-unit apartment building, pursuant to Section 1129.02 – Principal and conditional uses, Chapter 1127 Multiple Family Residential Districts, and Section 1161.02 General Standards for All Conditional Uses. The property is in a C2, Commercial - Retail district.

1129 & 1143 ZONING AND PARKING REQUIREMENTS



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

1 As regulated by Chapter [1127](#).

Multifamily Use

Parking Minimum: 19 spaces, Parking Maximum: 38 spaces

Proposed: 24 spaces

UNIT AREA SCHEDULE

UNITS	GROSS SQUARE FOOTAGE	
1	1,337 SF	STUDIO
2	1,190 SF	STUDIO
3	1,210 SF	STUDIO
4	679 SF	STUDIO
5	833 SF	STUDIO
6	1,719 SF	TWO BEDROOM
7	1,309 SF	STUDIO

UNIT AREA SCHEDULE

UNITS	GROSS SQUARE FOOTAGE	
1	821 SF	ONE BEDROOM
2	965 SF	ONE BEDROOM
3	1,034 SF	ONE BEDROOM
4	995 SF	ONE BEDROOM
5	968 SF	ONE BEDROOM
6	821 SF	ONE BEDROOM

UNIT AREA SCHEDULE

UNITS	GROSS SQUARE FOOTAGE	
1	891 SF	ONE BEDROOM
2	971 SF	ONE BEDROOM
3	1,075 SF	ONE BEDROOM
4	1,095 SF	ONE BEDROOM
5	991 SF	ONE BEDROOM
6	892 SF	ONE BEDROOM

1127.06 LOT AREA AND FRONTAGE REGULATIONS.

(a) Principal buildings and uses permitted in the ML and MH Multiple-Family Districts shall be located only on a lot that complies with the lot area and frontage regulations set forth in Schedule [1127.06](#), unless otherwise specifically provided for elsewhere in this **Code**.

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

Lot Size:

29,025 SF

Frontage:

85 FT

Dwelling Unit Area:

1 Unit 679 SF –BZA approved variance



1127.07 MINIMUM YARD REQUIREMENTS FOR PRINCIPAL BUILDINGS.

In the ML and MH Multiple-Family Residential Districts each lot shall maintain the minimum front, side, and rear yard specified in Schedule [1127.07](#). Exterior steps leading to a main entrance of a principal building shall be excluded from the front yard requirement. **For existing principal buildings with side yards of less than those specified in Schedule [1127.07](#), an addition may be constructed provided that the new addition does not encroach into the existing side yard any further than the foundation sidewalls of the existing building.**

Existing principal structure is not being expanded. Setbacks are existing non-conformity.



Request

The review and approval of a conditional use permit to renovate the St. Cyril school building into a 19-unit apartment building, pursuant to Section 1129.02 – Principal and conditional uses, Chapter 1127 Multiple Family Residential Districts, and Section 1161.02 General Standards for All Conditional Uses. The property is in a C2, Commercial - Retail district.



Docket No. 10-26-22

1384 Hird Avenue

STUDIO WEST 117

CONDITIONAL USE EXTENDED HOURS


Request

The review and approval of a conditional use permit for extended business hours of operation for the patio and roof top outdoor dining area: 9:00 a.m. to 2:30 a.m., Monday through Sunday, pursuant to Section 1129.16 and 1161.03(w) – Supplemental Regulations for Extended Business Hours of Operation. Property is in a C3 Commercial - General district.

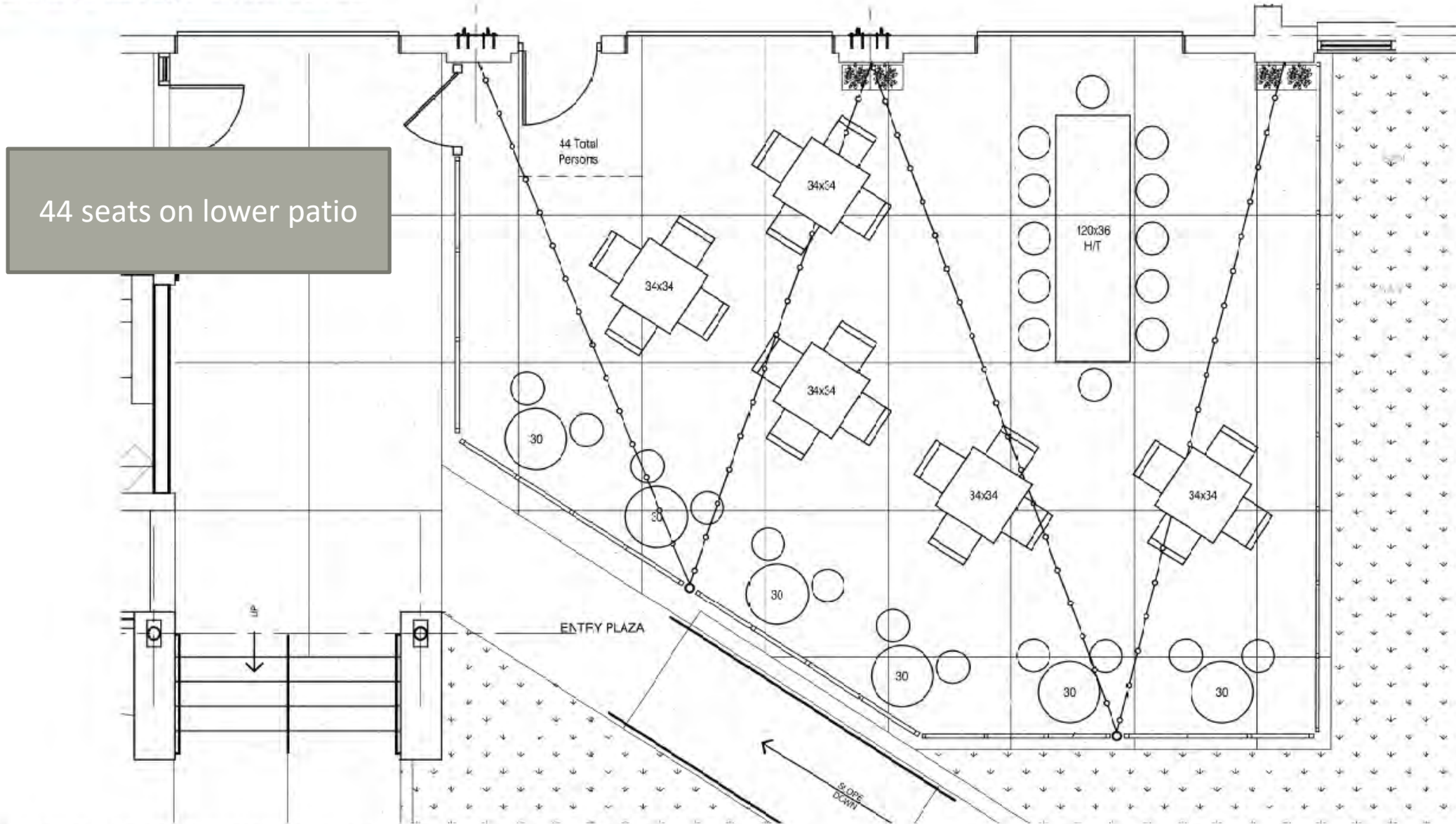
The Fieldhouse @Studio West 117

Request for Additional seating & Extended Outdoor Hours of Operation



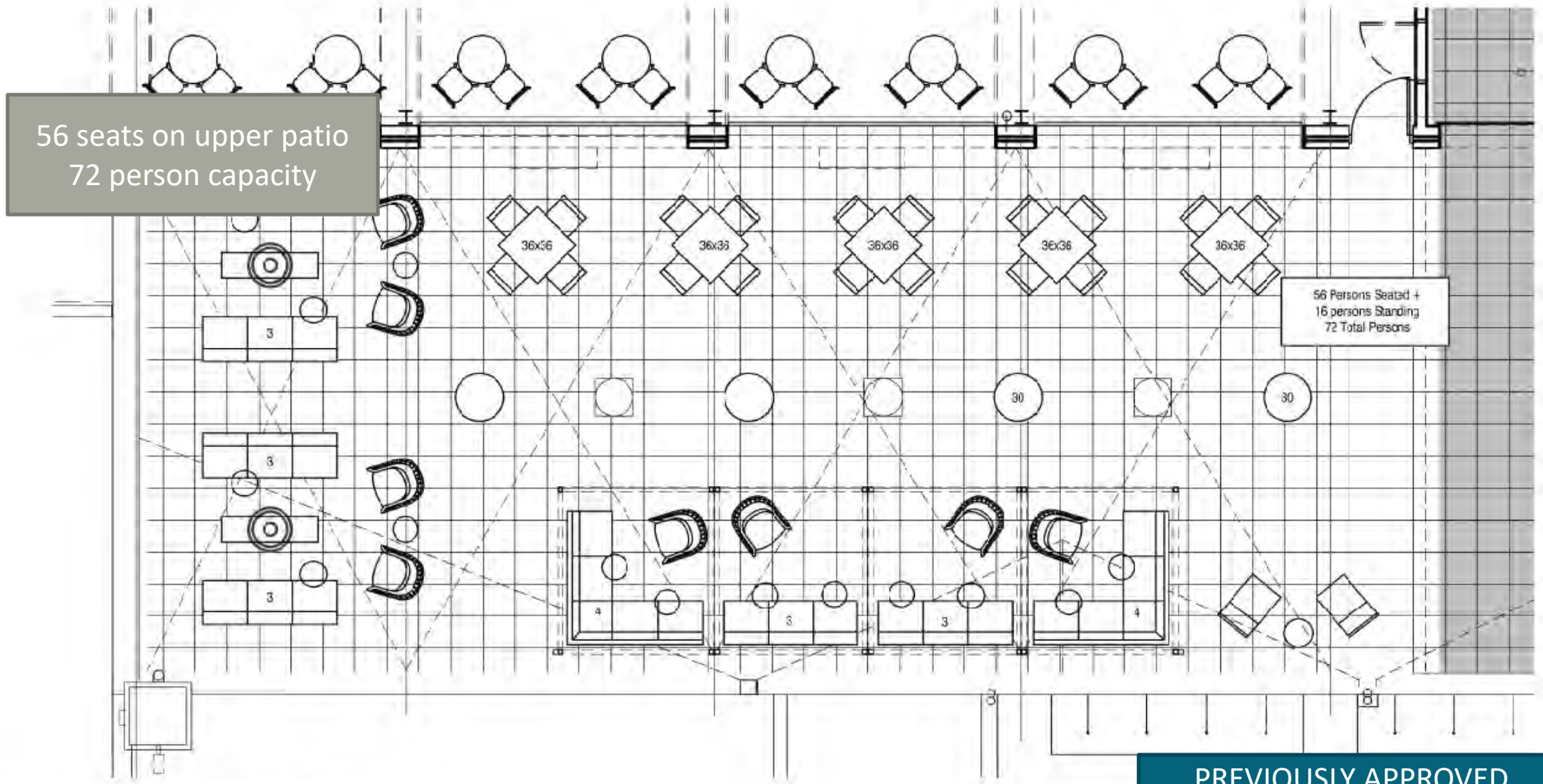
 **The Fieldhouse @ Studio West 117 - Adjacent Properties**
Scale: Not to scale

- A** **Highland Manor Apartments**
11821 & 11825 Detroit Avenue, Lakewood, OH 44107
Approx. 270' from nearest point of patio.
These apartments exist above existing retail.
Site lines & sound obscured by the Phantasy Complex.
- B** **Steyer Building Apartments**
11822 Detroit Avenue, Lakewood, OH 44107
Approx. 198' from nearest point of roof deck.
These apartments exist above Ohio Inn.
Site lines & sound partially obscured by adjacent building.
- C** **Cichowicz Building Apartments**
11906 Detroit Avenue, Lakewood, OH 44107
Approx. 440' from nearest point of roof deck.
These apartments exist above 5 O'Clock Lounge.
Site lines & sound obscured by Value World.
- D** **Rockport Townhomes**
1379-1391 Fry Avenue, Lakewood, OH 44107
Approx. 438' from nearest point of roof deck.
Site lines & sound obscured by Value World & Fieldhouse Complex.
- E** **Lakewood Club Apartments**
11838- 11850 South Lane Drive, Lakewood, OH 44107
Approx. 269' from nearest point of roof deck.
Site lines & sound obscured by Fieldhouse Complex.
- F** **Lakewood Club Apartments**
1336-1342 South Lane Drive, Lakewood, OH 44107
Approx. 260' from nearest point of roof deck.
Site lines & sound obscured by Fieldhouse Complex.

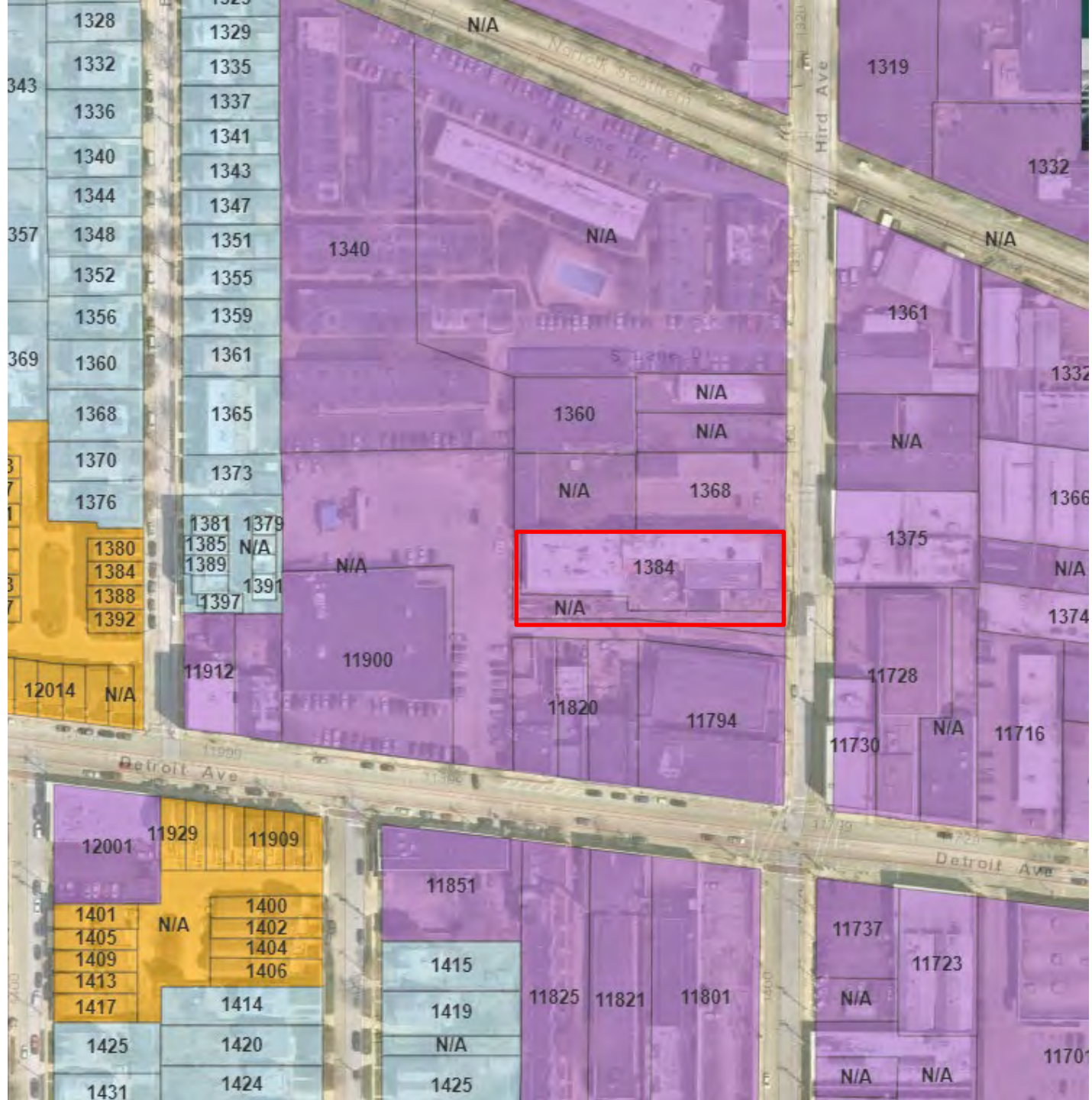


FIRST FLOOR PATIO FURNITURE PLAN
SCALE: 1/4" = 1'-0"

PREVIOUSLY APPROVED



SECOND FLOOR PATIO FURNITURE PLAN
SCALE: 3/16" = 1'-0"



(w) Extended Hours of Operation. In the C1 Office District, C2 Retail District, C3 General Business and C4 Public School District, a business may be permitted as a conditionally permitted use with extended hours of operation after 12:00 a.m. or before 6:00 a.m. subject to all or any of the following:

- Parking areas shall be configured so as to prevent vehicular headlights from shining into adjacent residentially zoned and/or used property. Parking areas configured such that vehicular headlights are directed toward public rights-of-way across from residentially zoned and/or used property shall provide continuous screening and shall conform to the design requirements set forth in Chapter 1325 of the Building Code

- Ingress and egress drives and primary circulation lanes shall be located away from residential areas where practical; to minimize vehicular traffic and noise which may become a nuisance to adjacent residential areas.

- All building entrances intended to be utilized by patrons shall be located on the side(s) of the building which does not abut residentially zoned and/or used property, whenever possible, to minimize the potential for patrons to congregate and create noise which may become a nuisance to adjacent residential areas.

- Any extended hours of operation business including an outdoor/seasonal dining facility shall conform to the design requirements and other regulations pursuant to Section 1161.03(t).

- All exterior site and building lighting, which shall be provided, is approved by the Architectural Board of Review pursuant to Chapter 1325 of the Building Code, and such design shall minimize the intrusive effect of glare and illumination upon any abutting areas, especially residential pursuant to Section 1306.311. (Ord. 2-18. Passed 4-1-2019.)

- Crowd control or other security or safety measures and means of control for sounds, vibrations or odors may be required as deemed necessary by the Commission.

- For any extended hours of operation business, in order to address specific conditions, the Commission may limit hours of operation during certain days of the week, month or year as deemed necessary to protect the surrounding neighborhood.

- A Conditional Use Permit issued pursuant to subsection 1161.03(w) shall expire twelve (12) months after the date of issuance.

1129.16 SUPPLEMENTAL REGULATIONS FOR EXTENDED BUSINESS HOURS OF OPERATION.

(a) Any store or other place of business, including but not limited to all permitted or conditionally permitted uses in the C1 Office, C2 Retail, C3 General Business, and C4 Public School District outlined in Section 1129.02 herein, having an entrance, exit, parking lot, loading dock, trash enclosure, or show window within 250 feet of any single-family, two-family, or multiple-family residential district, shall only be permitted to be open for the transaction of business after 12:00 a.m. or before 6:00 a.m. of any day as a conditionally permitted use.

(d) A conditional permit for extended business hours of operation shall comply with the regulations set forth within this Chapter and those in Chapter 1161.

(14) An Outdoor/Seasonal Dining Facility shall operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October. Where the Outdoor/Seasonal Dining Facility is located entirely on private property, it may be permitted to operate year-round upon approval of the Planning Commission. The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas.

(15) Outside entertainment, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital or any other individual, group or mechanical device, shall only be permitted in an Outdoor/Seasonal Dining Facility pursuant to Chapter 515 of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood.

Note: New outdoor dining code before council states that outside entertainment/music must cease at 10 PM.





Docket No. 10-27-22
14519 Detroit Avenue

DOWNTOWN DEVELOPMENT – TRAFFIC STUDY COMMUNICATION

Planning Commission October 6, 2022

