

**MINUTES  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
DECEMBER 1, 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  
Jennifer Swallow, Executive Assistant Law Director

**2. APPROVE THE MINUTES OF THE NOVEMBER 3, 2022 MEETING**

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **APPROVE** the November 3, 2022 meeting minutes as amended . All the members voting yea, the motion passed.

**3. OPENING REMARKS**

Staff read the Opening Remarks into record.

**NEW BUSINESS**

**CONDITIONAL USE**

- 1. Docket No. 12-32-22  
1645 Lakewood Ave.  
K-Town Restaurant and Market**

Leon Sampat, LS Architects Inc, applicant requests approval of accessory parking, pursuant to Section 1123.04(b) – Conditionally Permitted Uses and 1161.03(a) – Accessory Parking. The property is in R2, Residential – Single and Two Family district. (Page 3)

Ahmed Aly, representative was present to explain the request. Staff provided an analysis of the proposal. Public comment was closed as no one addressed the item. The members said it was a nice investment for the neighborhood. Discussion ensued about the curb cuts width onto Madison Ave., landscaping beds and buffers, dimensions of the parking spaces, hours of operation, orientation of the trash receptacles, ownership of the parking lot, easement, lot circulation, stormwater management to ensure it does not encroach upon the existing house, parking surface, lighting spillage onto residential homes, pedestrian connectivity, grading of the lots, patrons' entrance from the parking lot, curb cut near ADA access point, existing vegetation to the north.

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

- There is a cross easement as presented on the slides (made part of record).
- The Dumpster enclosure is reoriented, as approved by ABR (Architectural Board of Review).
- The two proposed curb cuts along Lakewood Ave. are held to a width of twenty feet at the sidewalk.
- The landscaped parking island beds are squared-off.
- The parking lot expansion is to be concrete to match remainder of lot.
- The applicant must work with the City to reduce light spillage on the property to the north by lowering the poles, using light shields, or other necessary measures.
- Create a terminal island at the end of the southernmost aisle with the recommendation towards the use of a raised curb, if possible.
- The applicant further studies pedestrian access to and from the parking lot.
- The width of the garden beds is at least eight feet, along the western property lines and along Lakewood Ave.
- The existing curb cut along Madison Ave. is eliminated, and the applicant works with the City Engineer to develop a design extending the existing streetscape.

All the members voting yea, the motion passed.

#### **CONDITIONAL USE**

2. **Docket No. 12-33-22**  
**12420 Madison Ave.**  
**K-Town Restaurant and Market**

Leon Sampat, LS Architects Inc, applicant requests approval for outdoor dining, pursuant to Section 1129.13 – Supplemental regulations for an outdoor seasonal dining facility, Section 1161.03(t) – Outdoor/Seasonal dining Facility. Property is in a C2, Commercial – Retail district. (Page 62)

Ahmed Aly, representative was present to explain the request. Staff provided an analysis of the proposal for 16 tables and chairs, stated it complied. Public comment was closed as no one addressed the item. The members asked if the patio was covered fully, would there be heating elements, and furniture storage location in the off-season.

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

#### **CONDITIONAL USE**

3. **Docket No. 12-34-22**  
**14800 Madison Ave.**  
**Urgent Care**

Joseph Kaye, JL Architects, applicant requests approval for operation of a medical facility, pursuant to Section 1129.02 – Principle and Conditional Permitted Uses. Property is in a C2, Commercial – Retail district. (Page 120)

Joseph Kaye, JL 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. The members asked about trash

removal, emergency vehicles and lot striping. The members said the on-site parking lot should be reviewed for pedestrian safety, vehicular circulation, Madison Ave. curb cut width, and removal of the canopy. Administrative staff suggested making the exit onto Madison Ave. a right turn only and mount a mirror on the building. The discussion continued. Director Leininger asked the applicant if he would be willing to revise the site plan to address the concerns the of the Planning Commission regarding the Madison Avenue access point. The applicant agreed.

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

**COMMUNICATION**

- 4. **Docket No. 12-35-22**  
**14532-14800 Lake Ave.**  
**Lakewood Park**


A communication from the City of Lakewood's administrative staff who will discuss plans to apply for the County's Community Development Supplemental Grant for plans to convert a single tennis court at Lakewood Park to pickleball courts. (Page 139)

Shawn Leininger, P&D Director was present to explain the communication. Public comment was closed as no one addressed the item. The members said it was a creative application and looked forward to playing pickleball, asked about the service waterline that required repair, asked about the resurfacing, timeframe, illumination, ADA accessibility to the courts, and parking.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **RECEIVE AND FILE** the communication. 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 7:47 p.m. All the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

M



### 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. Ahmed Aly
- 2. Joseph Kaye
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
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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, December 1, 2022

page 1 of 1

## Johanna Schwarz

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**From:** Michelle Nochta  
**Sent:** Monday, November 28, 2022 3:35 PM  
**To:** rickwarsinsky@gmail.com  
**Cc:** Planning Dept  
**Subject:** Public Comment Opportunities- Application for CDSG Funds to install Pickleball Courts at Lakewood Park -  
**Attachments:** Concept Drawing -Lakewood Park Pickle ball.pdf; Visual-Guide-with-Court-Comparisons.pdf  
**Expires:** Monday, December 12, 2022 12:00 AM

Mr. Warsinsky,

Thank you for calling today. The city is seeking applying for a Cuyahoga County Supplemental Grant(CDSG) from the county to help cover the costs to renovate the north tennis court at Lakewood Park into pickleball courts. Two public meetings will be held this week, one is tonight, Monday, November 28 from 5:30-6:30 PM in the Meeting Room at the Lakewood Public Library. The second opportunity is at this week's Planning Commission Meeting, held at 6:30 PM in the Auditorium at City Hall. Public comment will be welcomed at both events to see if the public supports the application, additionally, public comment may also be shared by emailing [planning@lakewoodoh.net](mailto:planning@lakewoodoh.net) .

Sincerely,

Michelle Nochta, AICP  
Senior Planner and ADA Coordinator- Planning & Development

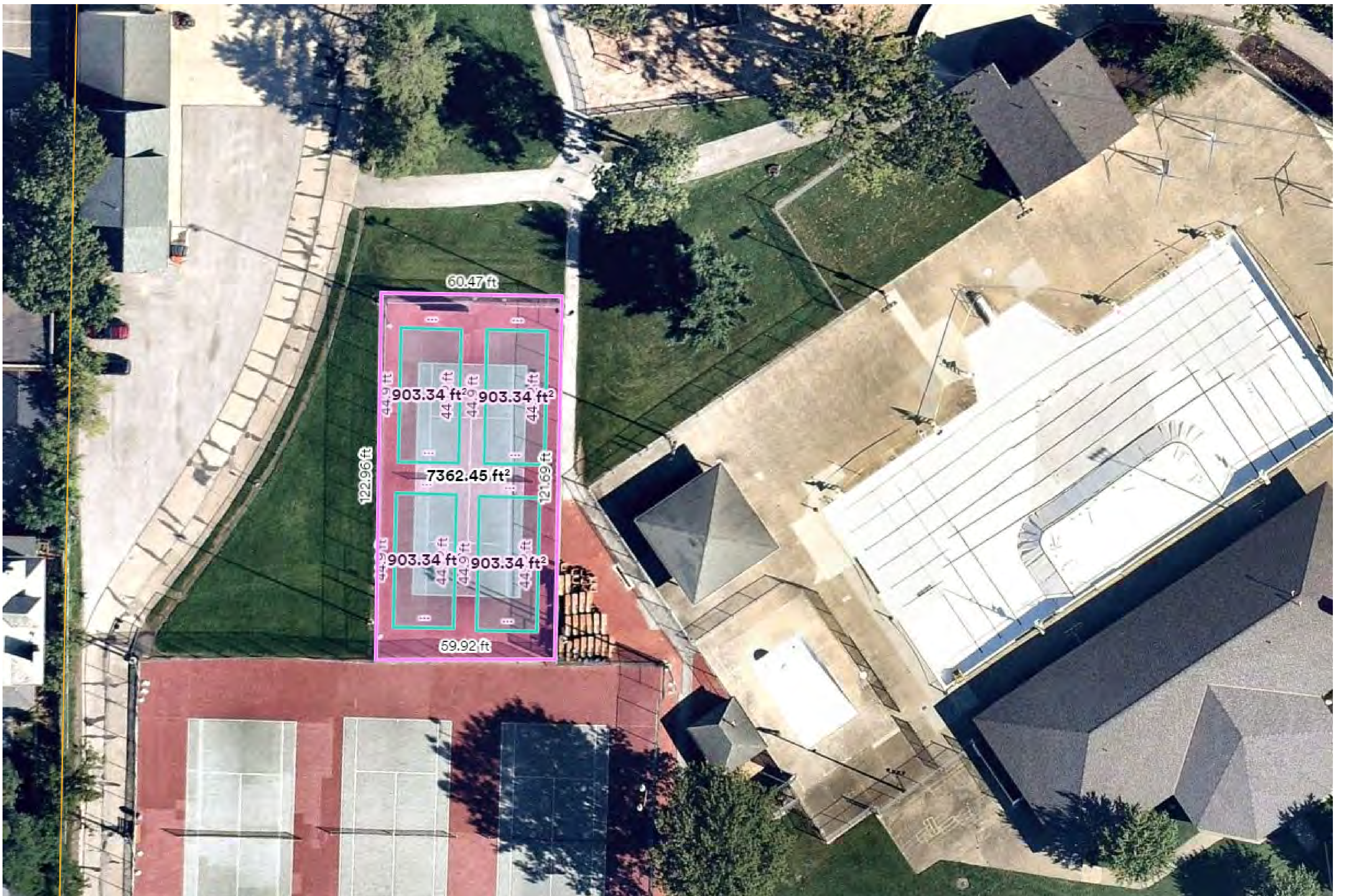
City of Lakewood  
Department of Planning & Development  
12650 Detroit Avenue  
Lakewood, Ohio 44107

(216) 529-6630 main  
(216) 529-5906 office

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

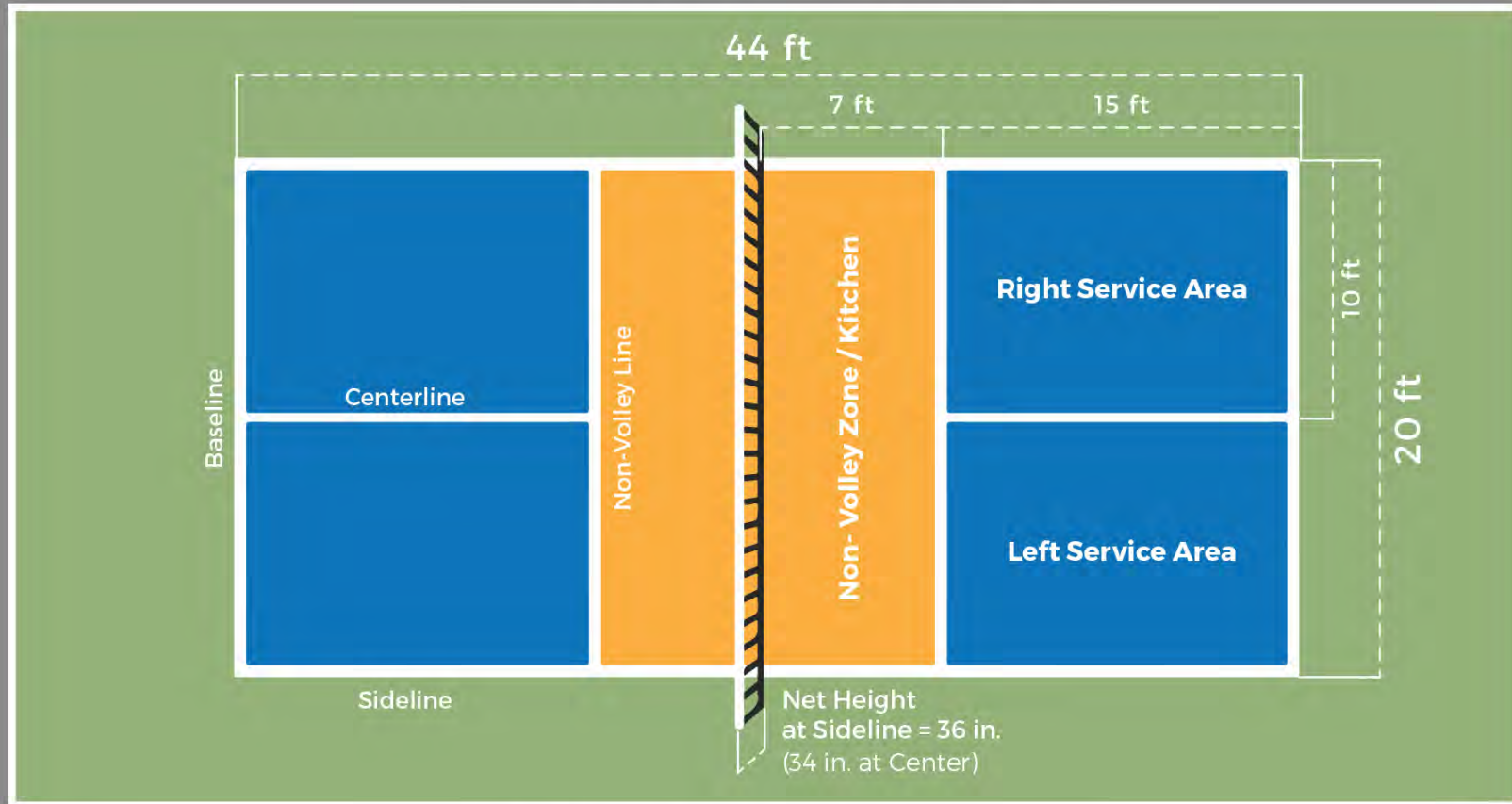
[Sign up for the City's e-Newsletter](#)





Concept Drawing -Lakewood Park Pickleball  
Grant Application-Cuyahoga Development Subsidy Grant(CDSG)  
Grant Proposal to help fund court renovation

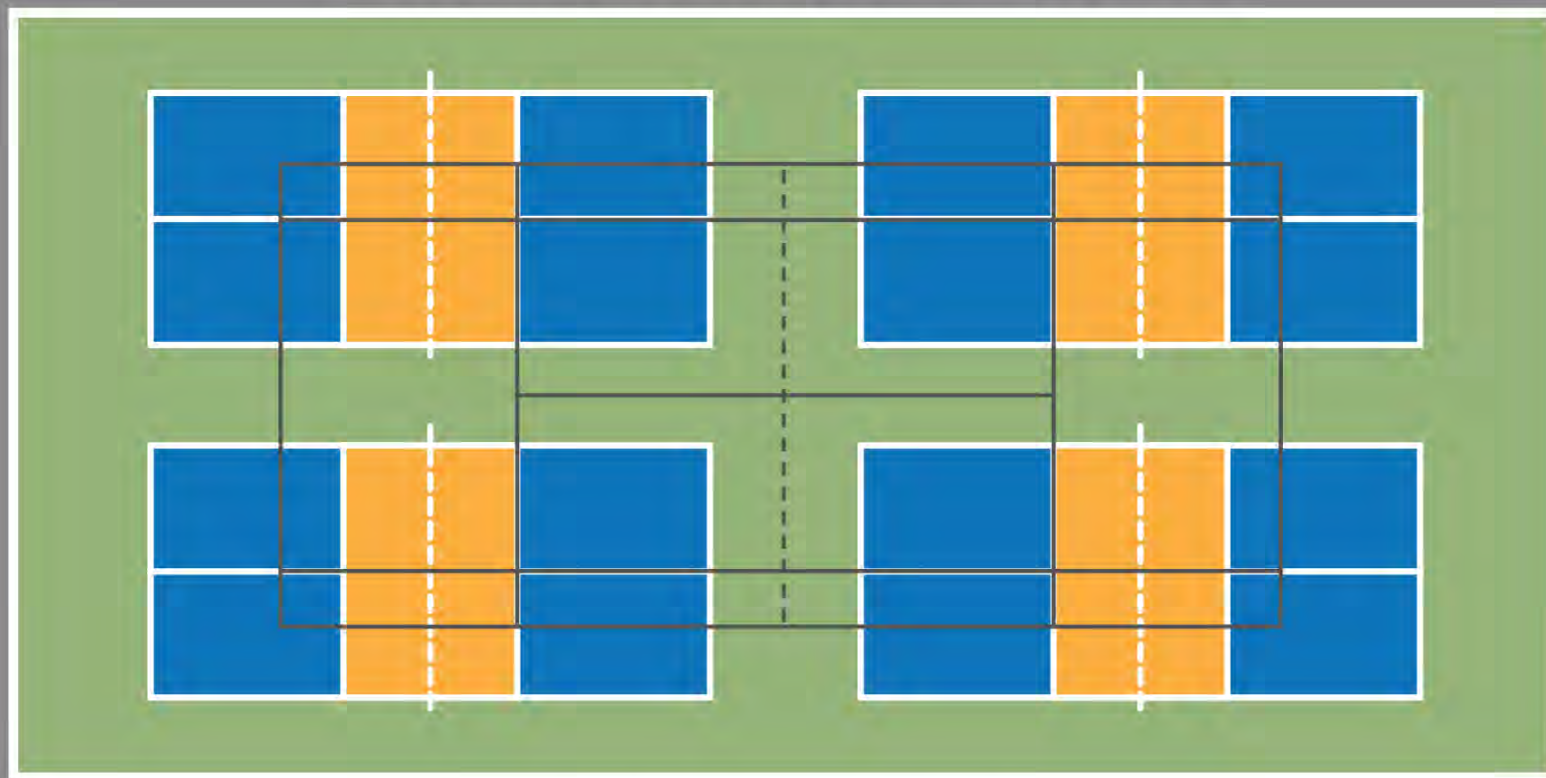
## PICKLEBALL COURT DIMENSIONS



PLAY AREA 30 X 60 ft (min. recommended)



## TENNIS COURT CONVERTED TO PICKLEBALL COURTS



Total Play Area = 60 x 120 ft



## Johanna Schwarz

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**From:** Rian Brown-Orso <[rbrownorso@gmail.com](mailto:rbrownorso@gmail.com)>  
**Sent:** Monday, November 28, 2022 9:54 AM  
**To:** Planning Dept  
**Subject:** In support of pickleball court at Lakewood Park

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

Dear Lakewood,  
I live on Lake Ave across from Lakewood Park and I am I VERY MUCH in favor of converting one tennis court to a Pickleball court.  
Thank you for your time.

Elizabeth Brown-Orso  
14823 Lake Ave, Lakewood, OH 44107

**Rian Brown-Orso**  
*filmmaker • visual artist • animator*

Professor of Cinema Studies, [Oberlin College](#)  
Co-Director/Producer of documentary film, [The Foreigner's Home-Toni Morrison at the Louvre](#)  
Lead Video Producer, [Culture Atlas](#)  
Co-Director, [Apollo Center for Media Education & Production](#)  
Co-Director/Founder Apollo Outreach Initiative

[rianbrown.com](http://rianbrown.com)  
[theforeignershome.com](http://theforeignershome.com)  
[Apollo Outreach](#)

## Johanna Schwarz

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**From:** deniser15 <deniser15@gmail.com>  
**Sent:** Monday, November 28, 2022 5:56 PM  
**To:** Planning Dept  
**Subject:** Pickleball Courts

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

Hello,

As a Lakewood resident, I am writing in support of adding pickleball courts to Lakewood Park by converting one of the tennis courts to four pickleball surfaces. Pickleball has become very popular in our area and it would be great to be able to play outdoors in our city when the weather is nice. People have been traveling to other suburbs to play. Additionally, this beautiful parkside setting will attract players from other areas and it may give them an incentive to patronize some of our local businesses while they are here. Thank you for your consideration.

Denise Abboud  
1522 Waterbury Rd.

## Johanna Schwarz

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**From:** Candace Vincent <candacevincent1@gmail.com>  
**Sent:** Monday, November 28, 2022 7:39 PM  
**To:** Planning Dept  
**Subject:** enthusiastic support of new PB Courts at Lakewood Park

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

Hello Planning Commission.

I won't be able to attend the meeting on Thursday (I'll be playing Indoor Pickleball) but would like to provide you with my full support of adding the Pickleball Courts at Lakewood Park.

I don't think I need to go into statistics, or benefits, or appeal of the sport as it is widely known. Just know these courts will get lots of use from many happy people of every age group!

Thank you - please call on me if you have any questions or need any additional feedback or a volunteer to help in any way.

Candace Vincent  
2165 Lakeland Ave, Lakewood, OH 44107

## Johanna Schwarz

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**From:** Brenda Nakonecznyj <brendanakonecznyj@gmail.com>  
**Sent:** Tuesday, November 29, 2022 1:40 PM  
**To:** Planning Dept  
**Subject:** Support for Pickleball courts at Lakewood Park

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

Dear Planning Commission,

As I am unable to attend the meetings regarding the proposal to build 4 pickleball courts at Lakewood Park I am writing to express my support for the project. My husband and I are both fans of the sport and play regularly at the Lakewood Y. We have also played at the Tri-City courts in Fairview/Rocky River.

The possibility of having new outdoor courts in our city is exciting. As the sport has grown in popularity it is nice to have options of places to play. The convenience of courts in Lakewood would be great for residents and would create interest in the sport and the city by its visibility in Lakewood Park. Being able to play outdoors adds a different degree of difficulty and fun to the game. As pickleball can be played by almost all ages I believe the courts would be well-used.

Thank you for considering this proposal. Hopefully outdoor pickleball will become a reality in Lakewood.

Respectfully,  
Brenda and Gene Nakonecznyj  
2053 McKinley Ave

## Johanna Schwarz

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**From:** Zettler, Omar <zettleo@ccf.org>  
**Sent:** Tuesday, November 29, 2022 2:24 PM  
**To:** Planning Dept  
**Subject:** pickleball courts at Lakewood Park

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 strongly support the application to install pickleball courts at Lakewood Park. I just started playing and enjoy the physical and social aspects of the game. I feel the courts will be a great addition to Lakewood's outdoor footprint.

Thanks,

Omar Zettler  
2230 Eldred Ave  
Lakewood

Please consider the environment before printing this e-mail

Cleveland Clinic is currently ranked as one of the nation's top hospitals by *U.S. News & World Report (2022-2023)*. Visit us online at <http://www.clevelandclinic.org> for a complete listing of our services, staff and locations. Confidentiality Note: This message is intended for use only by the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please contact the sender immediately and destroy the material in its entirety, whether electronic or hard copy. Thank you.

## Johanna Schwarz

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**From:** jeff worron <jwworron@gmail.com>  
**Sent:** Thursday, December 1, 2022 1:14 PM  
**To:** eric hoegner  
**Cc:** Planning Dept; Rick Warsinskey; Hoegner, Eric - (Ohio)  
**Subject:** Re: Pickleball!

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

I too support transferring or accommodating at least 1 (and more if possible) tennis courts into either pickleball exclusive courts or into courts that can be multi-use. I am seeing so many other communities adopting this sport and making public space that can accommodate the growing number of players.

I too would like to be involved and begin play here in Lakewood.

Thanks for listening and including me.

Jeff Worrton

[jwworron@gmail.com](mailto:jwworron@gmail.com)

13814 Lake Ave, Lakewood, OH 44107

216-533-6781

On Thu, Dec 1, 2022 at 1:08 PM eric hoegner <[khoegner@sbcglobal.net](mailto:khoegner@sbcglobal.net)> wrote:  
Hello!!!

Rumor has it Lakewood is considering installing Pickleball at Lakewood Park and I want to voice my TOTAL SUPPORT!

My husband and I have lived in Lakewood all our lives and picked up Pickleball this past summer. Such a fun game! However, we have to drive to Bay Village's Reese Park or Tri-City Park to play outdoors.

We, as I am sure others, would be THRILLED to have courts in our very own Lakewood! Lakewood has always been on the cutting edge of life - why not the fastest growing sport - Pickleball!

I am not able to attend the meeting tonight but wanted to send an email in support of the idea.

I would love to be put on an email list where I might get updates on what is decided and/or where I might be able to check on progress.

Thank you for listening

## Johanna Schwarz

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**From:** eric hoegner <khoegner@sbcglobal.net>  
**Sent:** Thursday, December 1, 2022 1:08 PM  
**To:** Planning Dept  
**Cc:** Rick Warsinskey; Hoegner, Eric - (Ohio); Jeff Worrton  
**Subject:** Pickleball!

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

Hello!!!

Rumor has it Lakewood is considering installing Pickleball at Lakewood Park and I want to voice my TOTAL SUPPORT!

My husband and I have lived in Lakewood all our lives and picked up Pickleball this past summer. Such a fun game! However, we have to drive to Bay Village's Reese Park or Tri-City Park to play outdoors.

We, as I am sure others, would be THRILLED to have courts in our very own Lakewood! Lakewood has always been on the cutting edge of life - why not the fastest growing sport - Pickleball!

I am not able to attend the meeting tonight but wanted to send an email in support of the idea.

I would love to be put on an email list where I might get updates on what is decided and/or where I might be able to check on progress.

Thank you for listening

# Planning Commission

December 1, 2022



# Agenda

1. K-Town Conditional Use Accessory Parking
2. K-Town Conditional Use Outdoor Dining
3. Conditional Use Urgent Care



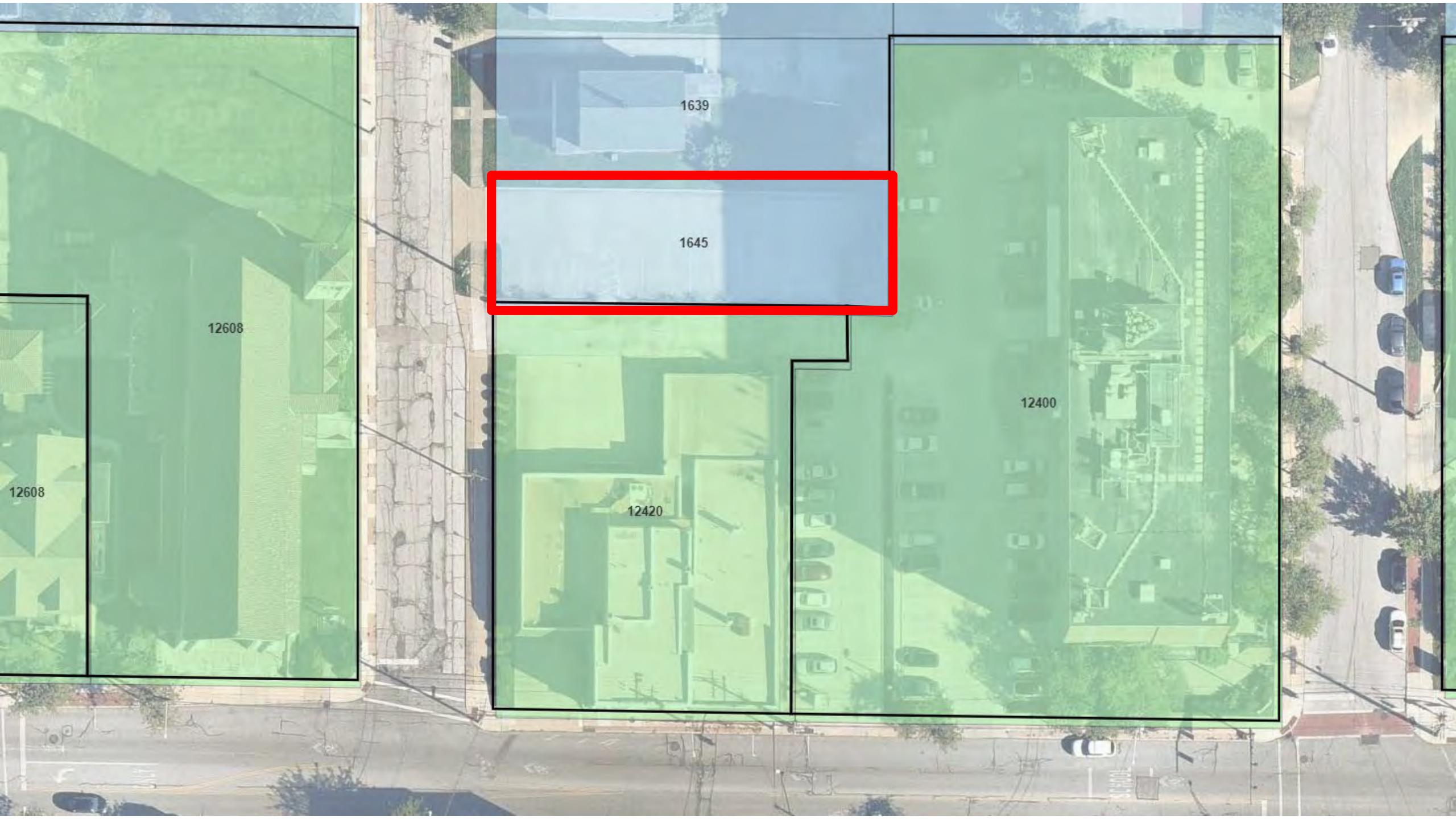


Docket No. 12-32-22  
12420 Madison Avenue

# **K-TOWN ACCESSORY PARKING RENEWAL**

# Request

The review and approval of accessory parking, pursuant to Section 1123.04(b) – Conditionally Permitted Uses and 1161.03(a) – Accessory Parking. The property is in R2, Residential – Single and Two-Family district.



1639

1645

12608

12400

12420

12608



## **1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.**

In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this Code and the Vision.
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.
- (c) That the conditional use will not change the essential character of the general vicinity in which it is located.
- (d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.

## **1161.02(T) SUPPLEMENTAL STANDARDS.**

- (a) Accessory Parking. In a residential district, accessory parking for a lot in a commercial district may be permitted as a conditional use provided that:
- (1) The lot on which the proposed use is to be located abuts the commercial lot to which it is accessory;
  - (2) The parking lot shall be used only for the parking of non-commercial passenger motor vehicles; and
  - (3) The proposed parking lot conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review prior to the demolition of any existing single-, two- or three-family dwelling, in the R1L, R1M, R1H, R2, ML, MH and L zoning districts, on the proposed lot. In addition, if applicable, approval by the Commission for conditional use as accessory parking under this subsection must also be approved prior to the demolition of any existing single-, two- or three-family dwelling on the proposed lot. If such lot is substantially vacant due to demolition prior to the time of application for parking lot design approval and conditional use approval, the lot shall have been vacant for at least twenty-four (24) months preceding the application unless the Commission grants a waiver from such time requirement based on reasonable causes for such demolition by an owner, or prior owner, beyond his/her reasonable control, such as fire or other source of property damage or loss.

When determining whether to grant a conditional use permit for accessory parking, the Commission may limit the hours of operation of the proposed conditional use.

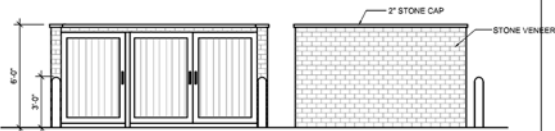
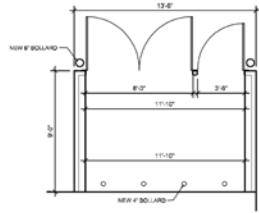
**CODE REVIEW**

EXISTING SITE ZONED: C2 COMMERCIAL/RETAIL  
 PPN: 31512066 PROPOSED LOT AREA: .1718 ACRES (7,484 SQ. FT.)  
 PPN: 31512032 PROPOSED LOT AREA: .3092 ACRES (17,004 SQ. FT.)  
 PROPOSED REST./GROCERY BUILDING FIRST FLOOR: 10,887 SQ. FT.

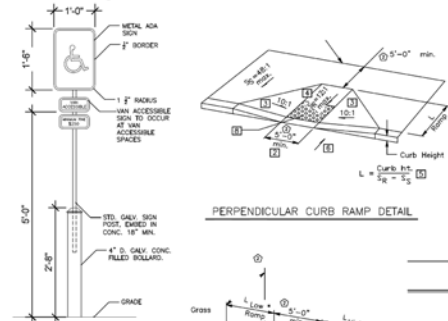
PROPOSED LOT COVERAGE: 64%

MAX. BUILDING HEIGHT: 120'  
 FRONT YARD SETBACK: 5'-0" MAXIMUM  
 SIDE YARD: 0'-0" (UNLESS ADJACENT TO RESIDENTIAL) SETBACK: 5'-0" MIN  
 REAR YARD (ADJACENT TO RESIDENTIAL) SETBACK: 5'-0" MIN  
 CORNER LOT SIDE YARD SETBACK: 5'-0" MIN

PARKING SPACES REQUIRED:  
 1 SPACE FOR 1,000 SQ.FT. OF GROSS FLOOR AREA  
 PARKING REQUIRED: 11 SPACES  
 PARKING PROVIDED: 27 SPACES



**2 BRICK MASONRY TRASH ENCLOSURE DETAILS**



**H.C. SIGN POST DETAIL**

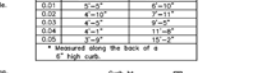
**LEGEND**

- 1 May be reduced to 3'-0" in existing sidewalks if the landing is unobstructed along the back slope.
- 2 Where landing width (2) has been reduced to 3'-0", the flared sides shall flow a maximum slope of 1:1.
- 3 Flared sides are not required when the edges of a curb ramp are protected by landscaping or other barriers to prevent sheet drain water or precipitation from the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
- 4 The slope of the ramp toward the curb is preferred to be 1:1, or flatter relative to the horizontal, but the maximum slope shall be 1:1 relative to the existing or proposed curb slope.
- 5 In existing sidewalks, where the maximum ramp slope (5) is not feasible, it may be reduced as follows:  
 A) 1:1 for a max. rise of 5"  
 B) 5:1 for a max. rise of 10"  
 C) 6:1 over a max. run of 2'-0" for historic cases where a flatter slope is not feasible.
- 6 The maximum length of a perpendicular ramp is 6' from the back of a 6" curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the curb construction.
- 7 Outer counter slopes of the foot of perpendicular curb ramps shall not exceed 20:1 over a distance of 3'-0" from the curb.
- 8 Slopes shall comply with applicable code requirements for ramps to meet required slopes and existing conditions.
- 9 Detectable Warnings (raised domes) are to be installed in the location shown. Generators for location of the domes.

**PERPENDICULAR CURB RAMP DETAIL**



**PARALLEL CURB RAMP DETAIL (DOUBLE)**

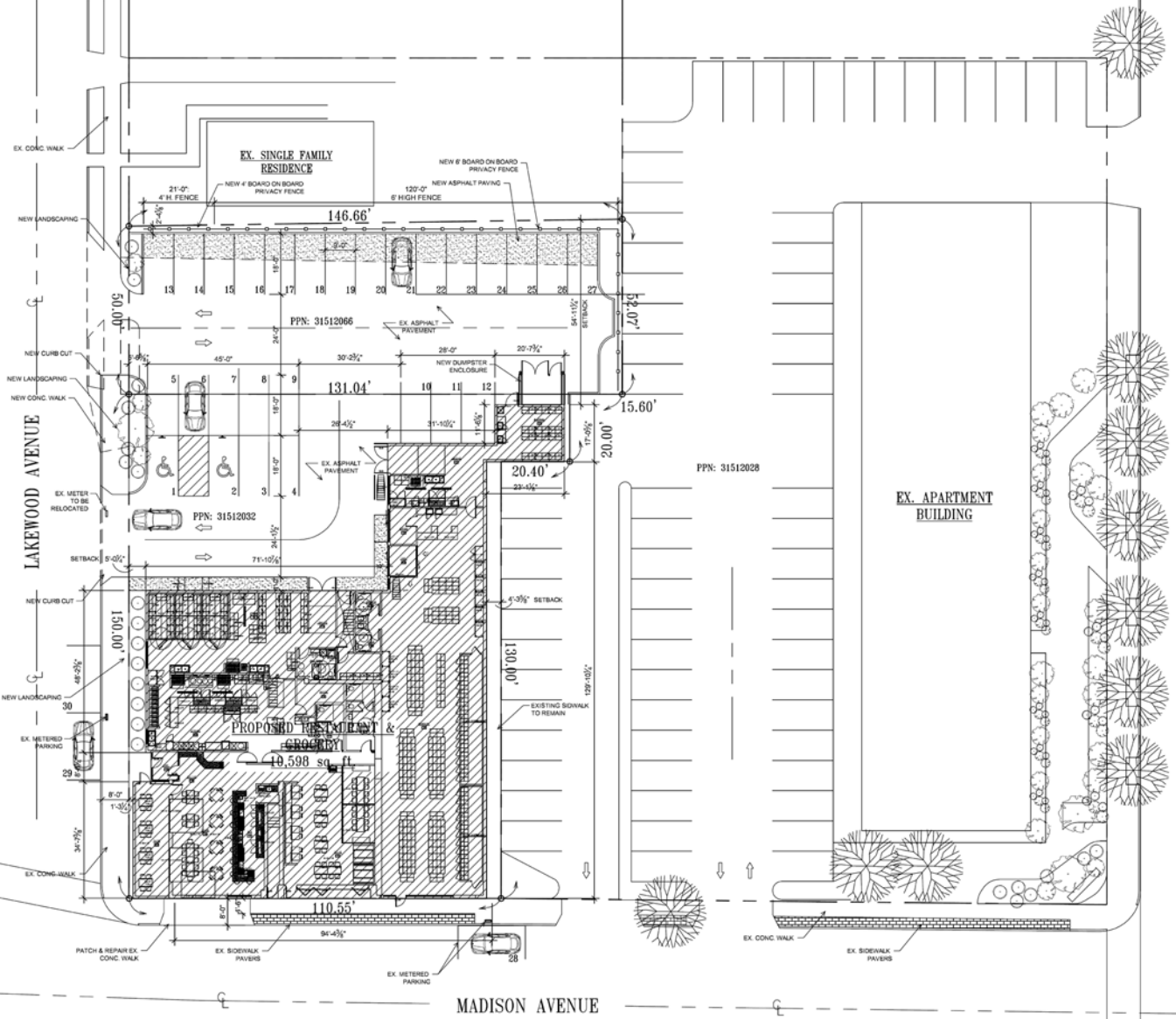


Street Slope	Ramp Length @ 17'/ft	MIN. CURB HGT.	MIN. CURB HGT.
Slope	LOW SIDE *	HIGH SIDE *	MIN. CURB HGT.
0.01	3'-0"	6'-0"	6"
0.02	4'-10"	7'-11"	6"
0.03	6'-5"	8'-8"	6"
0.04	8'-1"	11'-0"	6"
0.05	9'-7"	13'-2"	6"

\* Measured along the back of a 6" high curb.

L HIGH = 0.063 + Street Slope

L LOW = 0.063 + Street Slope



**LS ARCHITECTS**  
 25086 LORAIN ROAD  
 FAIRVIEW PARK, OH 44126  
 PHONE: 226-403-8664 FAX: 440-76-8667



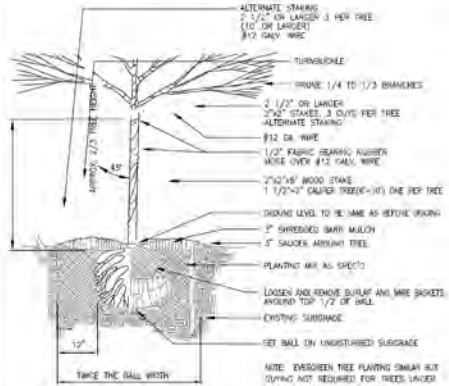
LEON S. GASPERT  
 LICENSED ARCHITECT  
 EXPIRATION DATE 12/31/2021

ALTERATIONS FOR:  
**K-TOWN**  
 12500 MADISON AVE.  
 LAKEWOOD, OH

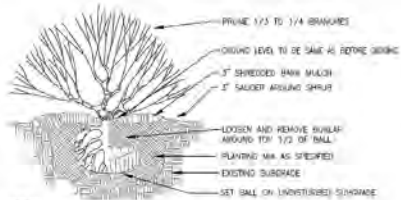
JOB NO: 20-230  
 DATE: 08.17.2022  
 ISSUE: REVIEW  
 SHEET:

**SD1.1**

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

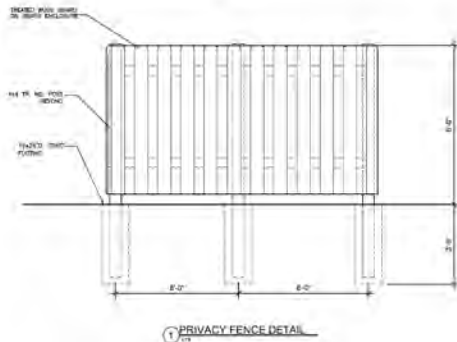


**TREE PLANTING DETAIL**  
NOT TO SCALE



NOTE: MULCH TO FORM CONTIGUOUS SHRUB BEDS.

**SHRUB PLANTING DETAIL**  
NOT TO SCALE



**PRIVACY FENCE DETAIL**  
1/8\"/>

**LANDSCAPE SPECIFICATIONS**

- CONTRACTOR TO VERIFY UTILITY LOCATIONS AND COORDINATE FENCE WITH EXISTING UTILITY LOCATIONS ADJUST PLANT MATERIAL ACCORDINGLY.
- PROVIDE DOUBLE SHREDED IMPROVED BARK MULCH 3\"/>

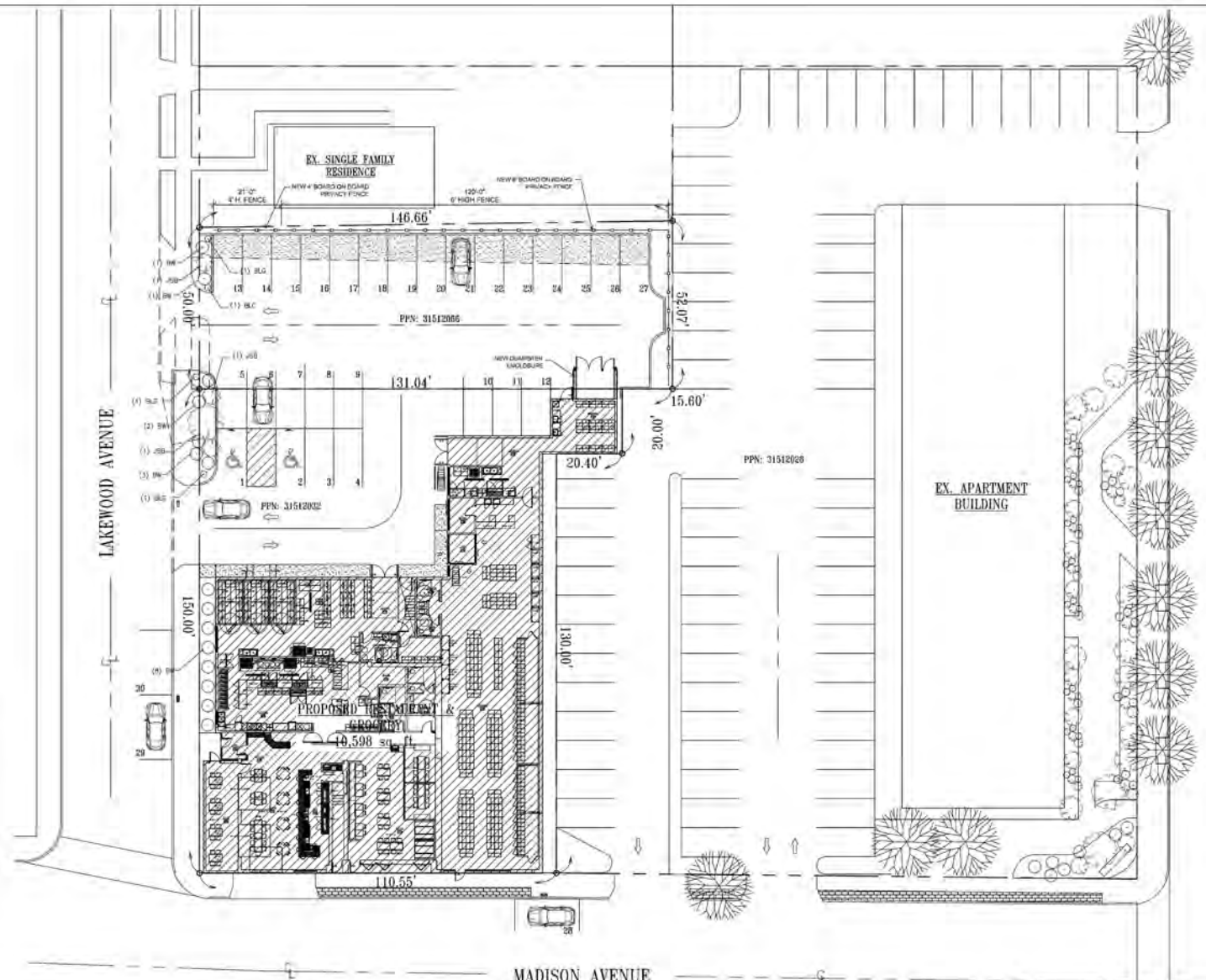
SEED TYPE	PERCENTAGE
PERENNIAL BLEND/GRASS	45%
PERENNIAL BLEND/GRASS	10%
FEDERAL BLEND/GRASS	45%

5. MAINTENANCE OF LANDSCAPING 7. GROUND COVER REQUIRED. ALL GROUND COVER AND LANDSCAPING SHALL BE WELL MAINTAINED AND HEFTY. UNDESIRABLE WEEDS, DEAD OR DISEASED PLANT MATERIAL SHALL BE IMMEDIATELY REPLACED.

7. WARRANTY: contractor warranty on all deciduous, nut-bearing, and bare-root plants, upon installation, warranted for possible replacements.

**PLANT LIST**

QTY	QTY	PLANT NAME	COMMON NAME	SIZE	WIDTH	COND.	NOTES
SLG	4	NORTON APOCALYPTUM	BLUE CYME GRASS	3\"/>			



**LANDSCAPING PLAN**

SCALE 1/8\"/>



**L.S. ARCHITECTS**  
20065 LORAIN ROAD  
FAIRVIEW PARK, OHIO 43115  
PHONE: 614-438-8887  
FAX: 614-438-8884



ALTERATIONS FOR:  
**K-TOWN**  
12500 MADISON AVE.  
LAKEWOOD, OH

JOB NO: 20-230  
DATE: 08/12/2022  
SCALE: REVIEW  
SHEET: **L1.1**



Luminaire Schedule							
Symbol	Qty	Label	LLF	Luminaire Lumens	Description	Filename	Luminaire Watts
	1	BB	0.900	2671	BEACON LIGHTING: RWL1-48L-20-4K7-4W-UNV-DBT-(WALL MOUNT 15' A.F.G.)	RWL1-48L-20-4K7-4W.ies	20
	1	SA	0.900	5841	CURRENT: ASL1-160L-70-4K7-4W-UNV-ASQU-BC-DBT-SSS-H-16-40-A-1-B3-DBT-UL	ASL1-160L-70-4K7-4W-BC.ies	70
	3	SB	0.900	3894	CURRENT: ASL1-80L-50-4K7-4W-UNV-ASQU-BC-DBT-SSS-H-16-40-A-1-B3-DBT-UL	ASL1-80L-50-4K7-4W-BC.ies	50

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
east parking	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	
north parking	Illuminance	Fc	1.41	4.3	0.0	N.A.	N.A.	

NOTES:  
 1. ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT  
 2. DARK BRONZE FINISH  
 3. TYPES-SA & SB MOUNTED TO 16' POLE.



MAC METAL: TEAK



MAC METAL: BLACK WALNUT



JAMES HARDIE IRON GRAY

[SIGN WALL LIGHTING IMAGE]



SCONCE LIGHTING IMAGE]

[BRICK PAINT COLOR]



SW 7076  
CYBERSPACE



UTILITY BRICK: THOMAS  
BRICK VINTAGE BLACK



[FOLDING DOOR IMAGE]  
Wood color frame (teak)



YAOWSZM  
\_ Outdoor Wall Sconce IP65 LED  
Black Wall Lights 18W Long Strip Suitable



OUTDOOR PATIO IMAGE

[WALL LIGHTING]



LANFU \_ LED Aluminum  
Waterproof Outdoor Light 6W  
100-277V 3000K Warm Light 2LEDS  
(Black-6W, Outdoor)





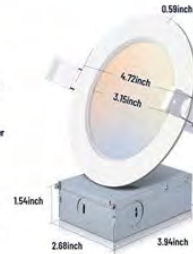
[CANOPY WALL LIGHT]



[CANOPY DOWN LIGHT]

CEILING LIGHT FEATURES

- ⓧ 50,000 Hour Lifespan
- Ⓜ 700Lm High Brightness
- ⚡ 110W Equivalent Power
- Ⓥ 120V Rated Voltage
- ⚡ 9W Rated Wattage



LANFU \_ LED Aluminum Waterproof Wall Lamp, Waterproof Outdoor Light 6W 100-277V 3000K Outdoor Wall Light Warm Light 2LEDs (Black-6W, Outdoor)



[SIDE ROAD FLOOR LIGHT]



zuukole  
\_B09CY43KQ



## **Recommendation**

City Staff have determined the requirements for approval of accessory parking, pursuant to Section 1123.04(b) – Conditionally Permitted Uses and 1161.03(a) – Accessory Parking, have been met and recommend conditional approval provided that:

1. The property owner records an easement on parcel 315-12-066 allowing cross access to parcel 315-12-032 and provides evidence of said recording to the City.



Docket No. 12-33-22  
12420 Madison Ave.

# K-TOWN OUTDOOR DINING

# Request

The review and approval an outdoor dining facility, pursuant to Section 1129.13 – Supplemental Regulations for an Outdoor Seasonal Dining Facility, Section 1161.03(t) – Outdoor/Seasonal Dining Facility. Property is in a C2, Commercial – Retail District.



## **1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.**

In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this Code and the Vision.
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.
- (c) That the conditional use will not change the essential character of the general vicinity in which it is located.
- (d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.

**1161.03(T) SUPPLEMENTAL STANDARDS.**

*LINK TO APPROVED ORDINANCE*

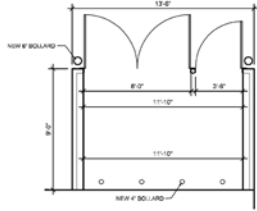
**CODE REVIEW**

EXISTING SITE ZONED: C2 COMMERCIAL/RETAIL  
 PPN: 31512066 PROPOSED LOT AREA: .1718 ACRES (7,484 SQ. FT.)  
 PPN: 31512032 PROPOSED LOT AREA: .3092 ACRES (17,004 SQ. FT.)  
 PROPOSED REST./GROCERY BUILDING FIRST FLOOR: 10,887 SQ. FT.

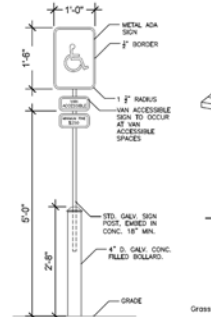
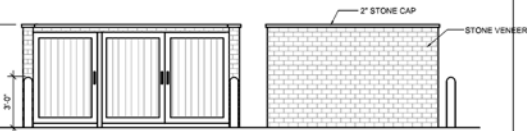
PROPOSED LOT COVERAGE: 64%

MAX. BUILDING HEIGHT: 120'  
 FRONT YARD SETBACK: 5'-0" MAXIMUM  
 SIDE YARD: 0'-0" (UNLESS ADJACENT TO RESIDENTIAL) SETBACK: 5'-0" MIN  
 REAR YARD (ADJACENT TO RESIDENTIAL) SETBACK: 5'-0" MIN  
 CORNER LOT SIDE YARD SETBACK: 5'-0" MIN

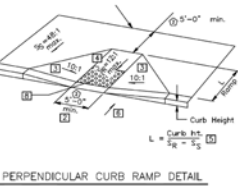
PARKING SPACES REQUIRED:  
 1 SPACE FOR 1,000 SQ.FT. OF GROSS FLOOR AREA  
 PARKING REQUIRED: 11 SPACES  
 PARKING PROVIDED: 27 SPACES



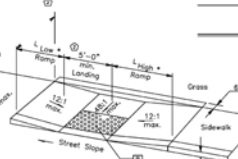
2 BRICK MASONRY TRASH ENCLOSURE DETAILS



H.C. SIGN POST DETAIL



PERPENDICULAR CURB RAMP DETAIL



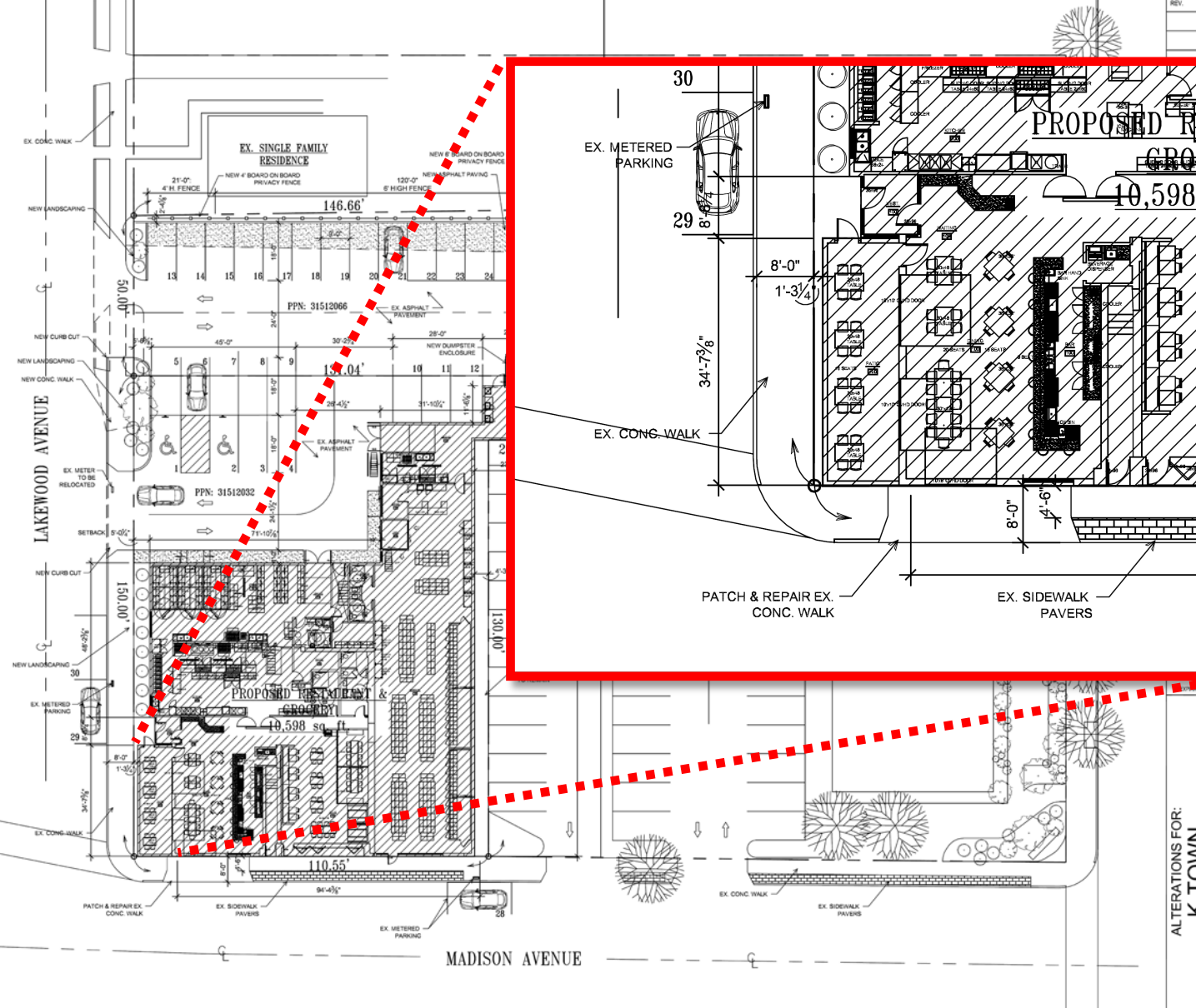
PARALLEL CURB RAMP DETAIL (DOUBLE)

**LEGEND**

- 1 May be reduced to 3'-0" in existing sidewalks if the landing is unobstructed along the back slope.
- 2 Where landing width (2) has been reduced to 3'-0", the flared sides shall have a maximum slope of 12:1. Flared sides are not required where the edge of a curb ramp is protected by landscaping or other barriers to prevent wheel chair users or pedestrians from the edge of the curb ramp. However, if the flared sides are used in these cases, they may be of any slope.
- 3 The slope of the ramp toward the curb is preferred to be 12:1, or flatter relative to the horizontal, but the maximum slope shall be 12:1 relative to the existing or proposed walk slope.
- 4 In existing sidewalks, where the maximum ramp slope (5) is not feasible, it may be reduced as follows:  
 A) 12:1 for a max. rise of 5".  
 B) 8:1 for a max. rise of 3".  
 C) 6:1 over a min. run of 2'-0" for historic cases where a flatter slope is not feasible.
- 5 The maximum length of a perpendicular ramp is 6' from the back of a curb and may be decreased where feasible to obtain a flatter ramp slope or to better blend with the curb construction.
- 6 Curb counter slopes at the foot of perpendicular curb ramps shall not exceed 20:1 over a distance of 3'-0" from the curb.
- 7 The 2:1 slope shall be high enough to prevent the ramps to meet required slopes and existing conditions.
- 8 Detectable Warnings (raised domes) are to be installed in the location shown. Operatives for location of the domes.

Street	Ramp Length @ 17% Slope	Low Side *	High Side *
0.50'	3'-0"	6'-0"	7'-11"
0.55'	4'-10"	8'-0"	9'-0"
0.58'	6'-1"	11'-0"	11'-0"
0.59'	6'-2"	12'-0"	12'-0"

\* Measured along the back of a 6" high curb.  
 L HIGH = 0.063 \* Street Slope  
 L LOW = 0.063 \* Street Slope



REV. DATE  
 2026 LORAN ROAD  
 FAIRVIEW PARK, OH 44126  
 PHONE: 216-440-8651 FAX: 440-76-8657  
 SEAL OF THE ENGINEER  
 STATE OF OHIO  
 REGISTERED  
 No. 10312  
 Exp. 08/31/2027

ALTERATIONS FOR:  
**K-TOWN**  
 12500 MADISON AVE.  
 LAKEWOOD, OH

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

JOB NO: 20-230  
 DATE: 08.17.2022  
 ISSUE: REVIEW  
 SHEET:  
**SD1.1**



MAC METAL: TEAK



MAC METAL: BLACK WALNUT



JAMES HARDIE IRON GRAY

[SIGN WALL LIGHTING IMAGE]



SCONCE LIGHTING IMAGE]



YAOWSZM  
\_ Outdoor Wall Sconce IP65 LED  
Black Wall Lights 18W Long Strip Suitable

[BRICK PAINT COLOR]



SW 7076  
CYBERSPACE



UTILITY BRICK: THOMAS  
BRICK VINTAGE BLACK



OUTDOOR PATIO IMAGE

[WALL LIGHTING]



LANFU \_ LED Aluminum  
Waterproof Outdoor Light 6W  
100-277V 3000K Warm Light 2LEDS  
(Black-6W, Outdoor)

[FOLDING DOOR IMAGE]  
Wood color frame (teak)





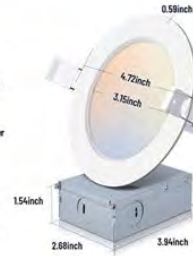
[CANOPY WALL LIGHT]



[CANOPY DOWN LIGHT]

CEILING LIGHT FEATURES

- ⓧ 50,000 Hour Lifespan
- Ⓜ 700Lm High Brightness
- ⚡ 110W Equivalent Power
- Ⓥ 120V Rated Voltage
- ⚡ 9W Rated Wattage



LANFU \_ LED Aluminum Waterproof Wall Lamp, Waterproof Outdoor Light 6W 100-277V 3000K Outdoor Wall Light Warm Light 2LEDs (Black-6W, Outdoor)



[SIDE ROAD FLOOR LIGHT]



zuukole  
\_B09CY43KQ



ALT.1



ALT.2



## **Recommendation**

City Staff have determined the requirements for approval of outdoor dining, pursuant to Section 1129.13 – Supplemental Regulations for an Outdoor/ Seasonal Dining Facility and Section 1161.03(t) – Outdoor/ Seasonal Dining Facility, have been met and recommend approval.



Docket No. 12-34-22  
14800 Madison Ave.

**URGENT CARE**

# Request

An aerial photograph of a property, outlined in yellow. The property contains a large, dark-colored building with a flat roof, a parking lot with several cars, and a smaller white building. The surrounding area includes other buildings, streets, and utility lines.

The review and approval for a medical facility, pursuant to Section 1129.02 – Principle and Conditional Permitted Uses. Property is in a C2, Commercial – Retail District.

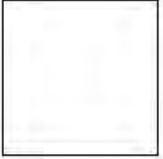
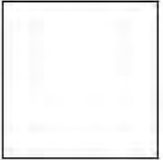
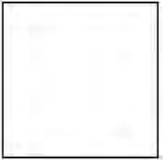
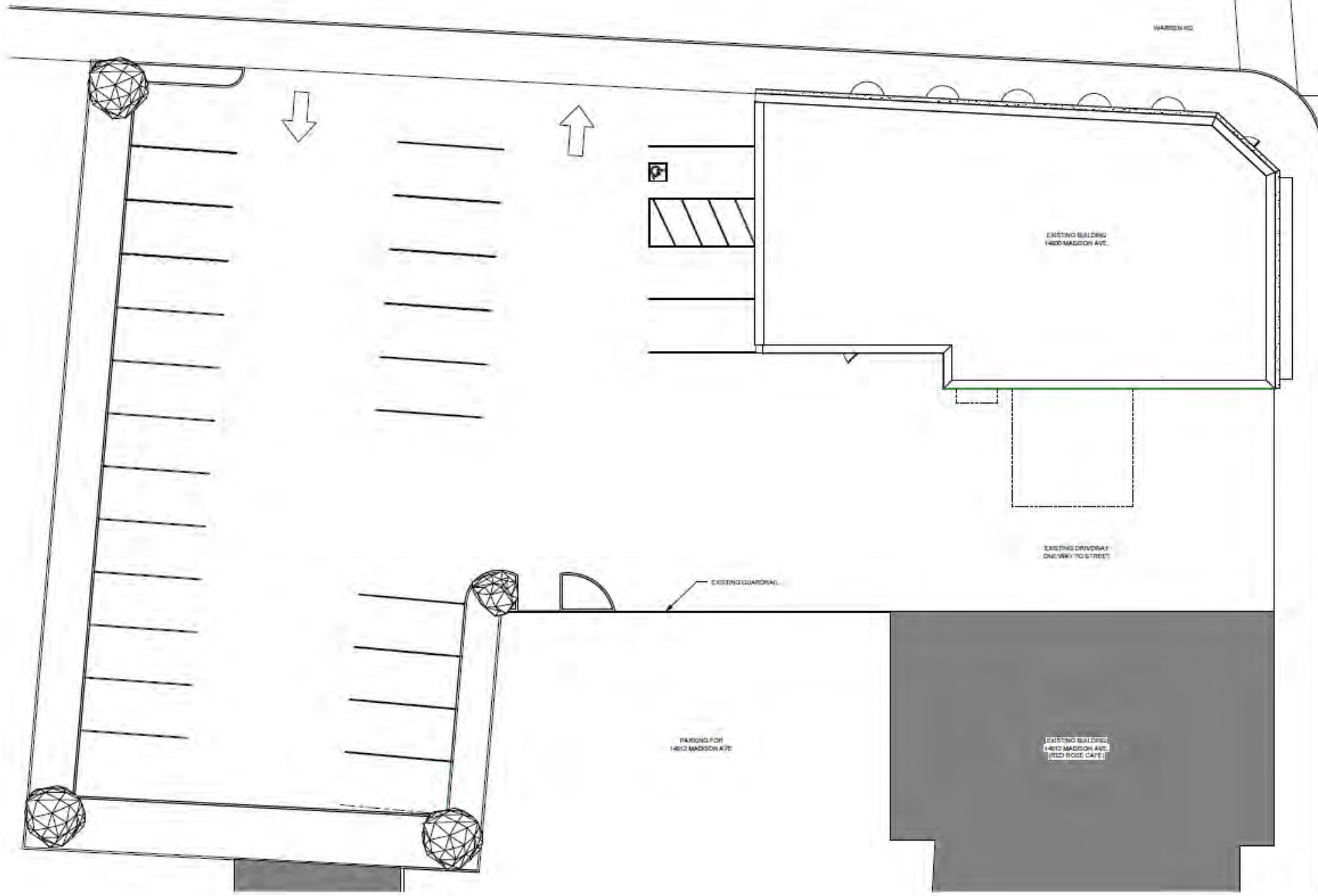


## **1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.**

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- (g) That adequate measures have been taken to minimize traffic congestion on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.

# Existing Site Plan



NO.	DESCRIPTION	DATE

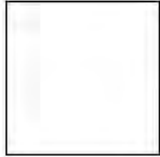
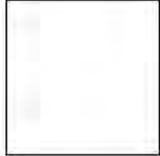
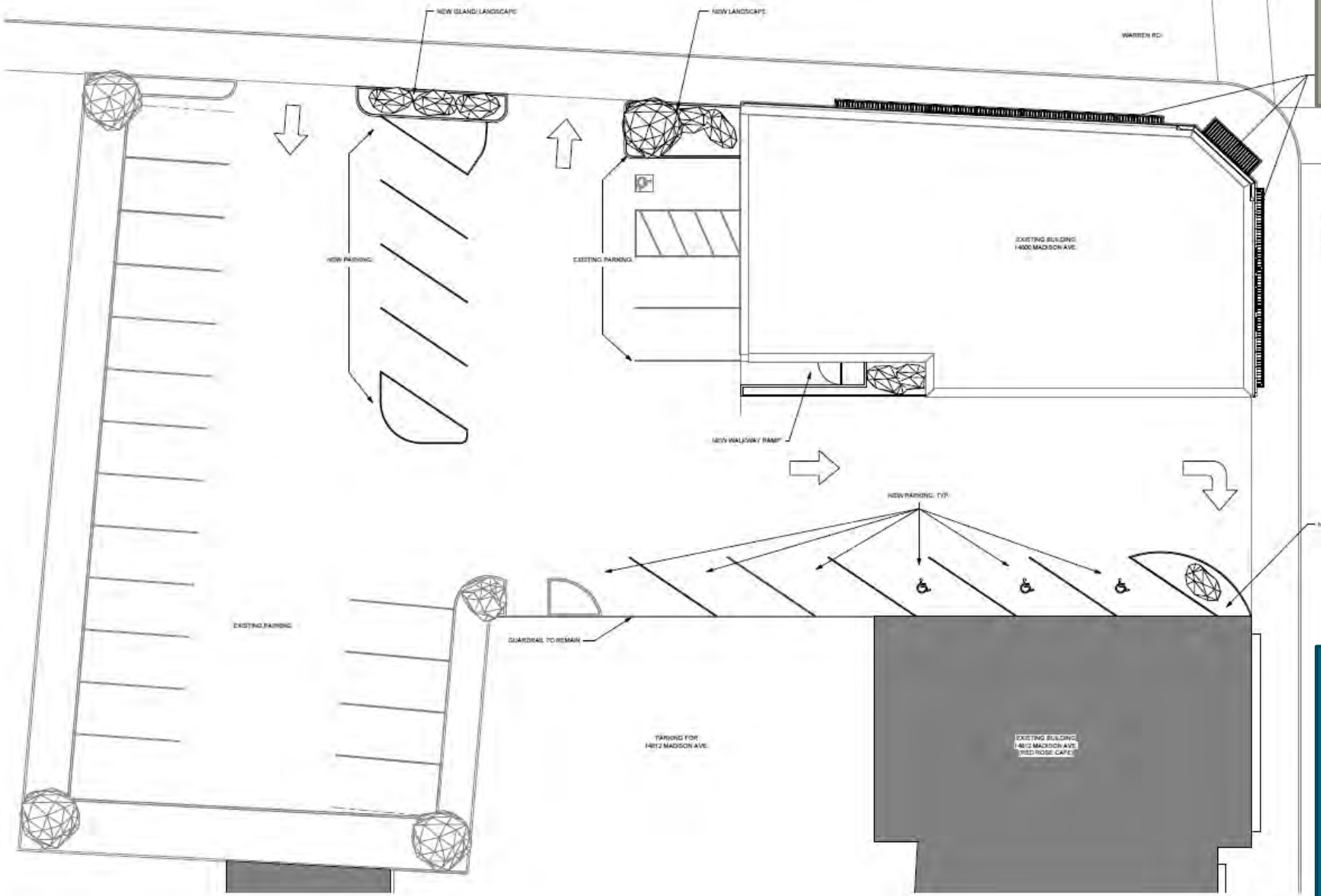
ALL FOOTNOTES AND REVISIONS SHOULD BE PLACED IN THIS SECTION OF THE PLAN. ALL DIMENSIONS AND CURBS SHOULD BE THE ATTENTION OF THE ARCHITECT BEFORE OCCUPANCY WITH THE REAR.

THESE DRAWINGS ARE THE PROPERTY OF JOHN WELLS ARCHITECT. THEY ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF JOHN WELLS ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT SPECIFICALLY INDICATED.

WELL STREET - LANZWOOD  
1400 MADISON AVE.  
LANZWOOD, OH 44117

**4063 sq. ft.**  
**25 parking spaces**

**NOT Part of this Review**



NO.	DESCRIPTION	DATE

ALL FIELD CONDITIONS ARE UNUSUAL AND TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. ALL DIMENSIONS AND CONFORMANCE TO BE AT CONTRACTOR'S RISK AND CHECKED BEFORE PROCEEDING WITH THE WORK.

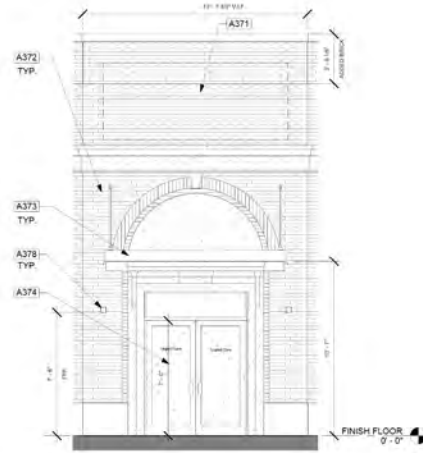
**4063 sq. ft.**  
 1143: Min. 2 for each 1,000 sq. ft. GFA; max. 3.5 for each 1,000 sq. ft. GFA

14 spaces maximum  
 30 spaces proposed

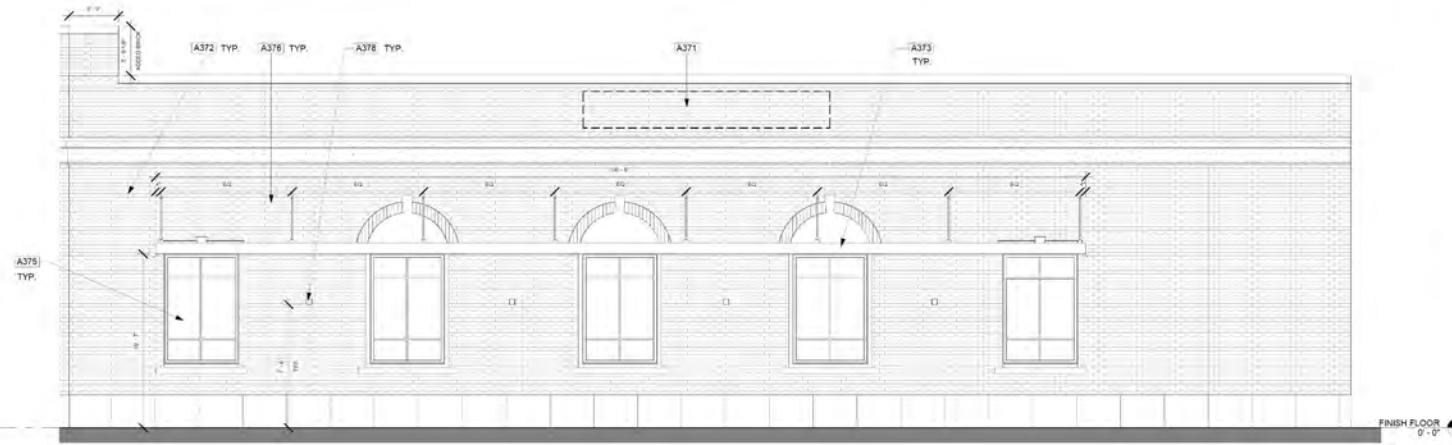
KEYNOTE SCHEDULE

TAG	NOTE
A372	BRICK TO BE STAINED.
A373	MAPES LUMISHADE ALUMINUM CANTILEVER SUPPORT CANOPY. RED PAINT COLOR. SEE MAPES ARCHITECTURAL CANOPIES FOR SPEC DETAILS.
A374	INSTALL STOREFRONT IN EXISTING OPENING.
A375	INSTALL WINDOWS IN EXISTING OPENINGS.
A376	PATCH AND REPAIR BRICK AS NEEDED FROM EXISTING CANOPY REMOVAL.
A378	4' x 4.5' VEX WALL SOURCE: TSO CWVEX - 140, 90 CRI 400K. SEE SPECS FOR MORE DETAILS.

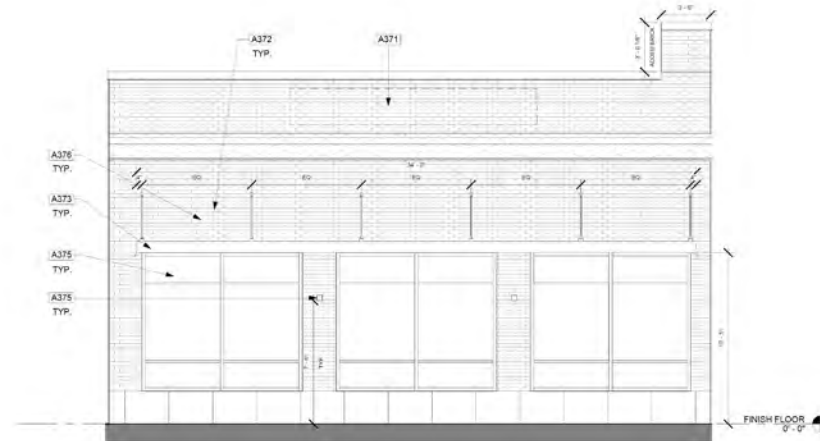
**JL** architects  
 115 WESTTOWN ROAD  
 SUITE 201  
 WEST CHESTER, PA  
 19382  
 610.429.4470  
 INFO@JLARCHS.COM



2 SOUTH EAST ELEVATION  
 1/8" = 1'-0"



1 EAST ELEVATION  
 1/8" = 1'-0"



3 SOUTH ELEVATION  
 3/8" = 1'-0"

**DRAFT**  
 11/30/2022 9:33:11 AM

NO.	DATE FOR PROJECT	DATE
1		11/30/2022
2		
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ALL FIELD CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE NOT TO BE REPRODUCED IN PART OR IN WHOLE WITHOUT THE CONSENT OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE TO BE USED ON THE PROJECT NOTED HEREON ONLY.

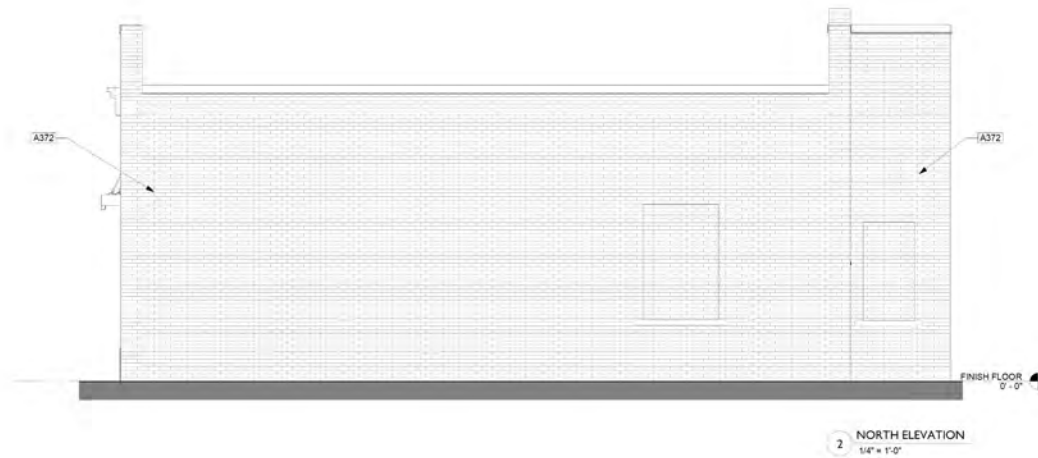
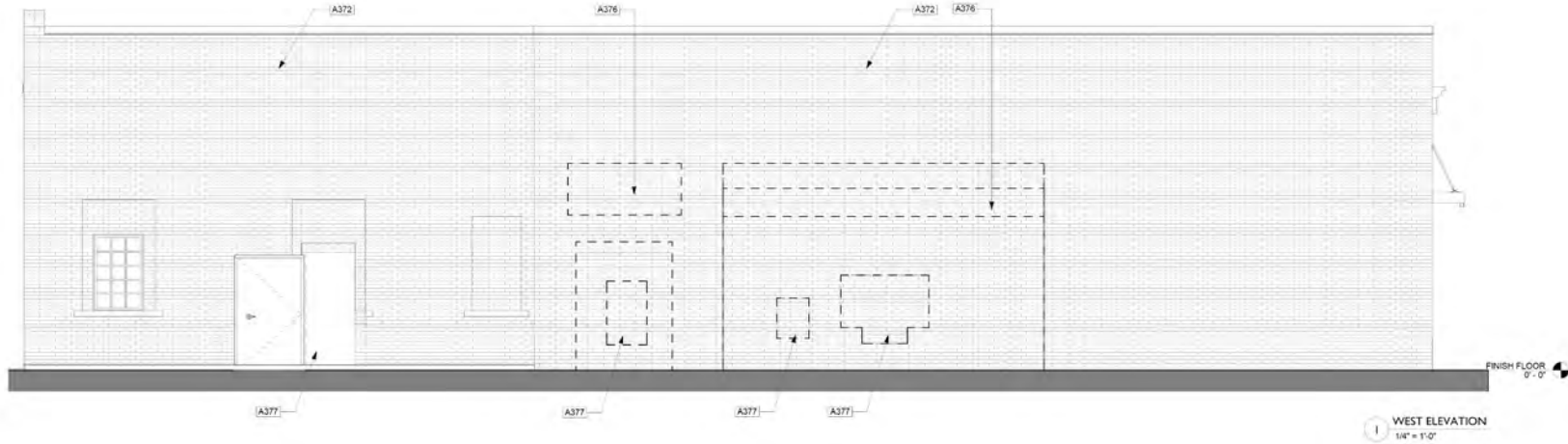
**WellStreet**  
 URGENT CARE  
 University Hospitals  
 Urgent Care  
 UNIVERSITY HOSPITALS  
 URGENT CARE  
 14800 MADISON AVE.  
 LAKEWOOD, OH 44107

EXTERIOR ELEVATIONS

DATE	DATE	SHEET NUMBER
11/30/22	11/30/22	A2.0
BY: JWB	CHKD BY: JWB	
JA	DWGNO: 2206	
	PROJECT: 1	

KEYNOTE SCHEDULE	
TAG	NOTE
A372	BRICK TO BE STAINED
A376	PATCH AND REPAIR BRICK AS NEEDED FROM EXISTING CANOPY REMOVAL.
A377	FILL OPENING WITH BRICK AND STAIN TO MATCH ADJACENT.

**JL architects**  
 115 WESTTOWN ROAD  
 SUITE 201  
 WEST CHESTER, PA  
 19382  
 610.429.4470  
 INFO@JLARCHS.COM



**DRAFT**  
 11/30/2022 9:33:13 AM

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	12-15-2022

REVISIONS

ALL FIELD CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF JOHN WILLIAM LESTER ARCHITECT. THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE CONSENT OF JOHN WILLIAM LESTER ARCHITECT. THEY ARE TO BE USED ON THE PROJECT NOTED HEREON ONLY.

**WellStreet**  
 URGENT CARE  
**University Hospitals**  
 Urgent Care  
 UNIVERSITY HOSPITALS  
 URGENT CARE  
 14800 MADISON AVE.  
 LAKEWOOD, OH 44117

DATE		BY		CHECKED BY		PROJECT #	
12/15/22	12/15/22	JL	JL	JL	JL		

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A2.1**

ren

P  
PUBLIC  
PARKING  
↑

For Lease **Collins**  
215 239 5060  
Chris Smith  
215 239 5031

\$

14800





FRONT ENTRANCE  
NOVEMBER 15, 2022



WellStreet Urgent Care



# Recommendation

City Staff have determined the requirements for approval of a medical facility, pursuant to Section 1129.02 – Principle and Conditional Permitted Uses, have been met and recommend approval.



Docket No. 12-35-22

1532-14800 Lake Avenue

**LAKEWOOD PARK**



Lakewood Park

Lakewood Park (Layover)

Edgewater Dr

Edgewater Dr

Lake Ave

Lake Ave

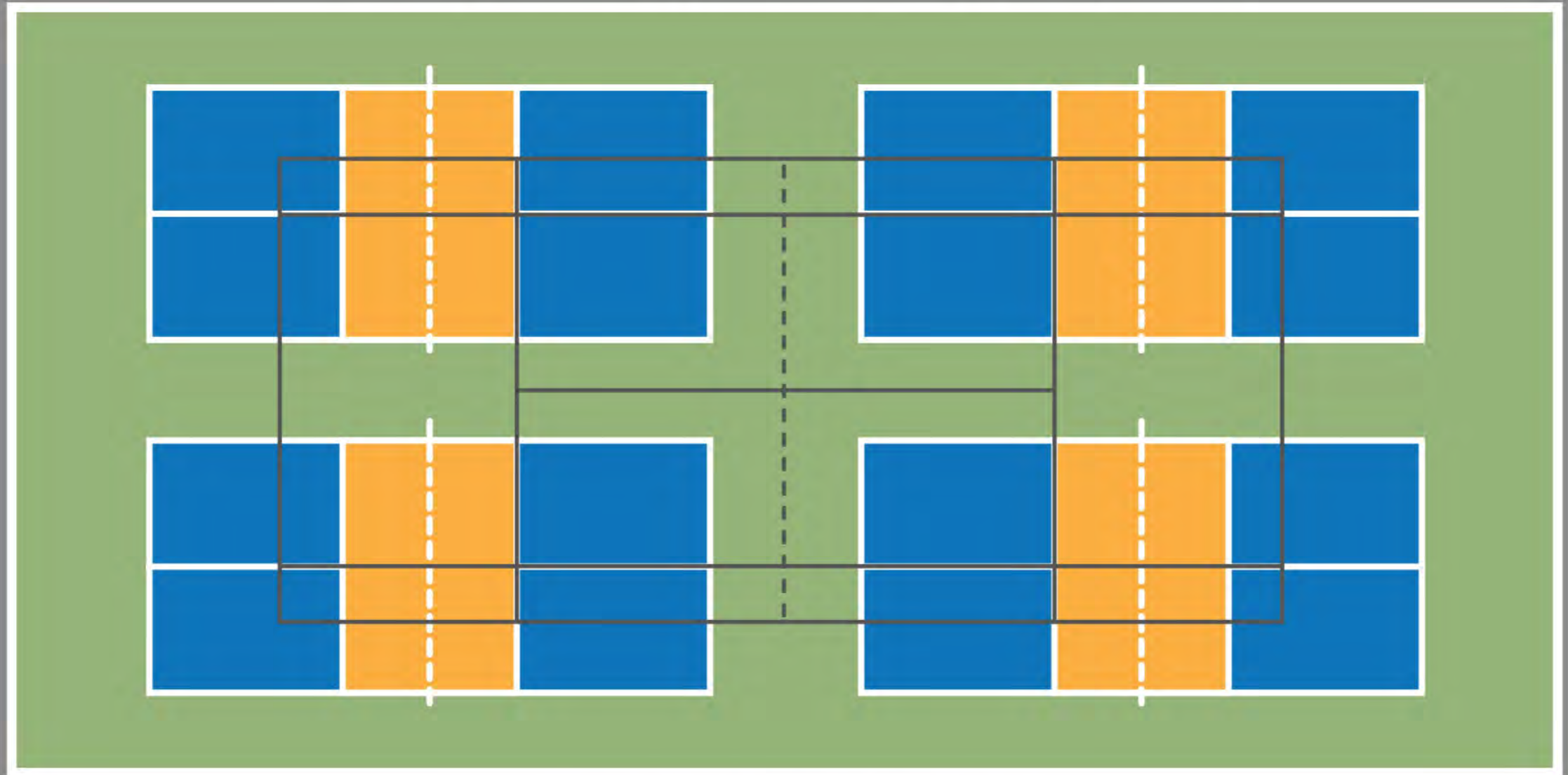
Edgewater Dr

Edgewater Dr

Lake Ave

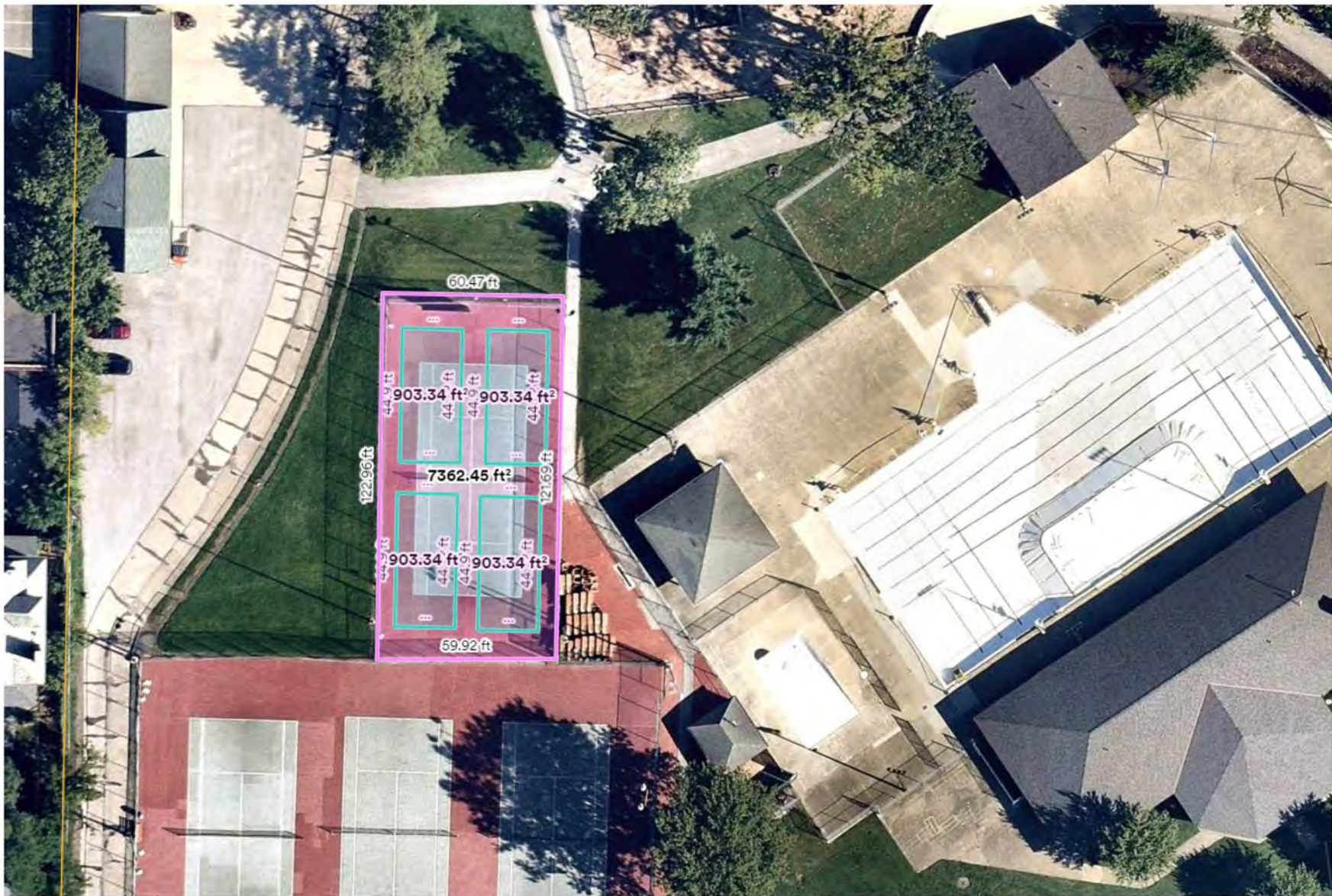
Belle AV & Clifton Blvd

# TENNIS COURT CONVERTED TO PICKLEBALL COURTS



Total Play Area = 60 x 120 ft





**Concept Drawing - Lakewood Park Pickleball**  
Grant Application-Cuyahoga Development Subsidy Grant(CDSG)  
Grant Proposal to help fund court renovation

# Planning Commission

December 1, 2022

