

**AMENDED MINUTES  
(Audio recording is available)  
PLANNING COMMISSION  
NOVEMBER 3, 2016  
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING  
6:30 P.M.  
LOWER CONFERENCE ROOM**

Review docket items

**REGULAR MEETING  
7:00 P.M.  
AUDITORIUM**

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

1. Roll Call

MEMBERS PRESENT

Kyle Baker  
Hannah Belsito  
Glenn Coyne  
William Gaydos, Vice Chairman

OTHERS PRESENT

Bryce Sylvester, Senior Planner, Board Secretary  
Jennifer Swallow, Executive Assistant Law Director  
Michael Molinski, Building Commissioner  
Michelle Nochta, Planner

A motion was made by Mr. Gaydos, seconded by Ms. Belsito to **EXCUSE** the absences of Louis McMahon, Patrick Metzger, and Mark Papke. All of the members voting yea, the motion passed.

2. Approve the Minutes of the October 6, 2016 meeting.

A motion was made by Mr. Coyne, seconded by Ms. Belsito to **APPROVE** the October 6, 2016 minutes as presented. Ms. Belsito, Mr. Coyne and Mr. Gaydos voting yea, and Mr. Baker voting to abstain, the motion passed.

3. Opening Remarks

Mr. Sylvester read the Opening Remarks into record.

**OLD BUSINESS  
LOT CONSOLIDATION/LOT SPLIT**

4. **Docket No. 10-16-16  
11714 Nelson Court  
EDEN Inc**

Leopold E Wetula, applicant, requests the review and approval of a lot split and consolidation (PPN 315-14-039), pursuant to Section 1155.06 – procedures for lot consolidation; this item was deferred from the meeting in October. (Page 3)

Kathleen Nitschke, Attorney at Law, Giffen + Kaminski, LLC, representative of the applicant was present to explain the request.

Public comment was closed as there was no one to address the issue. Mr. Sylvester said city administration supported the request. There were no additional comments or questions from the Commission

A motion was made by Mr. Baker, seconded by Mr. Coyne to **APPROVE** the request. All of the members voting yea, the motion passed.

## **NEW BUSINESS COMMUNICATION**

### 5. **Docket No. 11-20-16 Communication Regarding a Report from the Adult Group Home Located at 1635 Alameda Avenue**

Communication will be presented from the Catholic Diocese of Cleveland regarding the operation of an Adult Group Home at 1635 Alameda Avenue. The applicant will be reporting out about the first 6 months in operation, which was a stipulation per the approval by Planning Commission in July 2015. This property is located in an R2, Single and Two Family district. (Page 18)

Maureen Dee, Executive Director at Catholic Charities and Judy Marenich, Director of Matt Talbot for Women were present to explain the request.

Mr. Sylvester explained a CAD report had been requested, and there was only one call to the police in 2016. The Commission asked about interaction with the neighbors. Ms. Dee was unaware of any issues with the neighbors. The Commission applauded the work that had been done.

The Commission **RECEIVED AND FILED** communication as presented. Mr. Sylvester stated no formal vote was needed. The Commission requested the administration to keep them informed of any problems and to receive an annual report.

### 6. **Docket No. 11-21-16 Communication Regarding Two Applications to the Cuyahoga County Community Development Supplemental Grant Program**

Communication will be presented regarding two applications to the Cuyahoga County Community Development Supplemental Grant Program. The Commission will hear about applications being put together by both LakewoodAlive and the West End District (WE District). (Page 21)

Mr. Sylvester provided a brief introduction.

Ian Andrews, Executive Director for LakewoodAlive, and Rob Donaldson, Chair of the Design Review Committee, LakewoodAlive were present to explain the LakewoodAlive application regarding the Warren Gateway Streetscape project.

The Commission asked if the location of the bus shelter could be changed, would there to be a traffic study, would there be bike lanes?

Public comment was taken. The Commission asked if there would be additional funding and suggested to use this as a pilot program for application to other entry points into the city. Further discussion was about the bus shelter.

Cindy Einhouse, President of the Beck Center for the Arts was present to explain the application for the new neighborhood alliance, West End District (WE) for entry to Lakewood from the west.

The Commission asked for clarification about the proposed signage, was enthusiastic about the alliance.

Public comment was taken. Administrative staff had no additional comments

No action was given by the Commission.

7. **Docket No. 11-22-16**  
**Communication from Michelle Nochta, Planning and Development Regarding Improvement Plans for the Redesign of Cove and Wagar Parks**

Michelle Nochta of the Planning Department will present the Cove and Wagar Parks Improvement Plans. The design process has been guided by the Community Vision, informed by the Active Living Task Force and enhanced by the Parks Master Plan. The products of these guiding documents and robust community engagement will be discussed. (Page 22)

Michelle Nochta, Planning and Development was present to explain the communication

Jeremy Hinte and Marie Dowling, Behnke Landscape Architecture, were present to explain the proposals as the city's consultants on this project.

The presentation began with Cove Park.

Public comment was taken. The Commission expressed concern about getting people to leave the park at dusk. Ms. Nochta said the police encouraged the public to report any disturbances after dark. Diversity of equipment, amenities for the different parks was encouraged.

The presentation continued with Wagar Park.


The Commission asked if any mature trees would remain, wanted to know if there would be a water fountain near the basketball court.

Public comment was taken. Discussion centered on basketball courts.

A motion was made by Mr. Baker, seconded by Ms. Belsito to **RECEIVE AND FILE**. All of the members voting yea, the motion passed.

**ADJOURN**

A motion was made by Mr. Baker, seconded by Mr. Coyne to **ADJOURN** the meeting at 9:05 p.m. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

Bryce Sylvester, Secretary

December 1, 2016  
\_\_\_\_\_  
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. MAUREEN DEE

*Maureen Dee*

2. Ian Andrews

*Ian Andrews*

3. Rob Donaudon

*Rob Donaudon*

4. Martin Langlois

*Martin Langlois*

5. Cindy Einhouse

*Cindy Einhouse*

6. Latrese Yelder

*Latrese Yelder*

7. Jeremy Hintz

*Jeremy Hintz*

8. Terri Postel

*Terri Postel*

9. Casey Davis

*Casey Davis*

10. JADE B. KERR

*Jade Kerr*

11. \_\_\_\_\_

\_\_\_\_\_

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, November 3, 2016

# Help shape the future of the West End Lakewood District



## Help us shape our neighborhood's future

WE Lakewood is a community-centered alliance that guides neighborhood growth through collaborative initiatives which mark the West End of Lakewood as a unique and unified urban District.

Our District footprint includes Detroit Avenue and Sloane Avenue, from the western most boundary of Lakewood to Cranford Avenue.

The West End Lakewood Business Alliance is committed to engaging businesses, residents, and community stakeholders through collaborative projects and special activities that connect and benefit all who celebrate in our unique and diverse Neighborhood District. Together we aspire to shape a bright and thriving future for the West End of Lakewood community.

## WE guide the sustainability and vibrancy of the West End Lakewood District through:

- Uniting local businesses and community stakeholders to promote shared goals and mutual benefits
- Shaping the strategic direction of our community's future
- Marketing and branding our neighborhood to showcase our distinctive District identity
- Engaging in placemaking initiatives which create a community atmosphere that is welcoming, active, and enjoyable for all walks of life
- Establishing special events and activities that are unique to our own District and which drive community development and economic viability

## Preview of Membership Tiers

### \$35 Individual Resident Membership\*

- Invitation to participate in WE special events
- Direct access to networking opportunities with local business and community leaders
- The opportunity to join the WE Taskforce and to have a direct impact on shaping our neighborhood's future

### \$75 Business Membership\*

All incentives of Resident Membership, plus

- WE Lakewood storefront window decal
- Business listing on WE website

### \$150 Platinum Membership\*

All incentives of above Membership levels, plus

- Your business logo and direct website link featured on WE website
- Featured business of the week via WE's social media promotions

### Business Alliance Membership Pledge:

*By being a member of the Business Alliance, you make a pledge to:*

- Attend the Annual Membership Meeting and quarterly meetings
- Uphold the mission, vision, and values of the Business Alliance
- Be the face and representatives of the WE District
- Keep your storefront clean, safe, and visually appealing
- Display WE branding materials in your storefront
- Participate in cross-promotions
- Participate in special events when possible
- Consider joining the WE Taskforce and/or a WE Taskforce Committee
- Pay annual membership dues to the WE Business Alliance

\* Current fees for year 2016. Membership fees and benefits may change in 2017.

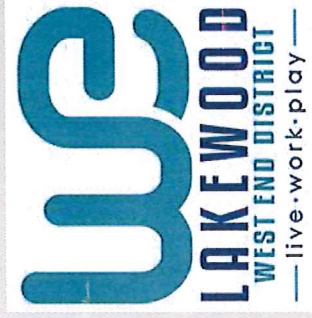
Learn more about what WE do at [www.welakewood.com](http://www.welakewood.com)

Please contact Erin Vokes, Chair of the WE Lakewood Taskforce, at [info@welakewood.com](mailto:info@welakewood.com) if you are interested in learning more about the WE Lakewood Business Alliance.

Current participants include but are not limited to: Around the Corner, Beck Center for the Arts, Cleveland Bazaar, El Carnicero, Georgetown, GV Art & Design, Lakewood Chamber of Commerce, Nature's Bin, Pillars Lakewood, Sacred Hour Spa, Salt, The Side Quest, Trendi Paws Shoppe, Vosh, and the YMCA Lakewood.

# WE LAKEWOOD

WEST END ARTS & CULTURE DISTRICT SIGNAGE PROPOSAL



# THE CONCEPT

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➤ What are we asking for?

➤ What do we want to do?

➤ Why is this important?

# THE IMPACT

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- Create a Unique Destination
  - For Residents
  - For Northeast Ohio
- Encourage Success and Sustainability



# THE PROCESS

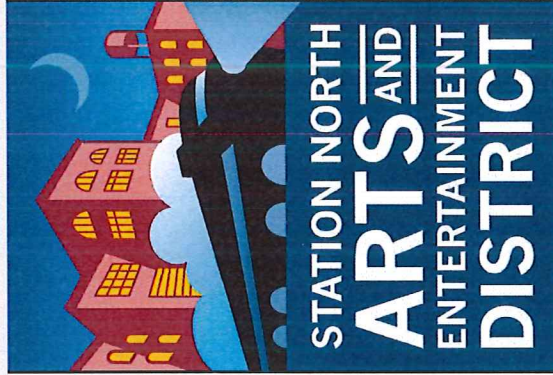
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➤ Timeline

➤ Cost/Funding



# STRUCTURE AND DESIGN IDEAS

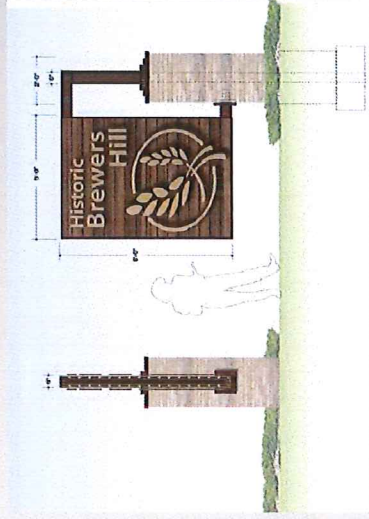
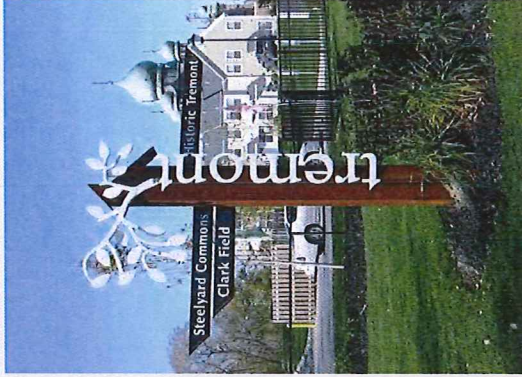


# STRUCTURE AND DESIGN IDEAS

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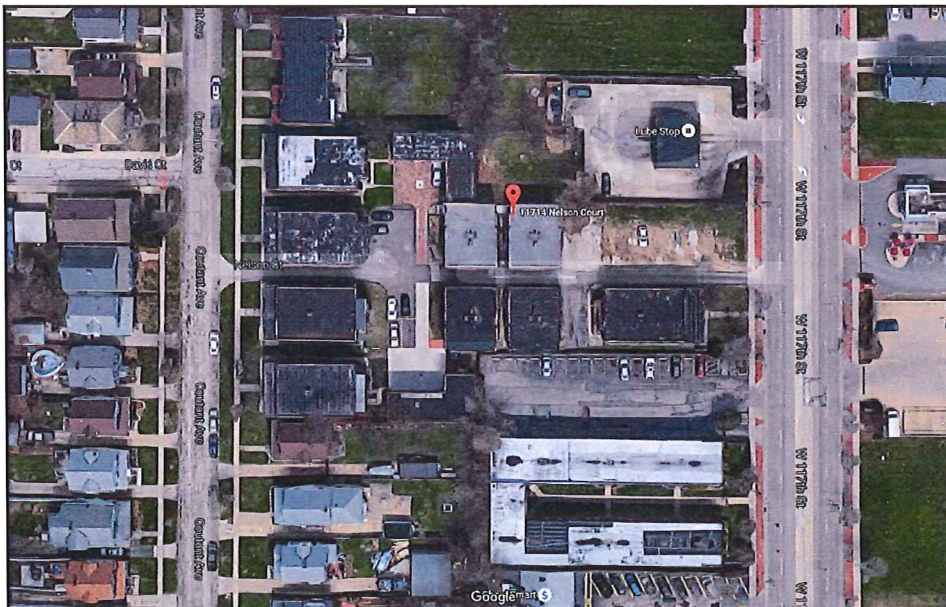


# STRUCTURE AND DESIGN IDEAS



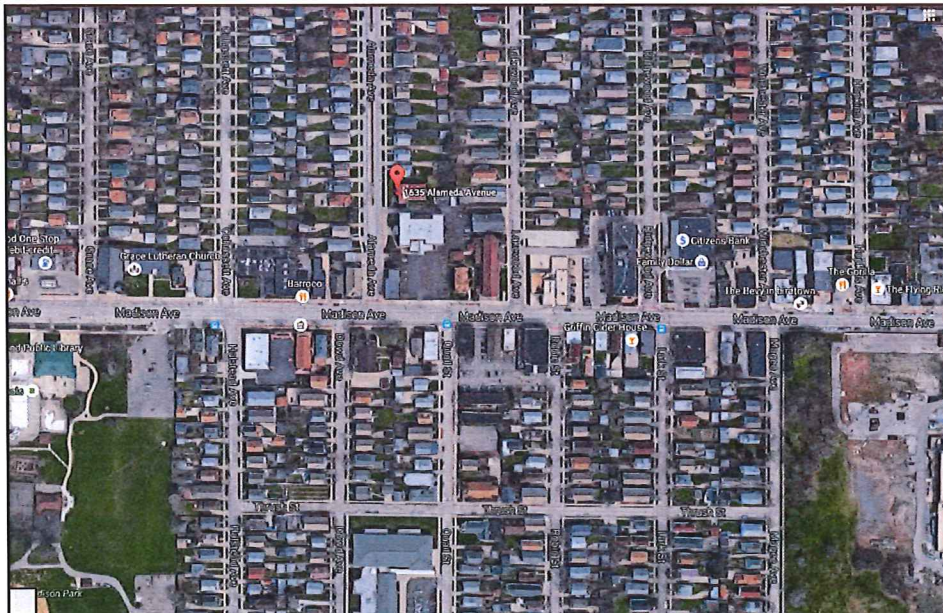
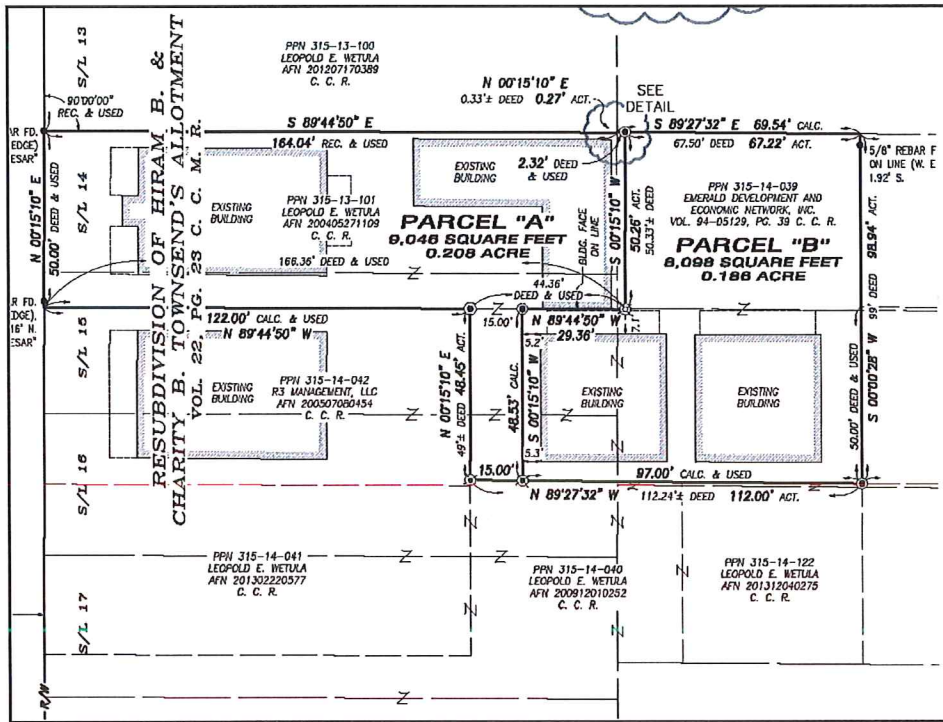


Planning Commission  
November 3<sup>rd</sup>, 2016

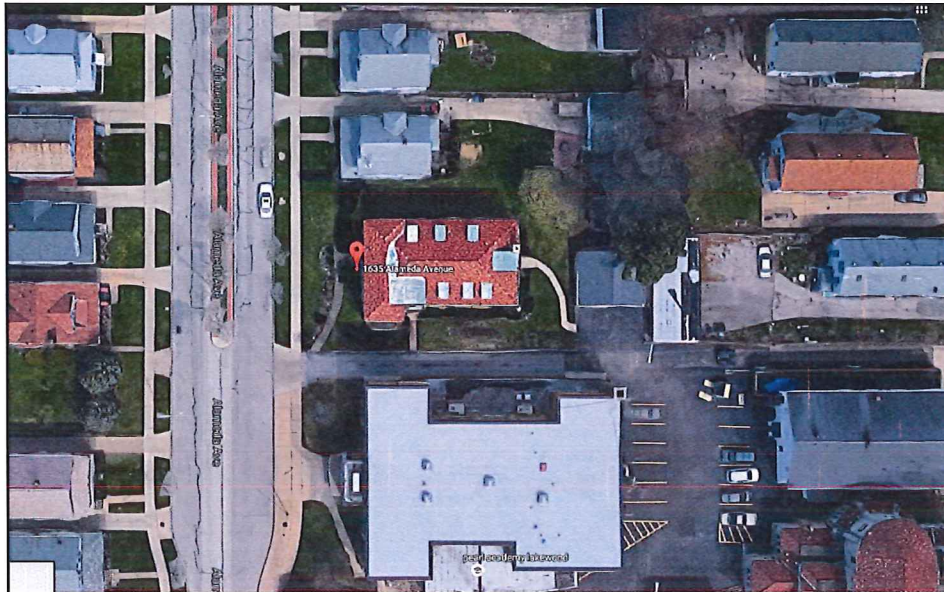


**11714 Nelson Court  
Lot Split/Consolidation**





**1635 Alameda  
Adult Group Home – 6 month Review**



**1635 Alameda  
Adult Group Home – 6 month Review**





**Communication: County Supplemental Grant program**



**Communication: County Supplemental Grant program**



**Communication: Cove & Wagar Parks Improvement Plans**



Planning Commission  
November 3<sup>rd</sup>, 2016



To the Planning Commission on November 4, 2016  
Presentation by City Planner Michelle Nochta



### **Request from the Planning Commission**

*Review and provide commentary on improvement plans for Cove and Wagar Park*

*Affirm that the improvement plans meet the spirit and intentions of the Parks Master Plan and the Community Vision*

## Community Priorities

- Safety
- Quality of Facilities
  - Access
  - Natural Resources
- Cultural and Social Resources
  - Year Round Use





# COVE PARK

neighborhood park

# C-

Overall Grade  
**5th of 5**  
 Rank among  
 Neighborhood Parks



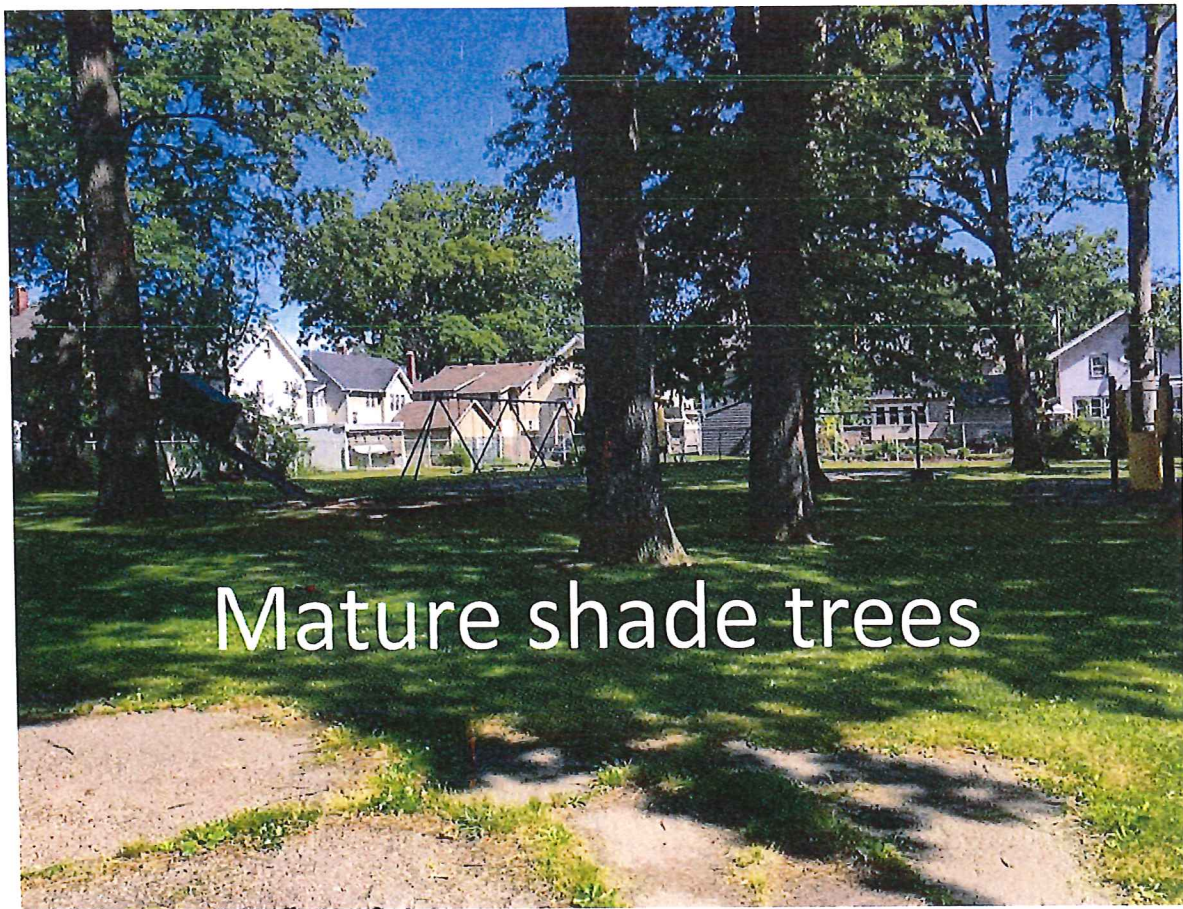
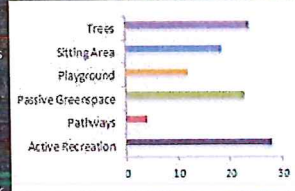
Benches	4	Grills	0
Picnic Tables	0	Bike Racks	0
Lights	3	Fence Systems	1
Trash Cans	3		

### OBSERVATIONS

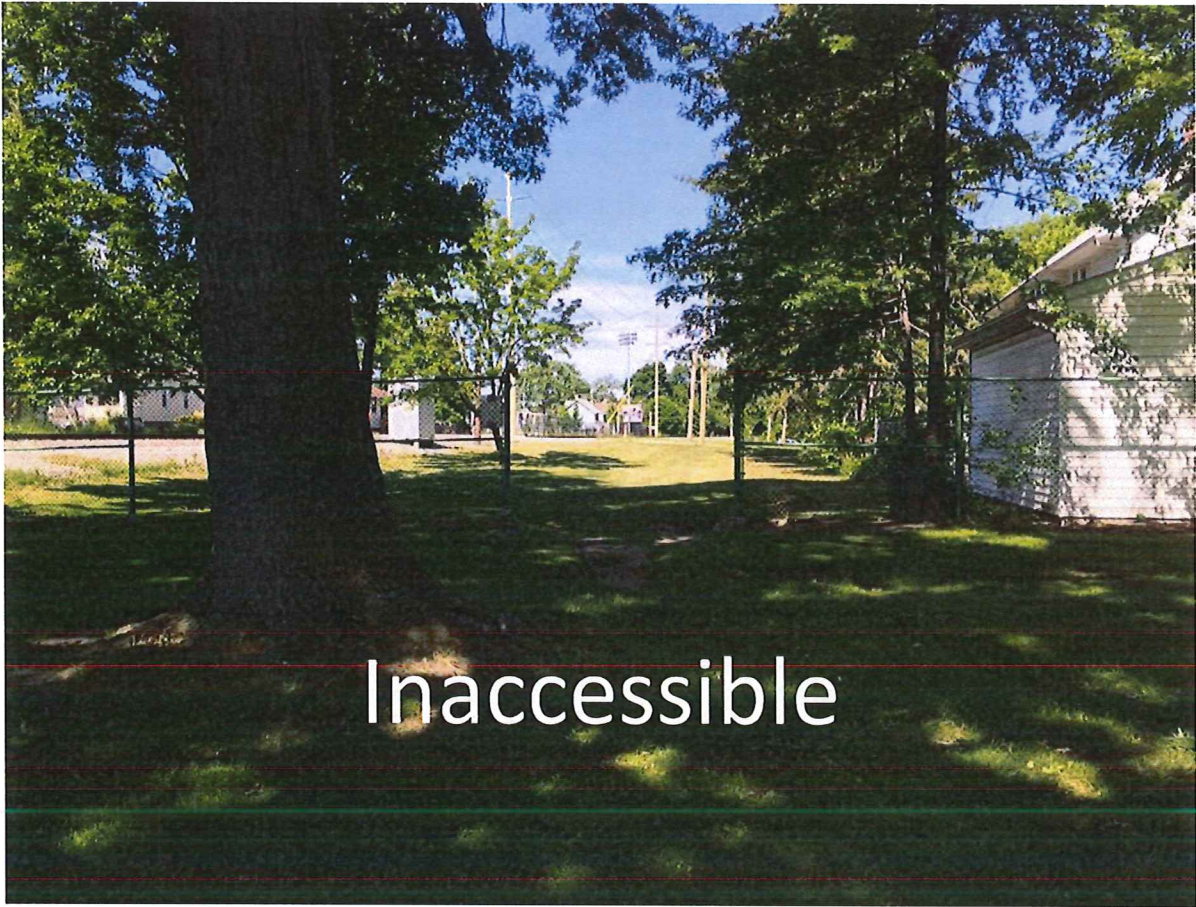
Cove Park is tied for the largest neighborhood park at 3 acres. The park is located on Cove Avenue just south of Clifton Boulevard. Pedestrian access is provided off Thoreau Road. During our observations the only occupants at the park were individuals tending to their community gardens and teenage children playing on the playground equipment. Most of the equipment was tired and not being used for its intended purpose. The playing surfaces were also not up to current requirements. The large greenspace is shared with a dirt baseball field. The area is utilized for baseball, soccer and football. Of note, Cove Park is the only neighborhood park that provides designated parking, offering over 20 spaces.

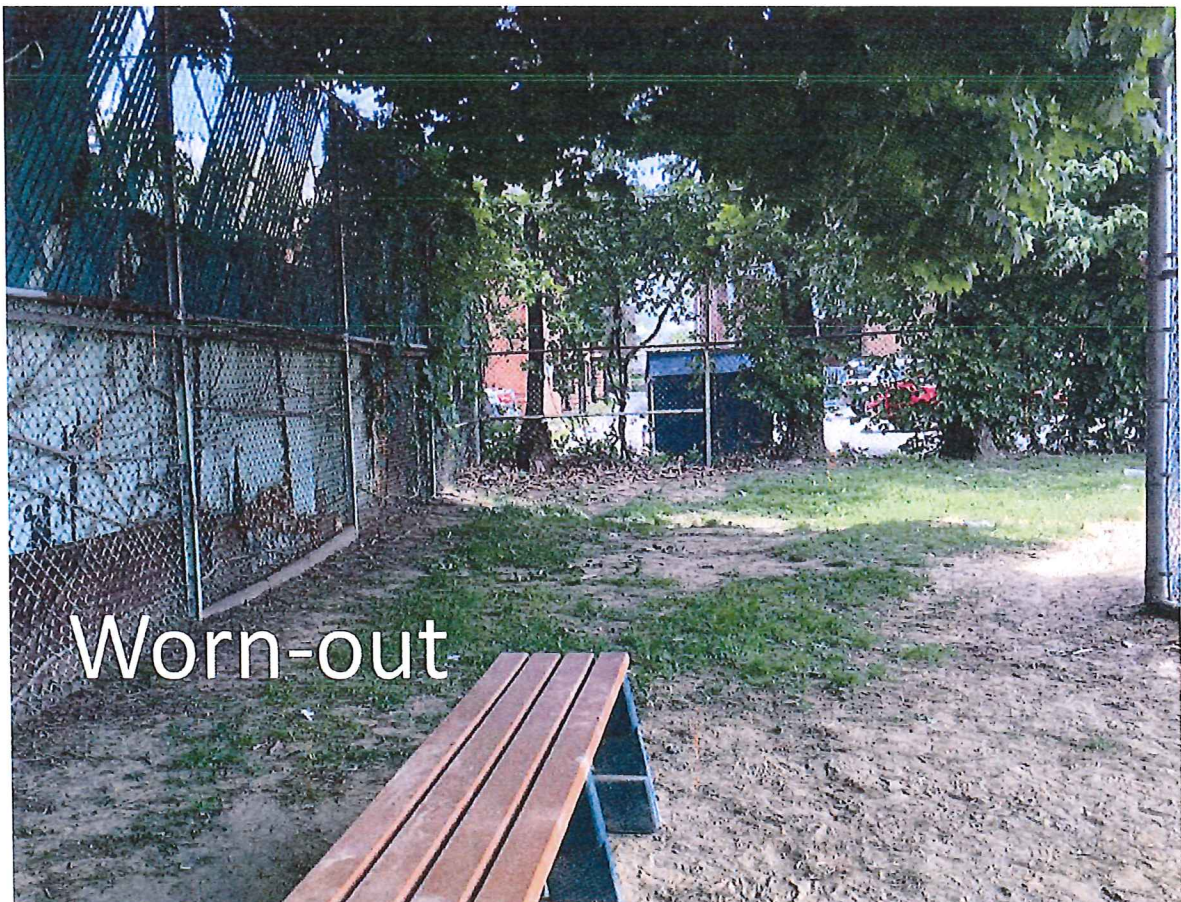
### RECOMMENDATIONS

Cove serves a very densely populated area of the city and provides adequate acreage in order to do so, however it is clear the space is not being utilized to its full potential. Cove should serve as an example of why a comprehensive approach to your neighborhood parks should be undertaken. Dedicated parking is an asset, making it a great location for activities that bring people from around the city. Cove's location presents unique challenges because many homes back up to the park. Any proposed changes to the park should be sympathetic to the concerns of adjacent property owners.



Mature shade trees







# Engagement

Cove Park | The City of Lakewood

onlakeswood.com/covepark

NEWS | CALENDAR | A-Z INDEX | CONTACT CITY HALL

SEARCH

Apply / Register • Payments / Taxes • Find / Get • Report • Community Vision

## Cove Park

Re-envisioning our neighborhood parks

Three concepts were presented to the community during the second engagement session at City Hall and through our on-line survey. Your feedback has helped to narrow the focus and the design is nearing completion. Please join us in the city

Cove Park

- Cove Park Community Meeting, No. 1
- Lakewood at a glance

### Cove Park Usage Survey

1. How often do you visit Cove Park?

2. When do you typically visit Cove Park?

Weekdays

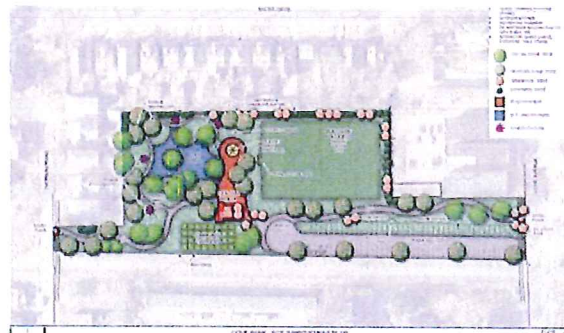
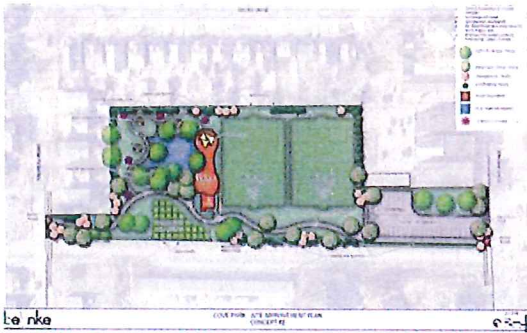
Time of day

Weekends

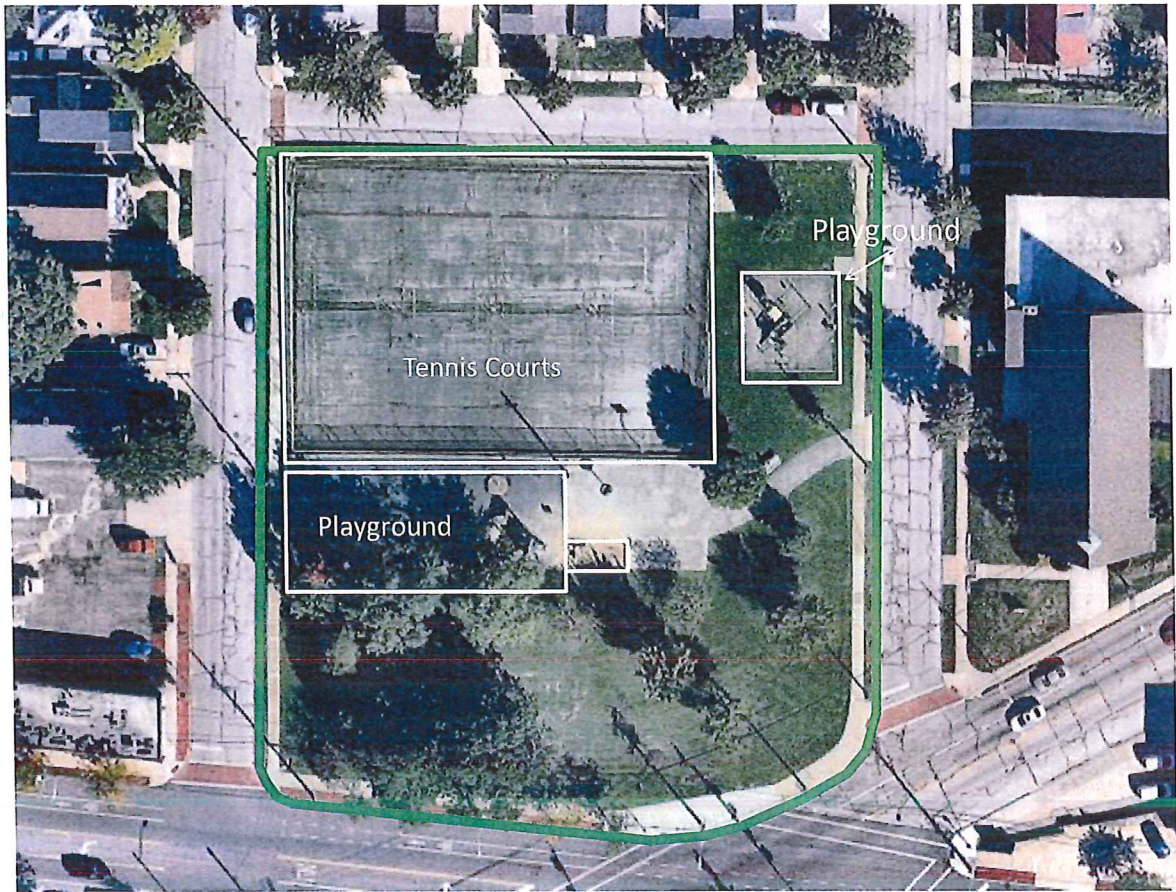
3. How do you typically get to Cove Park?

4. What entrance do you use to access Cove Park?

5. What is typically your primary activity when you visit Cove Park?





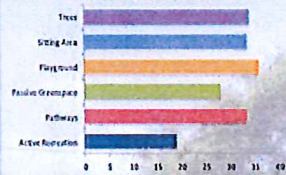


# WAGAR PARK

neighborhood park



### PARK ANALYSIS



### PARK INVENTORY

Benches	4	Grills	0
Picnic Tables	0	Bike Racks	0
Lights	6	Fence Systems	2
Trash Cans	7		

**A-**

Overall Grade

**2nd of 5**

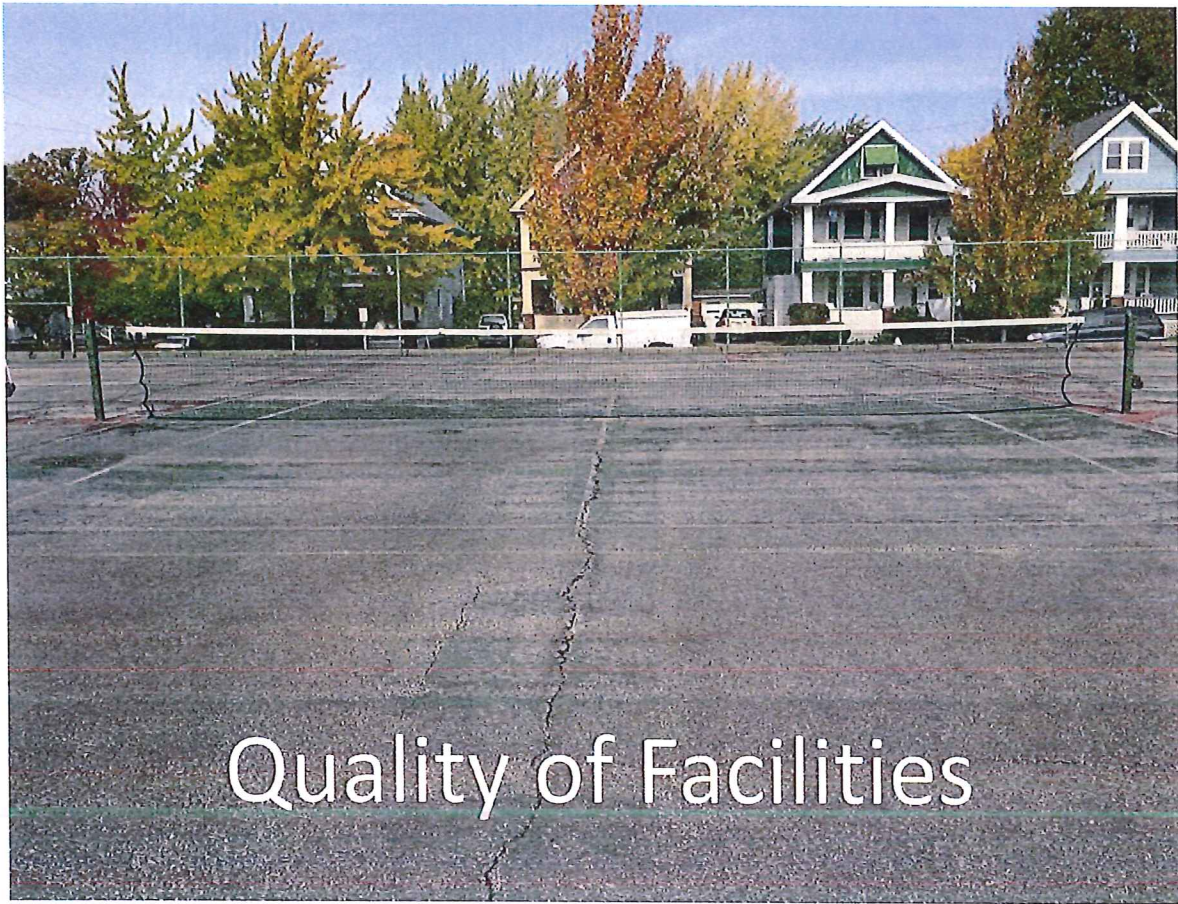
Rank among Neighborhood Parks

# Quality of Facilities



# Quality of Facilities





Quality of Facilities



Quality of Facilities



Access



Access



Greenspace



Safety

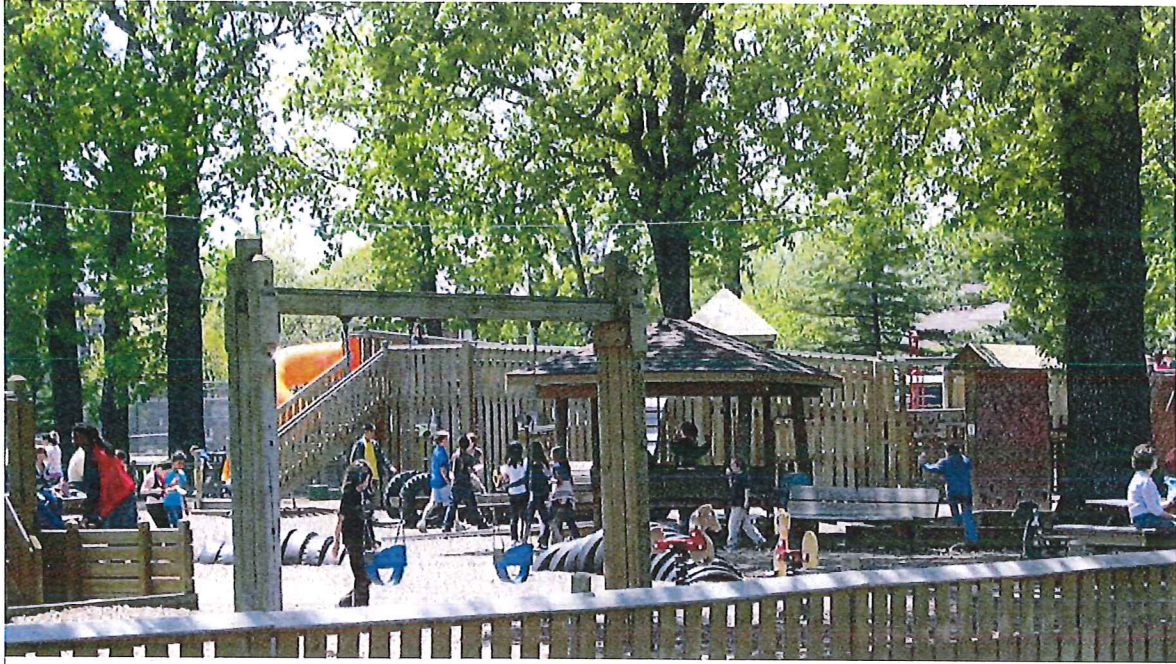






## Parks Strategic Plan Update

*The underlying principles, guidelines and recommendations of the 2010 Parks Plan remain sound and this document seeks to build upon the solid foundation created by the original parks plan.*



## **Request from the Planning Commission**

*Review and provide commentary on improvement plans for Cove and Wagar Park*

*Affirm that the improvement plans meet the spirit and intentions of the Parks Master Plan and the Community Vision*