

**MINUTES  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
NOVEMBER 3, 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 OCTOBER 6, 2022 MEETING**

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **APPROVE** the October 6, 2022 meeting minutes as amended (change from Kyle Baker to Kyle Reisz – Item 6). All the members voting yea, the motion passed.

**3. OPENING REMARKS**

Staff read the Opening Remarks into record.

**NEW BUSINESS**

**PARKING PLAN REVIEW**

**4. Docket No. 11-28-22  
2018 Lark St.  
Eagle II, LLC**

David Maniet, Maniet Architects, applicant requests approval of a parking plan to provide an alternative parking layout for duplex, pursuant to Section 1143.05 – Schedule of Uses and Space Requirements and Section 1143.09 – Parking Plan Review: Planning Commission. The property is in an R2, Single- and Two-Family Residential district. (Page 3)

David Maniet, Maniet Architects, applicant was present to explain the request to demolish an existing garage and add uncovered parking spaces in the rear of the property. Staff presented the administration's analysis. Public comment was closed as no one addressed the item. There was discussion about keeping the garage and alternate parking space angles, the lack of a storage unit for yard/family items, proposed pervious patio pavers were not substantial or appropriate for vehicular use. Staff said that ODNR compliance regulations/requirements should be investigated (rainwater and land development manual). The applicant said the garage was not used for cars currently. The zoning requirements/codes were

discussed and clarified. Some of the members did not like the proposal. Discussion continued about paver product, maintenance of the site, existing raised patio, keeping the existing garage, provision of a shed in lieu of a garage, consideration of neighbors and tenants, addition of one extra spot and retention of the garage, etc.

A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **DENY** the request. Mr. Krewson, Mr. LaPointe, Mr. McDermott, Mr. Sanderson voting yea, and Mr. Reisz voting nay, the motion passed.

## **LOT CONSOLIDATION/LOTSPLIT**

### **5. Docket No. 11-29-22**

**14224 Detroit Ave.**

**Lakewood New Life Church**

Gregory Ernst, A°DK Inc., applicant requests approval of a lot split (PPN 312-20-052) of an existing single-family home to support an addition on the east and north sides of the existing church, pursuant to Section 1155.07 – Procedures for Lot Splits. Property is in a C2, Commercial – Retail district. (Page 10)

Everett Jones, Elder of the Lakewood New Life Church, was present to explain the request. Staff received numerous e-mails; mostly pertained to ABR for the addition, not PC (made part of record). Staff presented the administration's analysis and confirmed that Parcel B met setback requirements when split. Public comment was closed as no one addressed the item. Discussion ensued about the existing shed (rear of the home), leveling of the pavement along the proposed property line, number of parking spaces (on-site and shared), zoned uses, buffer between the properties.

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

- The shed to the north of the proposed property line is removed.

All the members voting yea, the motion passed.

## **COMMUNICATION**

### **6. Docket No. 11-30-22**

**Lakewood Outdoor Dining Code Update**

At the City Council meeting on October 3, 2022 Ordinance 33-2022 amending Section 1161.03(t), Outdoor Dining, of the Codified Ordinances of the City of Lakewood was referred to the Planning Commission. (Page 28)

Staff explained the proposed updates. Discussion began with results of survey and roundtable, condition of annual renewals. The proposed changes/sections were discussed in order. The members questioned changing verbiage from "shall" to "may", wanted to retain the required five-foot minimum distance. Discussion continued about barriers, parklets, number of seats, insurance requirements, possibly amend the outdoor dining guidelines (made part of record). The members said the language was ambiguous. Next items discussed were the serving of food, lighting, buffering, parking, square footage, furniture. The members recommended the staff should revisit the parking regulations. Then they discussed the single day use conditional use permit, hours of operation, outside entertainment speakers, signage, shared public use of the property, annual renewals, cancellation notice. Conditions for recommendation to City Council were discussed between the members and staff:

Number 5 - A motion was made by Mr. Krewson, seconded by Mr. Sanderson to eliminate the revised language that gives flexibility to reduce the minimum width to five feet. Mr. Krewson, Mr. Sanderson voting yea, and Mr. McDermott, Mr. LaPointe and Mr. Reisz voting nay, the motion failed.

Number 8B - The members liked the way it was written.

Number 12 – use existing code for 8 seats; anything more than 8 seats would be subject to parking regulations. A motion was made by Mr. Krewson, seconded by Mr. Reisz to recommend the change that the calculation of including outdoor dining is not activated if the request is for more than eight (8) seats. All the members voting yea, the motion passed.

Number 13 – A motion was made by Mr. Krewson, seconded by Mr. McPermutt to remove the phrase referring to "single day". All the members voting yea, the motion passed.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **RECOMMEND TO CITY COUNCIL** with the following recommended conditions:

- Parking requirement does not apply until there are more than eight (8) seats.
- Remove the phrase "single day".

All the members voting yea, the motion passed.

\*For the record, no members of the public were present to express comment; no public comment was taken.

**7. Docket No. 11-31-22  
Lakewood Body Art Code Update**

At the City Council meeting on October 3, 2022 Ordinance 34-2022 enacting new Subsection 1161.03(AA) of the Lakewood Codified Ordinances to include and distinguish medical and cosmetic tattooing as a conditional use in commercial zones was referred to the Planning Commission. (Page 43)

City staff explained the updates: establishments as defined in code, established slightly different requirement for medical or cosmetic tattoos which are usually an accessory use, and section AA removed buffer restriction meant for tattoo parlors. Public comment was not taken as there were no members of the public in attendance.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to APPROVE the update as presented. All the members voting yea, the motion passed.

**ADJOURN**

A motion was made by Mr. LaPointe, seconded by Mr. Krewson to **ADJOURN** the meeting at 8:58 p.m. All the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

12/11/22  
\_\_\_\_\_  
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. DAVID MANIET
2. Everett Jones
3. \_\_\_\_\_
4. \_\_\_\_\_
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*[Handwritten signature of David Maniet]*

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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, November 3, 2022

## Johanna Schwarz

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**From:** rkoz52157@aol.com  
**Sent:** Thursday, October 27, 2022 2:40 PM  
**To:** Planning Dept  
**Subject:** Docket No. 11-29-22 Lakewood New Life Church

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

I am writing in regard to the above approval of lot split. As a resident on Manor Park, I do not like the idea of the northeast house being taken down for the church to add an addition. I realize we are zoned somewhat commercial having the church and the building on the northwest corner. As it stands our street is pretty much lined up with residential houses across from each other, the apartment building which sits across from the church is building to building, with the house next to it basically across from the house the church owns. Having that church extend more into the residential line is out of line. We value our properties and feel this will take away from the beauty of the street along with the value of OUR properties. As it goes now there is no parking for functions at the church. On Sundays and activity times the street is filled with cars attending whatever is going on in the church. The cars park many times into our driveways making it difficult to enter and exit. I have never complained about this, it's a great church and the people, for whatever reason they are there are very pleasant. But to take away more residential property and add more congestion to the area is ridiculous. I have lived on Manor Park for 35 years and have never complained about the commercial property at the top of our street, but to extend commercial property more into the neighborhood does not seem like something Lakewood would do years ago. Our street is known for its beauty and that would without doubt put a damper on all of us south of the tracks and to Manor Park itself. Once again, I feel it will also depreciate our property values. Although I knew I purchased in a commercial/residential zone, I never thought you would take down houses on Manor Park for extend commercial property into a beautiful residential area.

Thank you,  
Ann Koz  
1361 Manor Park

## Johanna Schwarz

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**From:** Katelyn Milius  
**Sent:** Thursday, October 27, 2022 3:51 PM  
**To:** Brenda Pongracz  
**Cc:** Planning Dept; John Litten  
**Subject:** RE: PPN 312-20-052

Brenda,

Thank you for your note. I apologize for the mistake on the meeting date. Planning Commission meetings are always the first Thursday of the month, so the letter should read "November 3, 2022". We have reissued the letters.

Your email will be shared with Planning Commission. The item before Planning Commission is the lot split. There will be a separate application to Architectural Board of Review for the addition. The addition adds ADA access to the building and provides a gathering space for people before/after church with classrooms downstairs. It does not increase the worship space. The ABR agenda will be added to the [website](#) by next Wednesday.

The church would have to comply with our noise ordinance like any other business, so if it is an issue for you the police would be the ones to enforce this law.

Thank you again for providing your feedback.

Katelyn

**Katelyn Milius, PE**  
Assistant Director

City of Lakewood, Department of Planning & Development  
12650 Detroit Avenue, Lakewood, OH 44107  
216-529-6634 (Direct), 216-529-6630 (P&D Main)

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[www.LakewoodOH.gov](http://www.LakewoodOH.gov)



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**From:** Brenda Pongracz <[brendawepfer@hotmail.com](mailto:brendawepfer@hotmail.com)>  
**Sent:** Thursday, October 27, 2022 9:59 AM  
**To:** Planning Dept <[Planning@lakewoodoh.net](mailto:Planning@lakewoodoh.net)>; John Litten <[John.Litten@lakewoodoh.net](mailto:John.Litten@lakewoodoh.net)>  
**Cc:** Andrew Pongracz <[andrewpongacrz@hotmail.com](mailto:andrewpongacrz@hotmail.com)>  
**Subject:** PPN 312-20-052

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

Dear Ms. Milius

Yesterday, I received a letter postmarked October 25, 2022 for a public hearing regarding PPN312-20-052 that occurred on October 6, 2022. It is very difficult to attend a meeting or provide input to a proposal for my neighborhood when the notice is not sent prior to the hearing.

In any case, I would like to request more details on this issue. New Life Church is already a significant nuisance to the residents of Manor Park Avenue. Since they do not have a parking lot, the members frequently block the West side of the street, where there is no parking, as they drop off people and items to the side entrance of the church. Those who park in the driveway block the sidewalk, and those that park on the east side of the street block driveways and other access. In one instance, a church member parked her car on the west side of the street (no parking side) and "forgot" to turn on the emergency brake. Her car rolled down the street into my yard, causing damage to my lot. In another instance, we had to call the police as those attending a funeral at the church all parked on the west side of the street during the ceremony. While parking is provided across the street at PNC bank and the front entrance on Detroit is handicap accessible, members do not use this entrance. In addition to parking, the church has hosted outdoor events with live music that is very loud and inconsiderate of those who live nearby.

While I understand this hearing was in regards to selling the residential property, which I do not object to, it also mentions, "to support an addition on the east and north sides of the existing church," I would like to formally state that I am vehemently opposed to any addition to the current structure on the east or north sides of the church as these are the areas that already cause problems for residents on the street with access and parking. If this church feels they need additional space, they should find a non-residential location with ample parking that is not land-locked by residential lots.

The church is also next door to the Westerly, which houses many residents who have mobility issues. These residents often risk their lives getting to Giant Eagle and other locations as church traffic has no regard for the cross-walk or sidewalk access. These residents should all be consulted before any addition is allowed that could further influence their safety.

I would be happy to attend future public hearings on this matter, provided I receive the information in advance of the meeting. I would like additional information on what type of addition the church is proposing and when this will be up for public hearing and approval.

Thank you.

Brenda Pongracz

1377 Manor Park Avenue

## Johanna Schwarz

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**From:** ryancathe <ryancathe@yahoo.com>  
**Sent:** Tuesday, November 1, 2022 5:07 PM  
**To:** Planning Dept  
**Subject:** Project location: 14224 Detroit Avenue Lakewood New Life Church

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

Good afternoon, I am writing to express my displeasure in the plan for the church. I live on Manor Park and even though the church address is listed on the main road of Detroit most of it's activity occurs on my street and in front of my home. I am not happy about a construction project that will further aggravate an already busy intersection. Church folks park poorly (overlapping my apron) on the street spaces on every day of the week not just Sunday. Their grounds crew regularly parks their large trailer across my driveway blocking me in. I've had to ask more than once for them to move so I can leave. One parishioner lost control of their car on Manor Park up my driveway and into my neighbors' shrubs. Parishioners regularly stop their cars on the non parking side of the street pointing south on Manor Park with blinkers on causing potential accidents and actual ones. It's bad enough the drive across the street for Domino's turns right illegally onto Manor Park. Do we really want to add construction trailers to this already tenuous situation? A traffic study concluded a traffic light was not needed at Manor Park and Detroit but this plan will clearly render that a bad decision. Morning rush hour is very difficult at that intersection with our proximity to the high school, the Orange Theory members entering and exiting, Domino's delivery trucks and general Lakewood traffic. Please consider the homeowners and property tax payers that live on Manor Park before you allow an tax exempt organization have free reign on our neighborhood.

Sincerely, Catherine Step  
1373 Manor Park Avenue  
216-534-3930

## Johanna Schwarz

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**From:** visual\_1@ameritech.net  
**Sent:** Thursday, November 3, 2022 11:36 AM  
**To:** Planning Dept  
**Subject:** Reference - Docket No. 11-29-22; 14224 Detroit Ave - New Life Church

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

To whom it may concern,

This email is in reference to Item #5 on the Planning Commission Agenda for November 3, 2022.

My wife, Karen and I live at 1355 Manor Park Ave. We are uncertain if we can attend this meeting in person, hence, we wanted to let our voices be heard thru this email.

Proposal: Approval of a lot split (PPN 312-20-052).

This proposal is an attempt to accomplish two (2) things:

1. Split the lot, so the residential house has it's own parcel and could be sold separately.
  - a. **We vote YES on this issue.**
2. "Support an addition on the east and north sides of the existing church" or per the proposed site plan; create an ADA entrance and add an addition to the Manor Park side of the church.
  - a. **We vote NO on this issue, for many reasons.**
    - i. We feel the addition and ADA entrance does not conform to the architectural feeling of the existing church.
    - ii. An ADA entrance already exists at the front Detroit Road main entrance of the church.
    - iii. An ADA side entrance does not need to be so large, if needed at all.
    - iv. The church already cause MANY Manor Park traffic and sidewalk threats to the community, adding an additional side entrance and addition will only aggravate and increase that.
    - v. Isn't the church over 100 years old? Aren't there rules about changing historical buildings?
    - vi. The current driveway causes many nuisances by blocking the sidewalk.
    - vii. The current use of the side entrance, already causes many traffic liabilities and dangers, an incident occurred with one of our neighbors.
    - viii. The church has hosted numerous excessively loud events.

We feel this Proposal should be split so each request can be voted on separately.

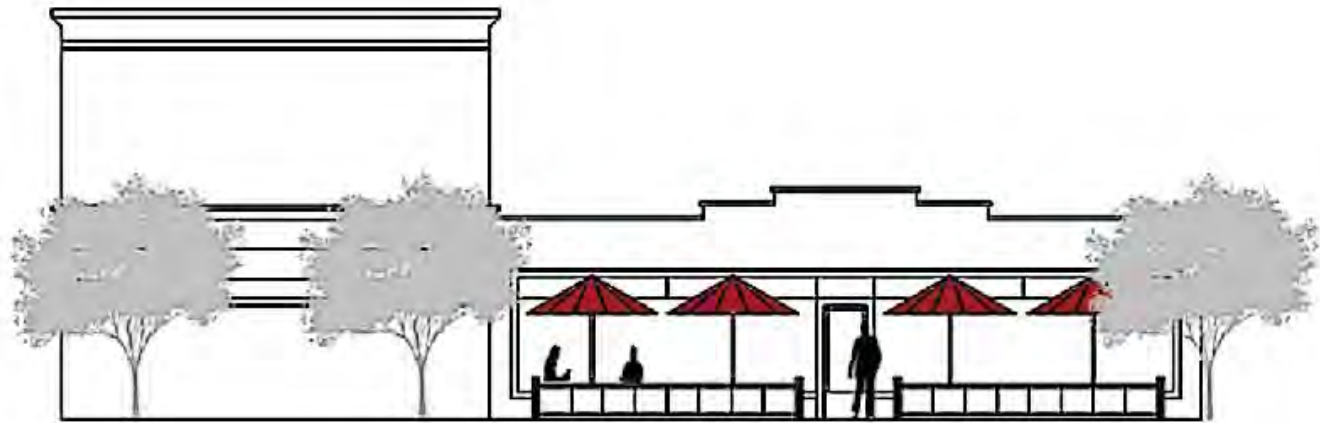
### Lou Forte

1355 Manor Park resident  
(216) 225-4177  
visual\_1@ameritech.net

# Outdoor Dining

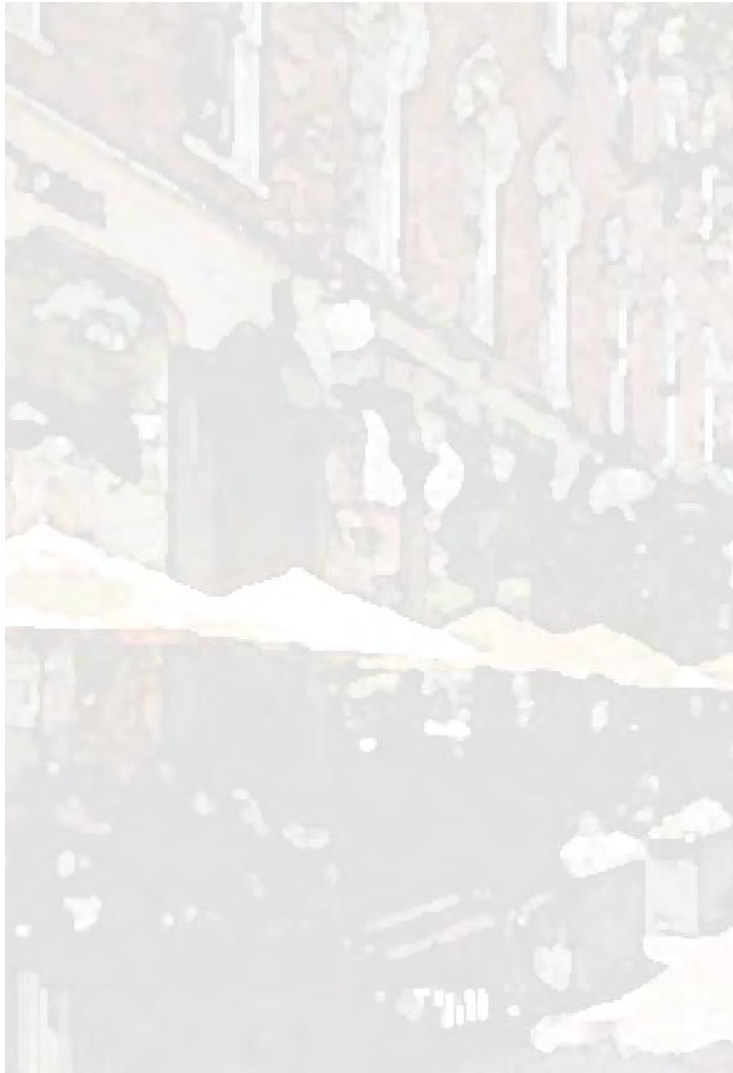
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## Design Guidelines



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**Architectural Board of Review**  
The City of Lakewood  
May 2009



**Introduction & Purpose .....pg. 1**

**Ordinance Summary.....pg. 2**

**Elements of an Outdoor  
Dining Area.....pg. 3**

**Horizontal Layout.....pg. 4**

**Furniture & Fixtures.....pg. 5**

**Approvals & Permits.....pg. 6**

**Important Contact  
Information.....pg. 7**

**Architectural Board of Review**

**Jeffery Foster, Chair**

**Michael Fleenor, Vice-Chair**

**Ami Rini**

**John Waddell**

**Cindy Ford**

**Department of Planning & Development**

**Nathan Kelly, Director**

**Dru Siley, AICP, Assistant Director**

**Adopted May 2009**



### Introduction

**The City of Lakewood recognizes the importance of outdoor dining to the vitality and success of our commercial districts. The outdoor dining regulations are in place to promote the health, safety and welfare of our residents, businesses and visitors. Outdoor dining facilities are subject to the City of Lakewood Zoning Code under Conditional Use Permits, Chapter 1161.3 (t) and all applicable Building Code, Fire Code, Americans with Disabilities Act and Ohio Division of Liquor Control regulations.**

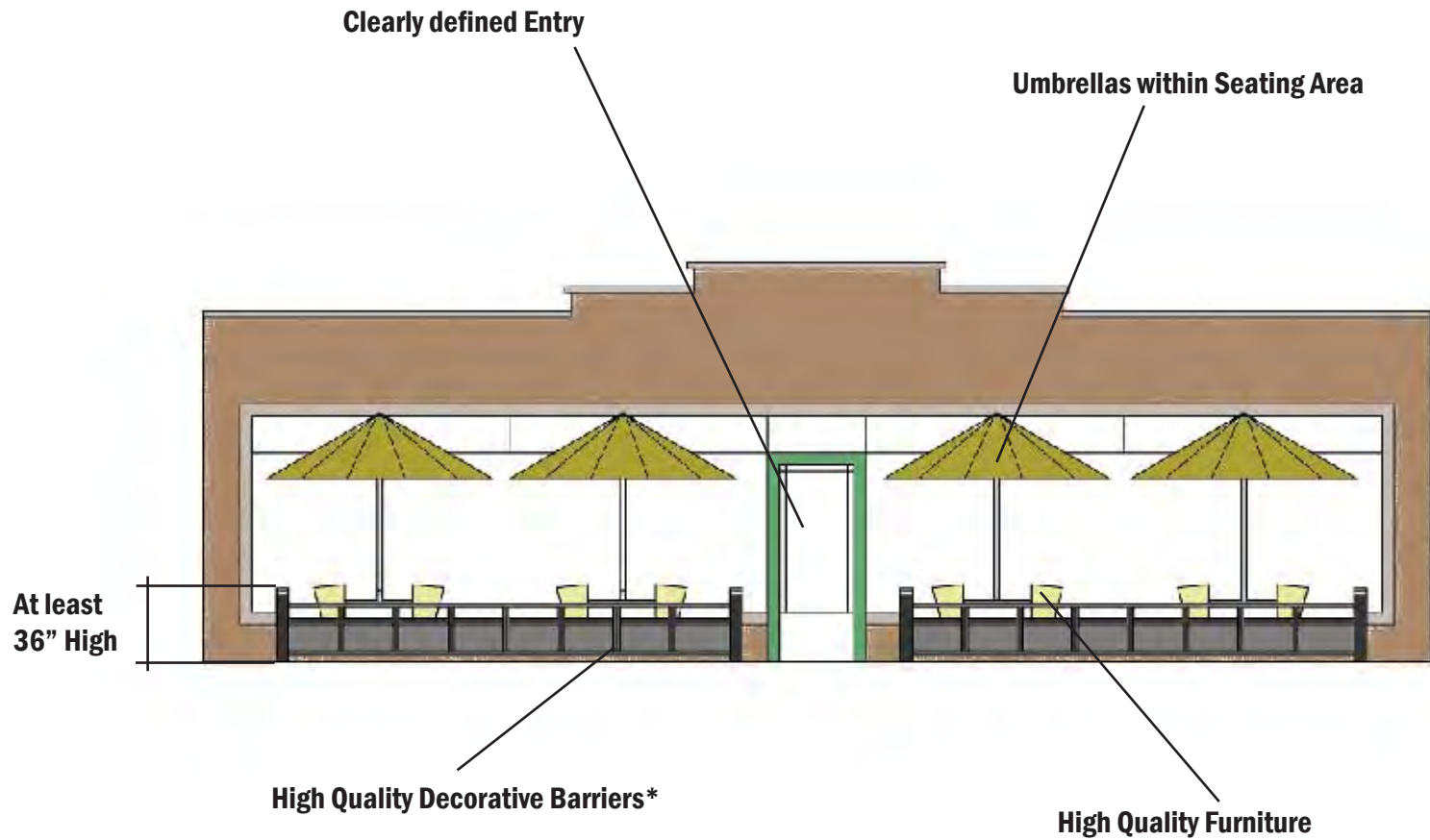
### Purpose of Design Guidelines

**These guidelines provide standards for outdoor dining areas throughout the City with special attention to those dining areas in high visibility areas within the public right-of-way. Central to the process of allowing outdoor dining areas is the necessity of ensuring furniture and other items placed along the street positively contribute to the character of Lakewood's commercial corridors. The guidelines apply to all outdoor dining facilities granted by Chapter 1161 Sections 1161.3 (t) of the Lakewood Zoning Code. Failure to comply with these requirements constitutes a violation of the Zoning Code.**



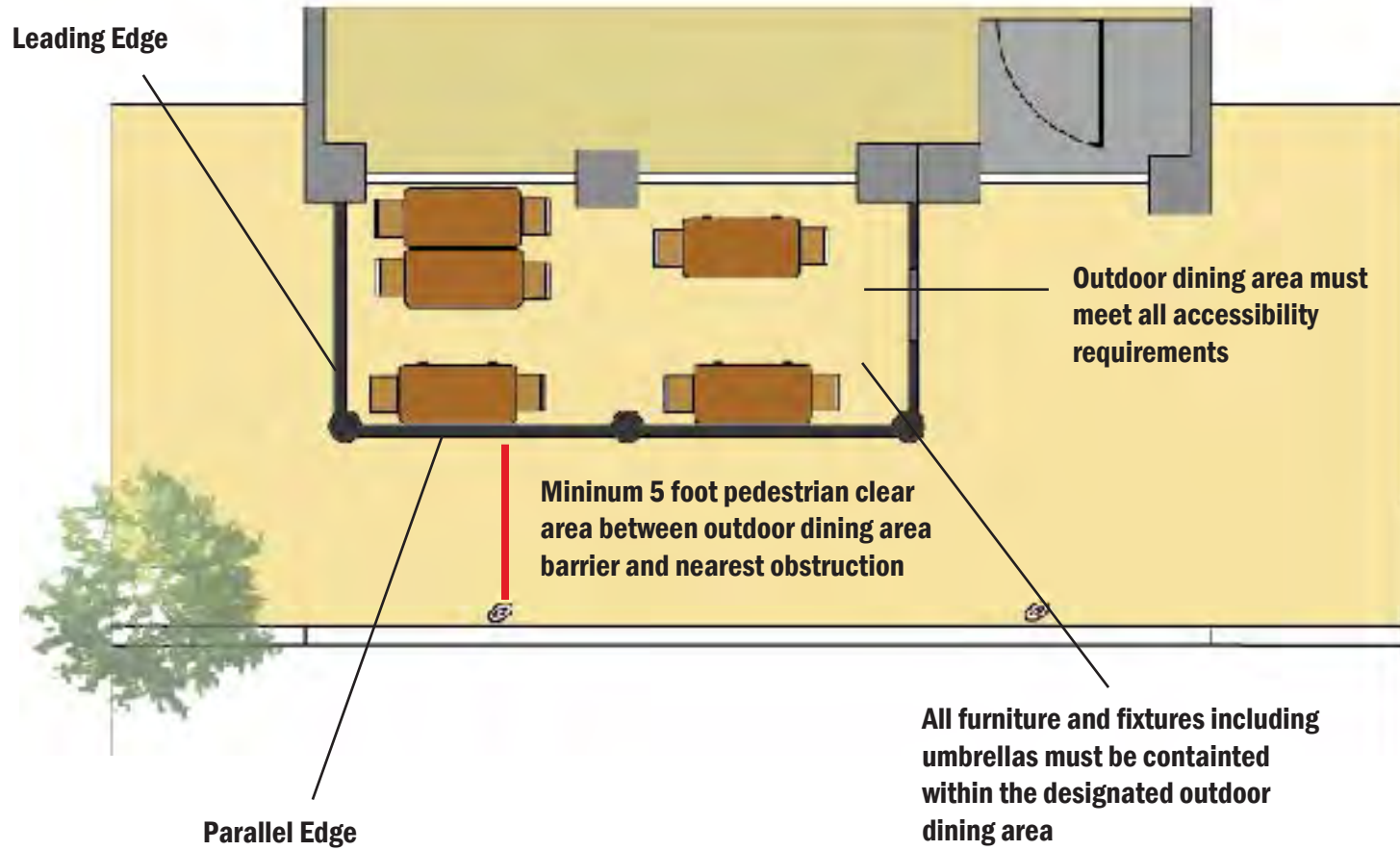
## Ordinance Summary

<b>Eligibility -</b>	<b>The outdoor dining facility must be part of a lawfully operating restaurant use with a valid food vendor's license.</b>
<b>Building/ADA-</b>	<b>Location and number of tables, spacing of tables and access within the outdoor dining area must meet all Building Code and Americans with Disabilities Act requirements.</b>
<b>Sidewalk Clearance -</b>	<b>A minimum of 5 foot wide continuous pedestrian access along the public sidewalk free from all obstruction and must not create any pedestrian hazard.</b>
<b>Parking -</b>	<b>Outdoor dining facilities do not require additional parking unless a parking problem arises in conjunction with the outdoor seating.</b>
<b>Seating -</b>	<b>Outdoor dining will not exceed 25% of the previously approved indoor seating capacity.</b>
<b>Alcohol Service-</b>	<ol style="list-style-type: none"><li><b>1. The outdoor dining area must be enclosed with a sturdy barrier not be less than 36 inches in height and shall clearly designate the area where food and/or beverages shall be permitted to be served and consumed.</b></li><li><b>2. There must be only one well defined entrance to the outdoor dining area and it must be located directly in front of the egress doors.</b></li><li><b>3. Alcoholic beverages shall be served as part of the service of food and meals.</b></li><li><b>4. Customers are not permitted to carry their alcoholic beverages to the outdoor dining area.</b></li></ol>
<b>No Alcohol Service-</b>	<ol style="list-style-type: none"><li><b>1. A barrier on some or all sides of the outdoor dining facility shall be provided.</b></li></ol>
<b>Storage -</b>	<b>Outdoor dining furniture and materials cannot be stored in the public right-of-way.</b>



\*If the restaurant does not serve alcohol, a barrier may not be required.

# Horizontal Layout





- Sidewalk dining areas in the public right-of-way shall be an enhancement to the public realm.
- All furniture and fixtures shall be of high quality, durable and attractive.
- All furniture and fixtures shall be consistent in color, style and type.
- Barriers must be sturdy, decorative metal or wood.
- No plastic tables and chairs are permitted.
- No advertising on umbrellas, furniture or barriers including any logos, graphics or names.

## Approvals and Permits Requirements

A number of approvals and permits are required to open an outdoor dining facility. Staff from the Department of Planning and Development will work with you and advise you on your particular circumstances and assist in navigating the process. Contact P&D at 216.529.6630.

These approvals and permits are required:

### Boards

1. **Planning Commission** ----- Approval of Condition Use Permit.
2. **Architectural Board of Review** ----- Approval of exterior design, materials, furniture, lighting, fencing, and signs.
3. **Ohio Division of Liquor Control** ----- Approval required for outdoor dining facilities that will serve alcohol in the public right-of-way or public property.

### Agreements

1. **Use of Public Property Agreement** ----- Required for outdoor dining facilities that will partially or entirely in the public right-of-way.

### Permits

1. **Building Permits** ----- Required for any structural, plumbing, electrical or paving changes necessary for the outdoor dining facility. Contact the Building Department at 216.529.6278
2. **Fence Permit** ----- Required for most barriers surrounding an outdoor dining facility. Contact the Building Department at 216.529.6278.



**City of Lakewood website**  
[www.onelakewood.com](http://www.onelakewood.com)

**Department of Planning and Development**  
phone: 216.529.6630  
e-mail: [planning@lakewoodoh.net](mailto:planning@lakewoodoh.net)

**Building Department**  
phone 216.529.6278

**Ohio Department of Commerce**  
**Division of Liquor Control**  
[www.com.ohio.gov/liqr/](http://www.com.ohio.gov/liqr/)



# Planning Commission November 3, 2022



# Agenda

1. 2018 Lark – Parking Plan
2. 14224 Detroit – Lakewood New Life Lot Split
3. Outdoor Dining Code Update Review
4. Lakewood Body Art Code Update Review





Docket No. 11-28-22  
2018 Lark St.

# PARKING PLAN REVIEW



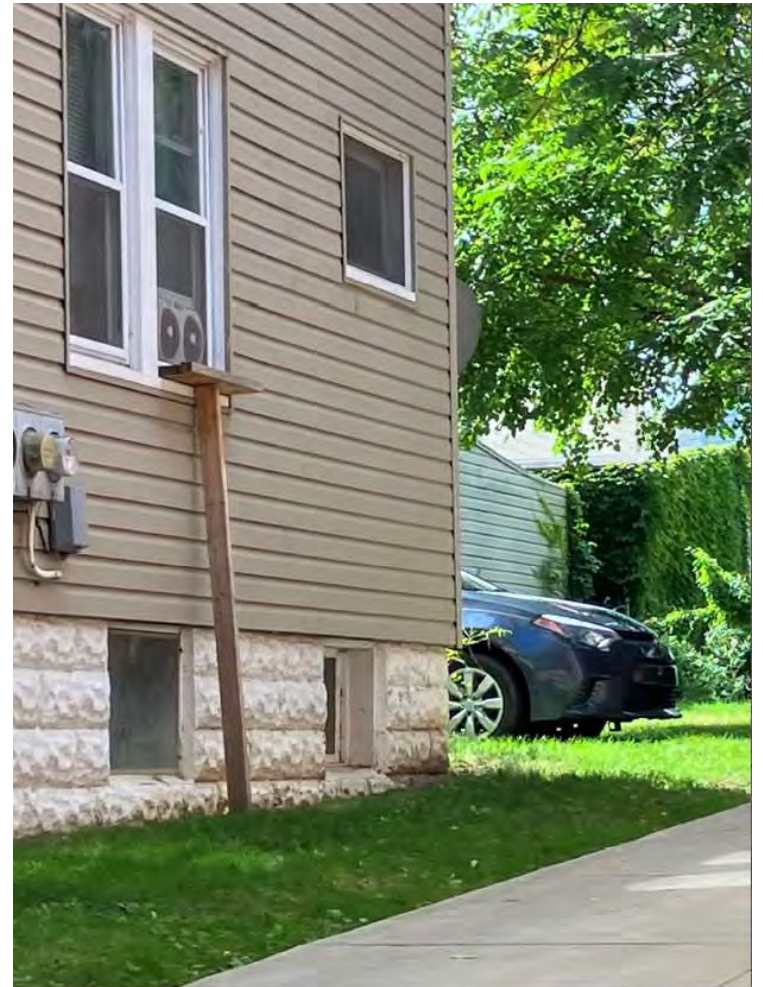
## **Request**

The review and approval of a parking plan to provide an alternative parking layout for duplex, pursuant to Section 1143.05 – Schedule of Uses and Space Requirements and Section 1143.09 – Parking Plan Review: Planning Commission. The property is in an R2, Single- and Two-Family Residential district.

## 1143 PARKING REQUIREMENTS

<u>Uses</u>	<u>Parking Space Requirement</u>
<u>Residential</u>	
Single-, Two-, Three-Family	Min. 1/dwelling unit; no max; 1 required space shall be in a garage. The front yard shall not be used for off-street parking except in the Lagoon District.

Complaints to the building department about vehicle parked in yard.



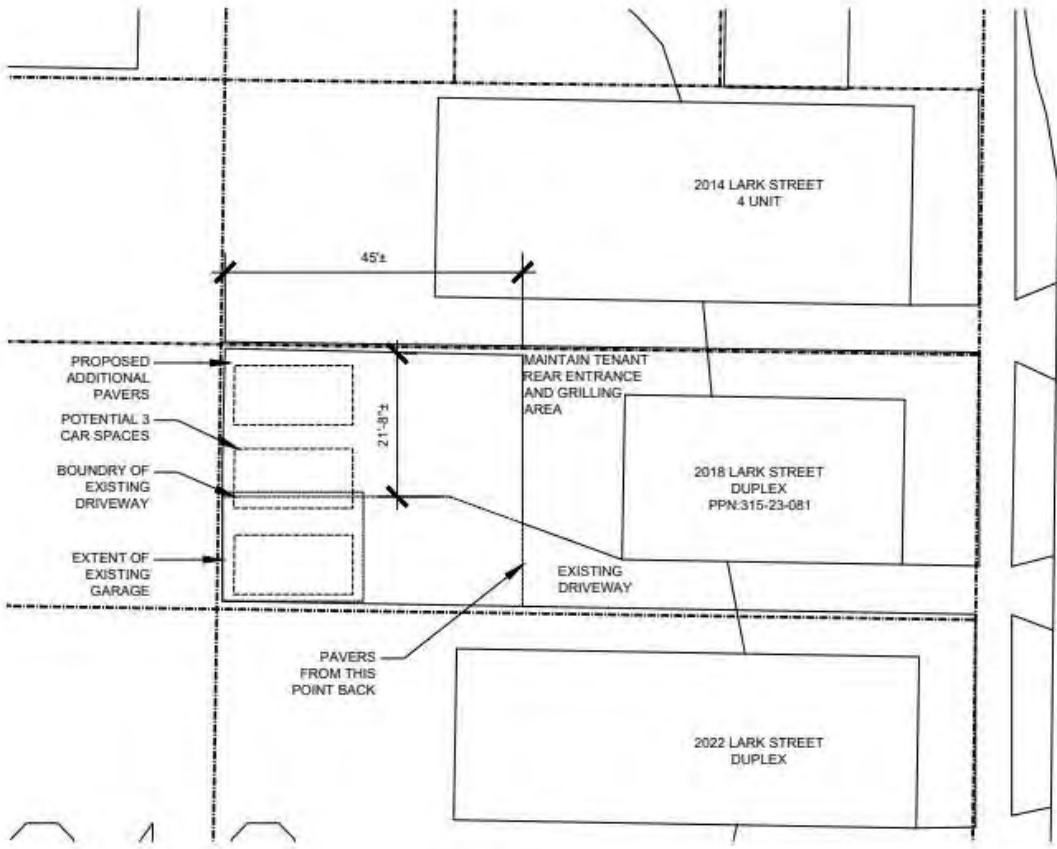
## 1143.10 EXCEPTIONS TO REQUIRED MINIMUMS.

The number of parking spaces required may be reduced in accordance with the following credits as determined by the Commission when reviewing an application for a reduction to the minimum number of parking spaces required per Schedule [1143.05](#).

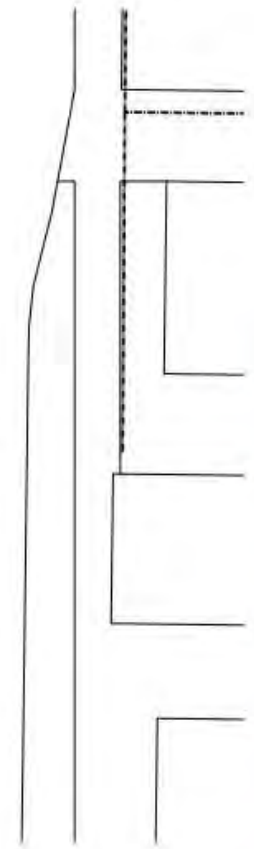
(b) For uses defined as Residential in Section [1143.04](#), the Commission may consider the applicant's implementation of an improvement to the property that aligns with the general goals and objectives as described in the Vision including, but not limited to, the following:


- (1) Improvements to the property that may **reduce carbon emissions** and **improve energy efficiency** using environmental best management practices (BMPs) promulgated by the Environmental Protection Agency;
- (2) **Storm water management techniques such as bio-swales, rain gardens, and pervious pavements:**
- (3) A **shed or storage building** on site for landscaping equipment and additional storage;
- (4) An **innovative landscaping plan**, considered to be over and above the landscaping requirements as typically required by the Architectural Board of Review, which may include plant, flower and tree type, size, design, location and irrigation;
- (5) For properties not connected properly to the City's sanitary and storm system per Section [913.05](#), necessary improvements made by the applicant to connect correctly.

(Ord. 36-14. Passed 1-20-2015.)



LARK ST.



 **Proposed Site Plan**  
 Scale: 1/8" = 1'-0"



**Proposed Pavers**





PICK UP POOP!

## **Request**

The review and approval of a parking plan to provide an alternative parking layout for duplex, pursuant to Section 1143.05 – Schedule of Uses and Space Requirements and Section 1143.09 – Parking Plan Review: Planning Commission. The property is in an R2, Single- and Two-Family Residential district.



Docket No. 11-29-22  
14224 Detroit Ave.

# LAKEWOOD NEW LIFE CHURCH LOT SPLIT



## **Request**

The review and approval of a lot split (PPN 312-20-052) of an existing single-family home to support an addition on the east and north sides of the existing church, pursuant to Section 1155.07 – Procedures for Lot Splits. Property is in a C2, Commercial – Retail district.

# New Life Church Lakewood Renovation

CONCEPT DESIGN PACKAGE

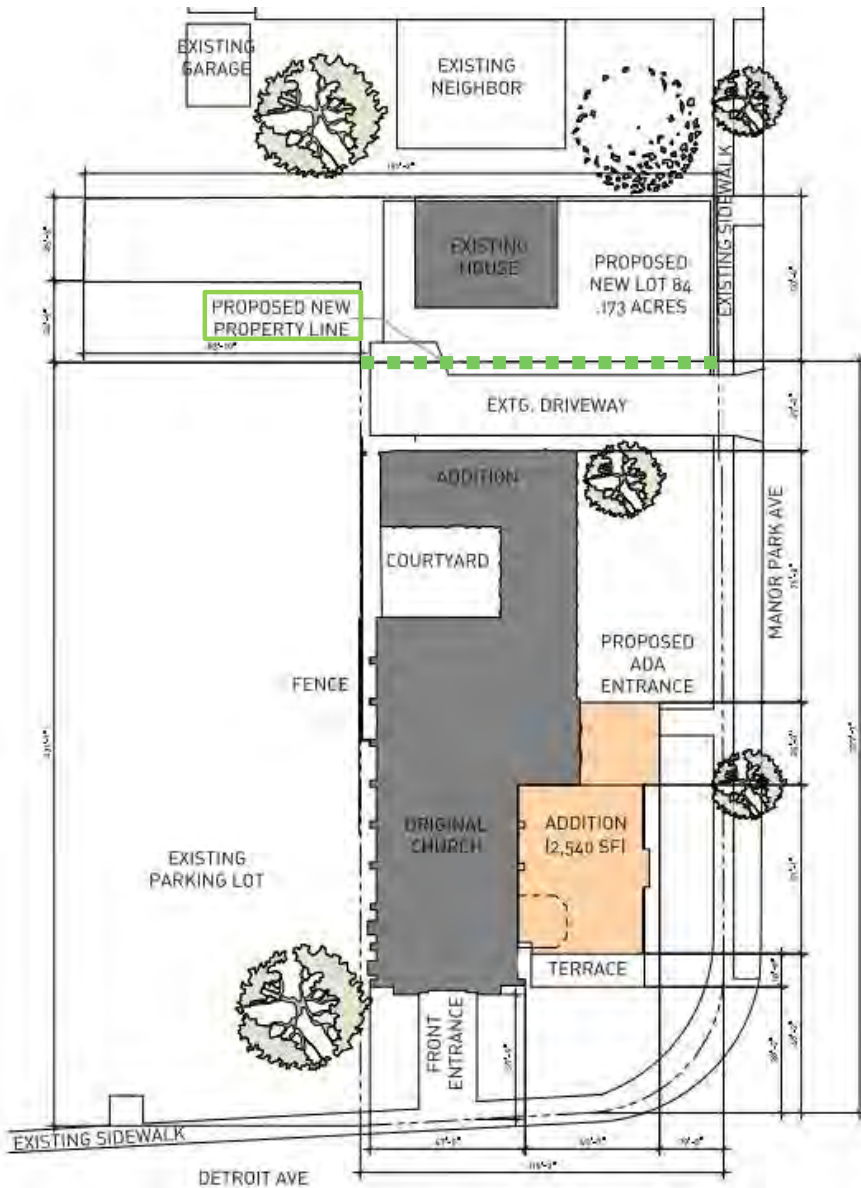
OCTOBER 19, 2022



PLEASE NOTE: The design and operation of the addition is not part of the approval or discussion today. The request is for a split of the property to separate the church from the single-family home.

**ABR will discuss the design at their meeting on November 10.**





Parcel	Lot Area	Lot Frontage
A (Church)	0.56 ac/24,550 ft <sup>2</sup>	68 ft
B (House)	0.16 ac/7,178 ft <sup>2</sup>	47 ft

SCHEDULE 1129.05: LOT AREA AND FRONTAGE REGULATIONS				
	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
Minimum Lot Area	6,000	5,000	10,000	10,000
Minimum Lot Frontage	50	40	80	80

(Ord. 87-04. Passed 11-1-2004.)





## **Request**

The review and approval of a lot split (PPN 312-20-052) of an existing single-family home to support an addition on the east and north sides of the existing church, pursuant to Section 1155.07 – Procedures for Lot Splits. Property is in a C2, Commercial – Retail district.



Docket No. 11-30-22

# OUTDOOR DINING CODE



Temporary outdoor dining in response to COVID-19 has allowed us to test patio expansion and we have experienced few issues. Previously approved temporary patios still need to return for permanent approval but would have an avenue under the proposed code revisions.

## Restaurant Survey

- Survey sent out to restaurants in winter 2021-2022 to get feedback
- 33 responses
- Reviewed with restaurant roundtable and based revisions off feedback

## Response

### Administrative

- Lowered insurance requirement for sidewalk dining

### Code (under review today)

- Removed absolute seating limits
- Removed absolute barrier requirements
- Allowed flexibility in the use of the sidewalk
- Extended dining season



## CODE CHANGES

### Seating Limits

- Limits provided through:
  - Building Code
  - Fire Code
  - Zoning Codes (such as parking)
  - Available space
  - Planning Commission through the conditional use process

### Barrier

- Need determined by:
  - Liquor control
  - Planning Commission



## CODE CHANGES

### Outdoor Speakers

- Must face inward towards outdoor dining
- Must cease at 10 p.m.

### Food Service

- Removed as a requirement

### Sidewalk Clearance

- 5 ft. of continuous pedestrian access width.
- PC may be reduce minimum width to a minimum spacing permitted by the PROWAG with approval of: Public Safety Director, Police Chief, Building Commissioner, Public Works Director, & City Engineer.



Docket No. 11-31-22

# BODY ART ESTABLISHMENT CODE

## **COSMETIC AND MEDICAL TATTOO ESTABLISHMENTS**

- Defined in code
- Establishes slightly different requirements for medical or cosmetic tattoos which are usually an accessory use.
- New section AA removes buffer restriction meant for Tattoo Parlors

# Planning Commission November 3, 2022

