

**MINUTES
PLANNING COMMISSION
NOVEMBER 4, 2021
CITY OF LAKEWOOD
AUDITORIUM
7:00 P.M.
MEETING – RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

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

1. Introduction and Oath of New Member: Nicholas LaPointe.

The introduction and oath of Nicholas LaPointe occurred during the pre-review meeting.

2. Roll Call

Members Present

Kyle Krewson, Chair
Sean McDermott, Vice Chair
Nicholas LaPointe

Others Present

Katelyn Milius, Senior Planner
Mark Papke, City Engineer
Jennifer Swallow, Executive Assistant Law Director

A motion was made by Mr. Krewson, seconded by Mr. McDermott to **EXCUSE** the absence Amanda Cramer and Nathan Kelly. All of the members voting yea, the motion passed.

3. Approve the Minutes of the October 7, 2021 Meeting

There was not a quorum to approve the minutes. The October 7, 2021 meeting minutes were deferred until the next meeting. No action was taken by the members.

4. Opening Remarks

Administrative staff ("staff") read the opening remarks into record.

NEW BUSINESS

PARKING PLAN

**5. Docket No. 10-26-21
2015 Lark St.
Apartment Building**

Steven Kordalski, Kordalski Architects, applicant requests parking plan review and approval. Pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. This property is located in an R2 - : Single- and Two-Family district. (Page 2)

Steven Kordalski, Kordalski Architects was present to explain the request to raze an existing garage and have four parking spots for the tenants. Staff provided administrative comments. A survey was done which displayed encroachment onto another property, there was not enough room for four parking spaces, there was a lot of trash onsite, and suggested to erect a shed for storage of garbage cans and other items, investigate stormwater management, or an innovative landscaping plan for the property. Prior to the meeting, the members were given two letters of opposition from the public (made part of record). Public comment was taken. Concerns were as follows:

- Vehicles backing into fence.
- Plowing of snow and removal.

- Parking too close to abutting property.
- Concern about spacing to garage and backing into fence.
- Need to install metal pylons/bollards to protect the adjacent property.
- Property was a nuisance.
- Garage was needed for storage.
- Lot would not be maintained or plowed.
- How many tenants were there?
- Lack of investment in the property.

Public comment was closed. Applicant stated he would consult with the owner to address the issues raised by the public. The number of tenants was unknown. Mr. Krewson said that both of the submitted schemes were unrealistic; a storage shed was required to house trash receptacles, baby carriages, miscellaneous items. Mr. LaPointe said that option 2 was feasible if certain criteria were met; wanted to see details about snow removal and water drainage. Mr. McDermott talked about scheme 1, asked when asphalt work would be done as it was approaching the close of the season; the neighbors' quality of life was an issue, the need for a landscaping plan for the entire property; the encroachment issue and fence placement needed resolved. Staff said there were three open violations. The members said they could support two or three parking spaces once the major issues had been addressed/resolved.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **DEFER** the request. All the members voting yea, the motion passed.

CONDITIONAL USE

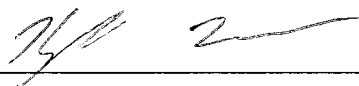
- 6. Docket No.10-27-21
13706 Madison Ave.
Metropolis Tattoo**

Matthew Grunden, Metropolis Tattoo, applicant requests approval of a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C3 – Commercial, Retail district. (Page 9)

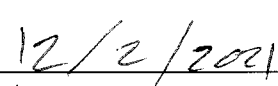
Staff advised the members during the pre-review meeting that the application had been withdrawn by the applicant. No further action was required.

7. ADJOURN

A motion was made by Mr. Krewson, seconded by Mr. McDermott to **ADJOURN** the meeting at 7:46 p.m. All the members voting yea, the motion passed.



Signature



Date

OATH OF OFFICE

I, Nicholas LaPointe, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Planning Commission of the City of Lakewood, Ohio so help me God.

Signature and 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. Steven Kardalski

Steven Kardalski

2. RALPH P... ..

Ralph P...

3. Z... ..

Z...

4. GREG KOWHOFF

Greg Kowhoff

5. Dawn A Kosnik

Dawn A Kosnik

6. _____

7. _____

8. _____

9. _____

10. _____

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 4, 2021

Johanna Schwarz

From: Katelyn Milius
Sent: Wednesday, November 3, 2021 9:08 AM
To: kordalskiarchitect@att.net
Cc: Johanna Schwarz
Subject: Re: 2015 Lark Street Owner Letter

Received. Thank you!

Sent from my iPhone

On Nov 2, 2021, at 5:12 PM, kordalskiarchitect@att.net wrote:

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

Katelyn,

Attached is the letter from the owner of 2015 Lark Street explaining that I will represent him at the Planning Commission meeting on November 4. We also added to the portal.

Thank you,
Steve Kordalski

KORDALSKI ARCHITECTS INC.
AIA OHIO GOLD MEDAL FIRM
2026 Murray Hill Cleveland Ohio 44106
Phone 216.229.3399

<Letter to Secretary of the Commission - 11022021.pdf>

Johanna Schwarz

From: rcpiunno@cox.net
Sent: Sunday, October 31, 2021 11:24 AM
To: Planning Dept
Subject: Docket No. 10-26-21- 2015 Lark St. parking plan
Attachments: 80A94E0C.jpg

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

To the Lakewood Planning Commission

Below are my comments/questions for the proposed parking plan for 2015 Lark to be discussed at the Planning Commission meeting on the November 4, 2021.

- I completely agree that there is a parking issue on Lark (and all of Birdtown)
- The existing driveway @ 2015 Lark encroaches onto my property and 2011 Lark by about eight inches. This was verified by a survey I had performed in 2016 and by another survey performed earlier this year by the owner of 2015 Lark. You can see the property pins set by both surveys in the driveway. The pins were circled in pink paint by the surveying team hired by 2015 Lark. I want to make sure any new paving stays within the property lines. If I ever have to replace the fence on the south side of my property, I plan on moving it next to the property line. This would move the fence three feet south closer to the property line.
- The fence on the south side of our property was installed by the previous owner. I do not know exactly why it was installed three feet from the property line. I assume it may be because the garage of 2015 Lark was in such disrepair that they chose to allow space for repair.
- If I do move the fence at a future date, in either plan the North most proposed parking space would probably not be able to get out of the car since the parking space starts 18" from the property line/fence.
- I am assuming any approved plans will have a condition that the tenants will have to back their cars out of the driveway. There is not enough space in any plan to safely turn around cars to drive out head first. If cars attempt to turn around in the driveway, I am concerned they will back into my existing fence or into the fence at 2019 Lark.
- If a four car plan is approved, the two south most spaces, will have to make a hard right turn and then a left in a 21'-6" foot area. I think the actual usable area to make the turn is a few feet smaller because cars cannot drive immediately next to the house. In my opinion, this planned distance feet to make this turn is very tight for turning into a perpendicular parking space (based on some quick internet research). This 21'-6" planned measurement also assumes no obstructions next to the house (e.g. snow piles, grill, lawn furniture....) that further lessens the available turning radius area. In my opinion this too small of an area for a turning radius. If the fourth spot is used, it increases the possibility of a car hitting a neighbor fence or the house.
- If the four parking space plan is approved, since all the yard is part of the driveway, where will snow be plowed to in the winter? If it is plowed off the property into my fence, I am concerned about damage. The same issues exists if the snow is plowed towards the fence adjoining 2019 Lark. If the snow is plowed to the east in front of the planned parking spaces or towards the house, that will further decrease the 21'-6" foot area for turning the cars out of their parking spaces.

- Since the existing fence between 2015 and 2019 is on the property border, I think the owner of 2019 will have concerns about their fence being hit when the car in the fourth space on the first plan has to make the tight turns required to get out to the main part of the driveway.

- I am not a design architect, but for the three car plan, I cannot see how a car can back out if the west most diagonal space and turn enough to back out of the driveway if there is a car parked in the east diagonal space. Repeating I am concerned about damage to my fence when cars have to make several attempts to make the parking angle.

- I am concerned that the tenants of the building will not follow any plan to park in an orderly fashion. This is based on my previous observation of the tenants' behavior. The parking issues with the tenants listed below all can be verified with police call logs. To alleviate the current parking shortages for this building, the tenants of the building have :
 - Frequently partially park in the driveway from the street just far enough to block the sidewalk and apron preventing anyone from walking down the street
 - Tenants frequently park across my and other neighbor's driveway
 - One time a tenant literally parked on the sidewalk (parallel to the street).
 - The tenants throw loose garbage bags into the driveway of 2015 and let them sit for weeks. Animals tear open the bags and the trash goes all over the driveway preventing vehicles from going further up the driveway. This situation frequently occurs as frequent as last week. The Lakewood building department has written several citations about this to the property owner. I have attached a picture showing one example of the tenants piling garbage outside the house taken on October 26. BTW, the garbage cans from last week are still on the tree lawn waiting for the tenants to take them in.

- I do have concerns about having essentially no greenspace in the back of the property if either one of these parking plans are approved, but my major concerns are listed above

In summary, if the footprint of the garage was replaced with a concrete pad, while also no longer encroaching onto my property, I would not have any issues, other than the general problems with the existing property listed above. I have concerns with both of the proposed plans because of possible damage to my fence.

I plan on attending this meeting in person, if any clarifications are needed.

<<...>>

Ralph Piunno

12223 Madison

rcpiunno@cox.net

216-978-7354

Johanna Schwarz

From: Jen Neuhaus <jneuhaus69@gmail.com>
Sent: Sunday, October 31, 2021 1:25 PM
To: Planning Dept
Subject: Proposed Parking Plan - 2015 Lark Street
Attachments: Garbage 2015 Lark.jpg; Fence and garage 2019 Lark.jpg; Fences Madison and Lark.jpg; Bins.jpg; Porch 2015.jpg; Filthy siding.jpg

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

As tenants of 2019 Lark Street for the past 6+ years, we have many concerns about the proposed parking plan for the neighboring property at 2015 Lark Street.

We take care of this property as if it were our own – we mow the lawn, plant flowers in the Spring, wash our windows, and keep the yard free of garbage, which is an almost daily chore, thanks to 2015 (photo 1). Because the houses are so close together, we ensure that our neighbors have quiet enjoyment of their homes by not blaring music, not engaging in loud discussions or arguments (even inside our home), and not yelling out the window at them. Our neighbors at 2015 – all of the units – have never given us that same courtesy.

There is a constant cloud of marijuana wafting from the front porch and windows of 2015, which blows right into our home when our windows are open. My main concern with the proposed parking in such a cramped area so close to our property line is *impaired driving*. Our fence sits right on the property line and the north wall of our garage is exposed to 2015's yard (we noticed that those photos were missing from the proposed plan so there are two attached to this email, photos 2 and 3). The only thing protecting the surrounding properties, 12223 Madison and 2012 Magee, from impaired drivers is a wooden fence. There is nothing separating 2015 from 2011, leaving the building at 2011 vulnerable to irresponsible drivers. In addition, we are concerned about snow being plowed against our fence in the winter.

The irresponsibility of the tenants of 2015 Lark Street is well documented by the Lakewood Police and the Lakewood Building Department (photo 4). Perhaps Mr. Bolger could find other uses for the money he is willing to spend on a parking lot – like repairing the front porch ceiling that is caving in (photo 5), power washing the filth off of the house's siding (photo 6), fixing the doors that hang from broken hinges, and replacing the gutters that create waterfalls into our yard whenever it rains. Or maybe he could turn the house back into a double.

Parking is a major concern for many Birdtown residents, and it is a shame that Mr. Bolger didn't consider that when he purchased the building. As I understand it, he lives out of state and is not familiar with the neighborhood and has never met his tenants.

Attachments:

Photo 1: example of the garbage that is constantly strewn across the property at 2015 Lark St.

Photos 2 and 3: The fence and garage at 2019 Lark St.

Photo 4: Bins still on the tree lawn two days after trash pick-up. This is a weekly occurrence.

Photo 5: Front porch ceiling at 2015 Lark St.

Photo 6: An example of the filth that covers the entire house - 2015 Lark St.

Regards,

Jen Neuhaus and Greg Kollhoff

2019 Lark Street

Johanna Schwarz

From: Katelyn Milius
Sent: Wednesday, November 3, 2021 9:34 PM
To: Matt Grunden
Cc: Johanna Schwarz
Subject: Re: Withdrawal of approval

Received. Thank you, Matt.

Sent from my iPhone

On Nov 3, 2021, at 6:31 PM, Matt Grunden <mattgrundungeon@gmail.com> wrote:

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: I, Matt Grunden, and Carol Huck, at this time formally withdraw our application for a conditional use permit for tattooing at the location of 13702 Madison Avenue.

--

Matt Grunden

Metropolis Tattoo
4798 Clark Avenue
Cleveland
216-999-7114
Available Sunday - Wednesday

For tattoo related inquires,
you can text me personally at

440-231-1530



Planning Commission
November 4, 2021



Agenda

1. 10-26-21 2015 Lark Parking Plan
2. 10-27-21 Body Art Establishment, Withdrawn





Docket No. 10-26-21
2015 Lark Street

PARKING PLAN REVIEW



The background of the slide is a faded aerial photograph of a city street grid. The streets shown include Madison Ave running horizontally across the top, Lark St running vertically on the left side, and Magee Ave running vertically on the right side. There are some yellow location markers on the map, but they are not clearly identifiable.

Request

The review and approval of a parking plan. Pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. This property is located in an R2 - Single and Two-Family district.

Chapter 1143

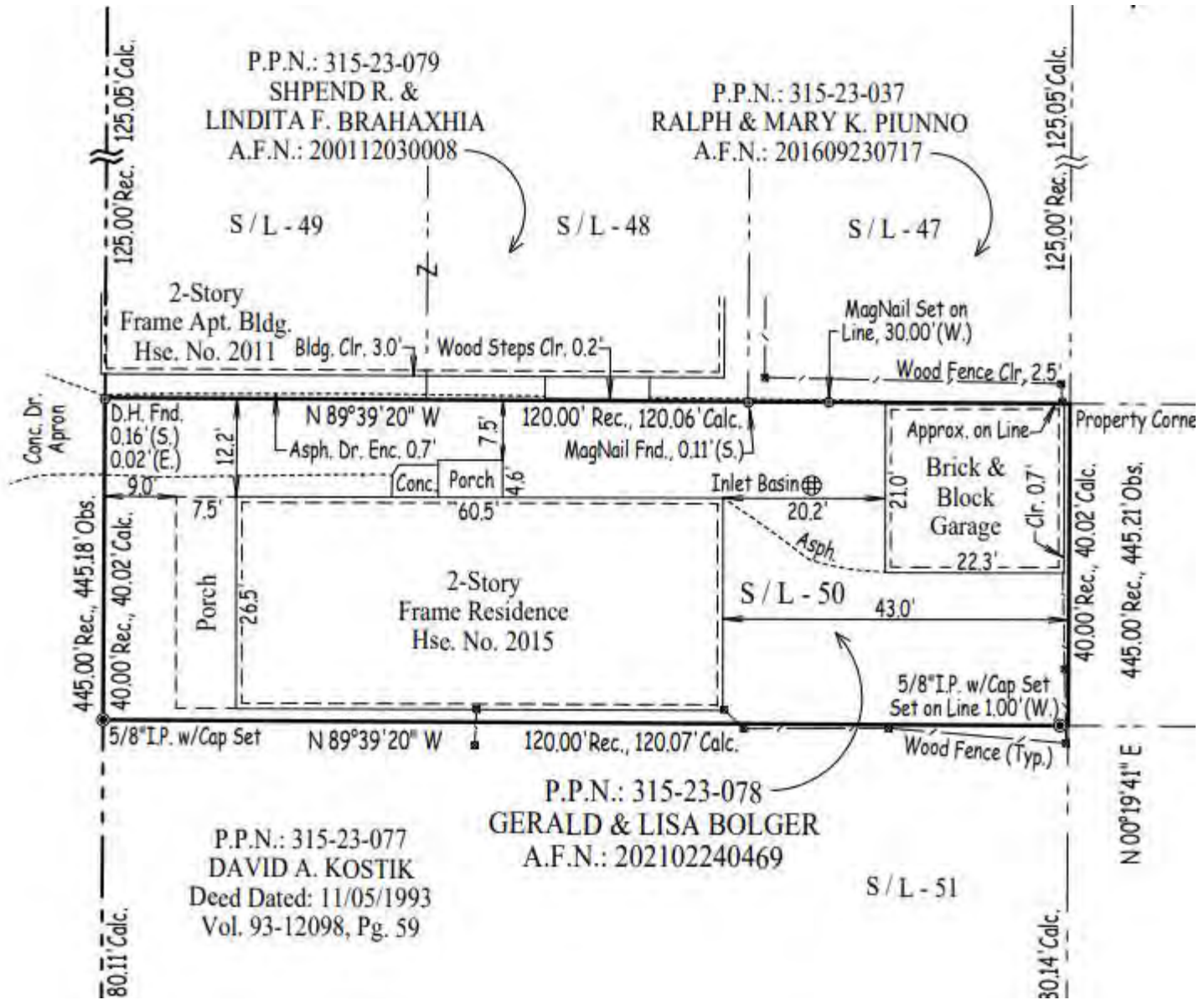
Use: 4 unit multi-family structure

Multi-Family Parking Requirement: Min. of 1/dwelling unit; max. of 2/dwelling unit. The front yard shall not be used for off-street parking.

1143.10(b)

(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;

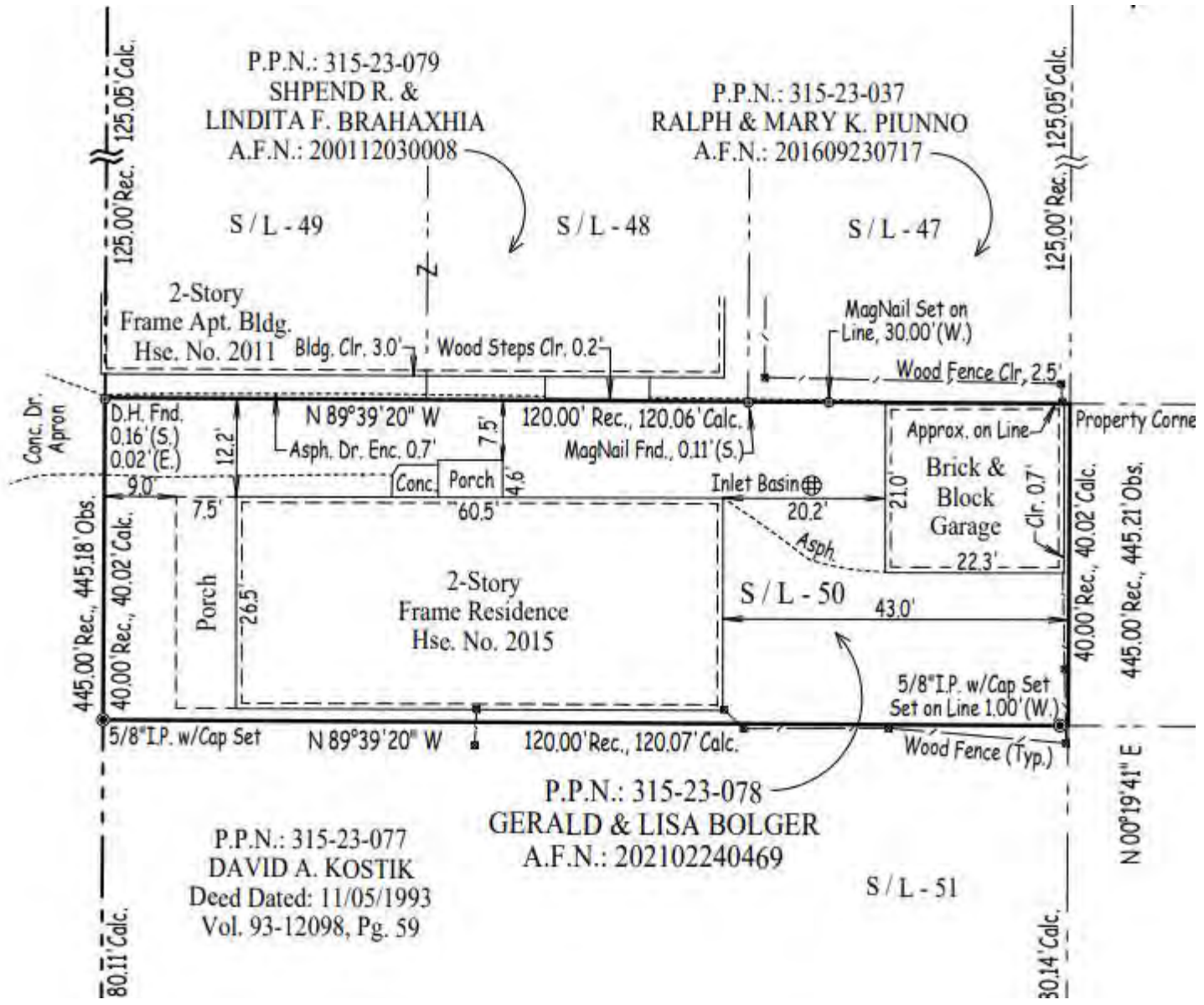
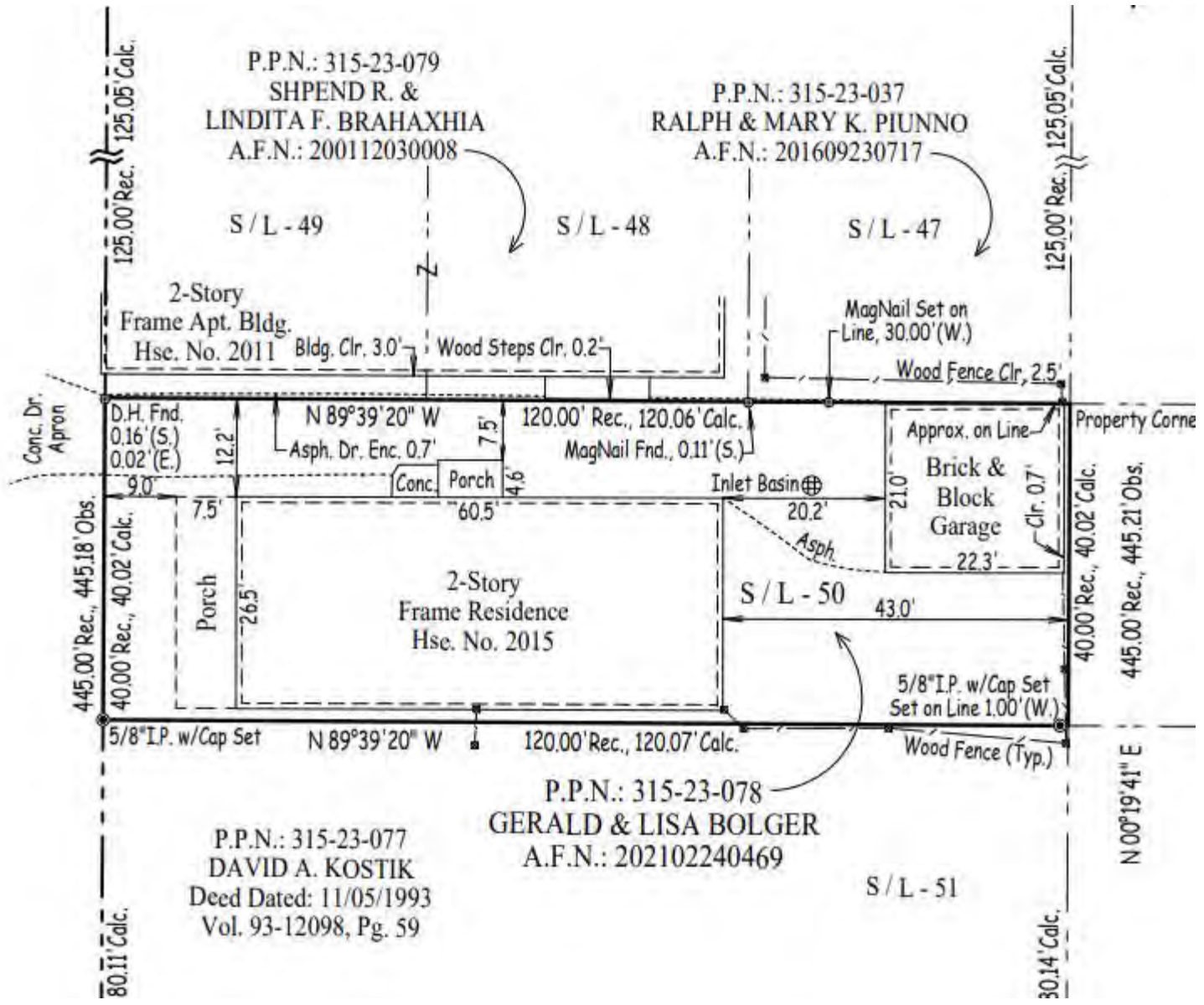


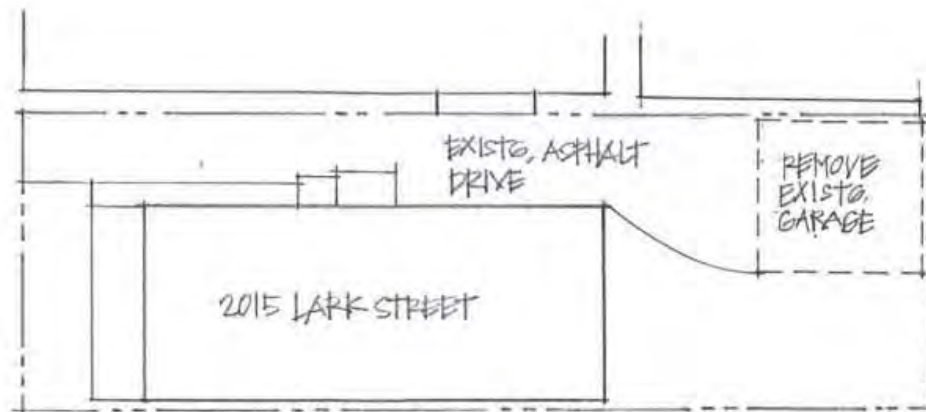
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 SHPEND R. &
 LINDITA F. BRAHAXHIA
 A.F.N.: 200112030008

P.P.N.: 315-23-037
 RALPH & MARY K. PIUNNO
 A.F.N.: 201609230717

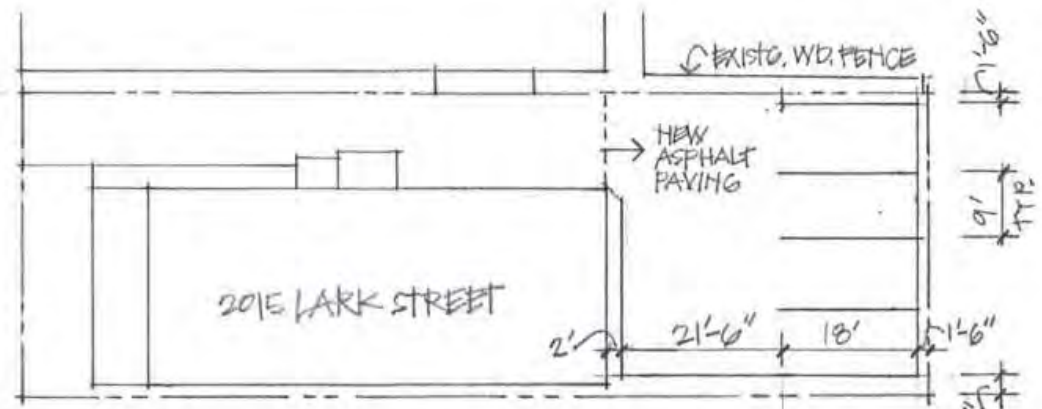
P.P.N.: 315-23-077
 DAVID A. KOSTIK
 Deed Dated: 11/05/1993
 Vol. 93-12098, Pg. 59

P.P.N.: 315-23-078
 GERALD & LISA BOLGER
 A.F.N.: 202102240469

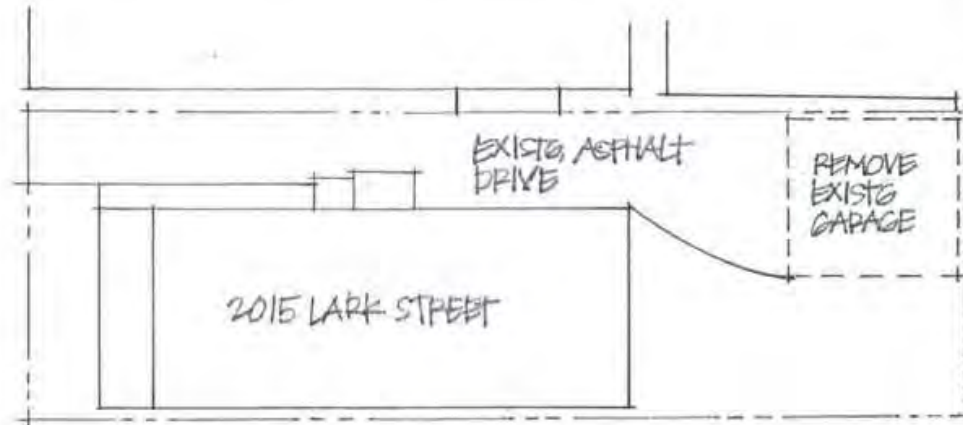




DEMOLITION PLAN
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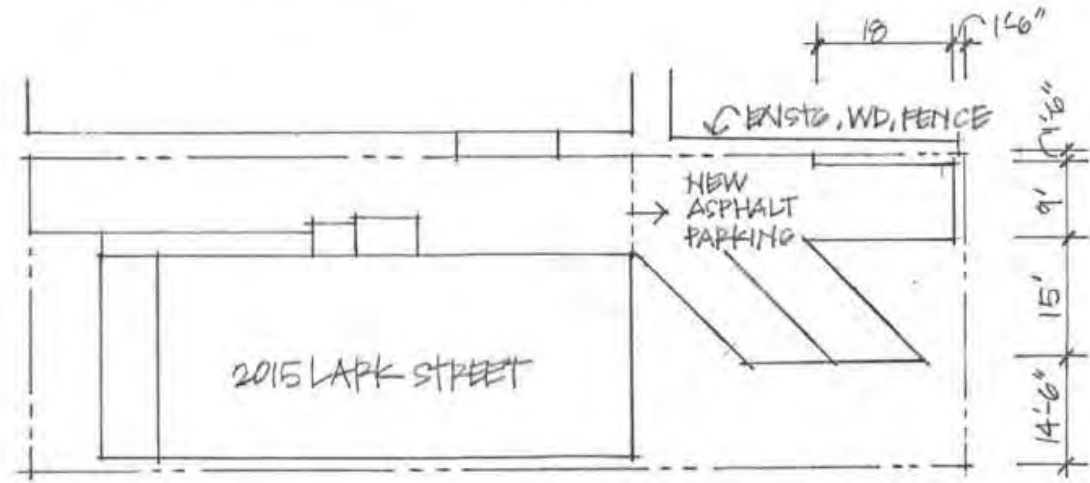


PROPOSED PARKING PLAN
 0 5 10 20 SCHEME 1



DEMOLITION PLAN

0 5 10 20



PROPOSED PARKING PLAN

SCHEME 2

0 5 10 20



7.00 ft













Docket No. 10-27-21

WITHDRAWN



Planning Commission
November 4, 2021

