

**MINUTES  
PLANNING COMMISSION  
DECEMBER 5, 2019  
LAKEWOOD CITY HALL  
7:00 P.M.  
AUDITORIUM**

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

**1. Roll Call**

Members Present

Kyle Baker, Vice Chair  
Nathan Kelly  
Kyle Krewson  
Lou McMahon, Chair  
Monica Rossiter

Others Present

Katelyn Milius, Planner, P&D, Secretary  
Bryce Sylvester, Director of Planning and Development  
Jennifer Swallow, Executive Assistant Law Director  
Mark Papke, City Engineer

**2. Approve the Minutes of the November 7, 2019 meeting**

A motion was made by Mr. McMahon, seconded by Mr. Baker to **APPROVE** the October 3, 2019 meeting minutes. Mr. Baker, Mr. Kelly, Mr. Krewson, Mr. McMahon voting yea, and Ms. Rossiter voting to abstain, the motion passed.

**3. Opening Remarks**

The Chairman dispensed with the reading of the Opening Remarks.

**OLD BUSINESS**

**UPDATED REQUEST**

**PLANNED DEVELOPMENT**

**4. Docket No. 12-33-19 ~~11-30-19~~  
14503 Madison Avenue  
St. Clement Church**

Dru Siley, Liberty Development Co., applicant will provide updates to the request for preliminary approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – Planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district. (Page 2)

Dru Siley, Liberty Development Co., applicant was present to provide updates about the south boundary existing trees, landscape buffer, an ATT easement, setbacks, rear-load garages, on-site; street; guest parking spots. The Planning Commission members (“commission”) asked for reasoning for the various setbacks. Administrative staff (“staff”) explained the process for approval of a Planned Development, stated the design had yet to be presented to the Architectural Board of Review (“ABR”) for approval, and notified the commission of an e-mail communication from the public (made part of record). The commission appreciated the applicant’s on-going engagement with the neighbors. Public comment was taken. There were no further comments or questions from the commission.

A motion was made by Mr. Baker, seconded by Ms. Rossiter to **DEFER** the item. All the members voting yea, the motion passed.

**COMMUNICATION**

**5. Docket No. 11-32-19  
12650 Detroit Avenue  
Resiliency Task Force**

Alex Harnocz, Resiliency Task Force, City of Lakewood will provide a presentation on the status of their public engagement efforts and progress toward a proposed update to the *Community Vision Master Plan*. (Page 5)

Staff gave a brief introduction. Mr. Harnocz was present to explain the updates from the November meeting. (presentation made part of record). ReThink Advisors and Task Force members were introduced to provide comment on the purposes, processes and revisions. Mr. Harnocz outlined specific changes in the presentation. The commission asked for consistency when mentioning MetroParks; Lake Erie; the Rocky River, stated previous comments were addressed in the Action Guide, asked what the future procedure would be. Public comment was taken. Staff and the commission suggested to add urban tree canopy expansion especially on residential properties, alternative means of transportation, the consistency of MetroParks, Rocky River, and Lake Erie throughout the document. Mr. Harnocz stated the next step would be presented to City Council.

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **APPROVE** the revised Community Vision as presented by the Resilience Task Force document, along with its edits made at the Planning Commission meeting on December 5, 2019. All the members voting yea, the motion passed.

Discussion continued among Mr. Harnocz, members of the Resiliency Task Force, and the commission regarding the "Resiliency Task Force Action Guide". Analyses and modifications will be ongoing throughout the years. The commission liked the idea of the Action Guide as an accompanying document; it was suggested that ADUs are discussed at the next PC meeting; ADA should be viewed at and written to exceed its minimum standards; parking minimums for new developments should be examined, as an important tool; stormwater management is very important – downspouts and laterals.

A motion was made by Mr. McMahon, seconded by Mr. Kelly to **RECEIVE AND FILE** the "Action Guide". All the members voting yea, the motion passed.

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The staff and commission thanked Mr. McMahon for his six years of service as a member of the Lakewood Planning Commission. Among a vast number of things, his valued knowledge and expertise, dedication to the community, leadership and ability to manage meetings, and encouragement for the continued cooperation and dialogue between applicants and the public are monumental.

**ADJOURN**

A motion was made by Mr. McMahon, seconded by Mr. Baker to **ADJOURN** the meeting at 8:10 P.M. All the members voting yea, the motion passed.

Katelyn Milius  
Signature (on behalf of chair)

1/2/2020  
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. Don Sley  
2. Stephanie Ruck  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
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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 5, 2019

## Katelyn Milius

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**From:** David Wilson <dwilson@land-studio.org>  
**Sent:** Thursday, December 5, 2019 5:02 PM  
**To:** Katelyn Milius  
**Subject:** RE: Lakewood Resiliency Task Force Final Presentation This Thursday!

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

Hello Katelyn –

I wanted to echo my support for the important work that the Lakewood Resiliency Task Force (LRTF) has done over these past two years. There is no doubt in my mind that the diligent research and exemplary scholarship that the Task Force has exhibited in this process will be of great benefit to the citizens of Lakewood and serve as a model in collaborative planning. I look forward to seeing Lakewood adopt and implement the strategies detailed in the LRTF report while working toward a more equitable and inclusive future.

All the best,  
~David

**David Wilson**  
Project Manager, Associate ASLA

LAND studio  
1939 W. 25th Street, Suite 200  
Cleveland, OH 44113

P 216 621 5413 x102 | F 216 621 5467 | W [LAND-studio.org](http://LAND-studio.org)

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**From:** Irwin Lowenstein <irwin@rethinkadvisors.com>  
**Sent:** Monday, December 2, 2019 7:49 PM  
**To:** McDermott Sean <sem1@clevelandmetroparks.com>; daniel@rustbeltriders.com; krocco@cuyahogacounty.us; paulskerl@gmail.com; Julia L <julialazar3@gmail.com>; ptimco@nubohealth.com; rburgoyne@gmail.com; Jonathan Welle <welle.jonathan@gmail.com>; Foley Mike <mfoley@cuyahogacounty.us>; David Wilson <dwilson@land-studio.org>  
**Cc:** Harnocz Alex <Alex.Harnocz@lakewoodoh.net>; Milius Katelyn <katelyn.milius@lakewoodoh.net>  
**Subject:** Lakewood Resiliency Task Force Final Presentation This Thursday!

Good evening, Friends. The work of the Lakewood Resiliency Task Force is nearly complete. We'd be delighted if you'd attend the December meeting of the Lakewood Planning Commission this Thursday December 5th at 7:00pm. As you can see on the attached agenda, there are only two items to be presented and approved this month. After a hopefully quick first agenda item, the Planning Commission will devote the bulk of the meeting this Thursday to hear from the Task Force in a presentation summarizing the two years of amazing and important work showing how it will positively impact the City of Lakewood for many years to come. Each of you played an important and significant role during our analysis and assessment phase, that of subject matter experts in your respective fields which remain areas of focus for our work. We would appreciate your support ideally

## Johanna Schwarz

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**From:** Stephanie Kluk <stephphoto@hotmail.com>  
**Sent:** Thursday, December 5, 2019 8:23 AM  
**To:** Planning Dept  
**Subject:** St Clement development  
**Attachments:** IMG\_5455.jpg; IMG\_5459.jpg; thumbnail\_IMG\_5460.jpeg

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

Dear Planning Commission,

Thank you for taking the time to listen to residents who will be directly affected by the building of town-homes on Marlowe Ave. We truly appreciate it.

A couple of weeks ago Dru from Liberty Development graciously met with my neighbors and me to look at the layout. After the last planning meeting many residents were concerned about where the homes will be placed in proximity to Marlowe Ave. When meeting with Dru there was a very small amount of change but did not reflect the bulk of concerns.

In the proposed design, the homes are set back at a distance of 15ft, 12.5ft and 10ft from the sidewalk as you go farther north on Marlowe. The biggest issue is how large and flat these building will be and how towering they will feel along that strip of the road. I was originally told they would be two stories but after our walk around it is clear they will be significantly higher than my home, reaching the height closer to a double with a walk up attic.

Included in this email are images I took of Julie Kline's front yard and porch with her permission. Here home is directly next to St. Clement parking lot. The measurements from the sidewalk to the foundation of her house is 30ft. Her porch sticks out 10ft. I understand that the development company wants to have a larger space in the back of the building so that each town-home has 4 parking spots but with additional parking in the parking lot behind the homes, this seems like extra space. I am not sure why the space behind the building needs 45.3ft? The drive itself would be 22ft. That is an additional 23.3 ft that is behind the town-homes that can be used to push the homes farther back off the street. Also considering the height of the buildings this would be a good solution for neighbors in the area. We request that the foundation and facade of the buildings sit back 30ft knowing porches will be added and sticking out at least 10ft off the front of the townhouse. This would be directly inline with the layout of the street and create cohesiveness.

Also, the design was not changed or rethought of at all since the last planning commission meeting. I was hoping they would have tried to find ways to make changes by either moving driveways, re-configuring of the space and/or better placement of the town-homes to create visual space.

I understand that these homes will generate a significant amount of money for the development company but I am saddened it could be at the expense of homeowners who have lived in our homes for 10-20 years. Pushing the homes back so that they follow the line of the homes already in existence will create a much more cohesive look. Homes in Lakewood also have visual space around them. They have different dimensions that come out and create visual space (such as windows). Since the town-homes will have a completely flat facade

with only the addition of a porch, this also adds to the feeling that it is too close, too high and does not flow with the design layout of the street.

Pictures include a street view of Marlowe Ave. The street is 23-25ft wide. It widens even more at Marlowe and Madison.

The front porch of Ms. Kline's home is 10ft off of the facade of her home.

The front lawn is 20ft from the sidewalk to the porch.

The foundation of the home sits 30ft off the sidewalk, inline with all the other homes on the street.

Thank you again for your time and consideration. If you have any questions I will be at the meeting this evening.

Sincerely,  
Stephanie Kluk

2028 Marlowe Ave.  
Lakewood, OH 44107  
216.659.6925  
stephphoto@hotmail.com







## **Johanna Schwarz**

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**From:** Julie Kline <juliekline@howardhanna.com>  
**Sent:** Thursday, December 5, 2019 6:18 PM  
**To:** Planning Dept  
**Subject:** St. Clement Development

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

Dear Planning Commission,

I wanted to write in today regarding the development of St. Clement, and thank you for taking the time to listen to our neighborhood's concerns.

Being the house directly connected to the current parking lot (2041 Marlowe Ave), my husband and I have met with Dru from Liberty Development regarding our concerns with our neighboring boarder. He has been very helpful so far, and we are working together to come up with a solution that will hopefully benefit both of us equally.

As far as the proposed design of the townhomes themselves, we are also concerned with their proximity to the street. Knowing that my front porch is 20 ft. from the street, I am wondering why the townhomes can't also be at least 20 ft. from the street. The proposal shows them from 10 ft. from the street to 15 ft. as they get closer to my house. Could they all be moved back at least 20 ft, if not more? We're just concerned that since they are much larger structures than the existing homes, they are going to dwarf the existing homes and look out of place in our neighborhood. I am hopeful that these particular townhomes will look more like traditional Lakewood housing in some ways, but since we have not seen a design plan yet, it is hard to put our minds at ease. I do believe that giving them a larger from yard area will not only benefit the neighborhood, but the potential buyers of the units as well, considering they will not have any green space in the rear.

I am hopeful that we can continue to work together with Dru, Liberty Development, the Planning Commission, and our wonderful neighbors to come up with a plan that benefits everyone and adds beauty and value to our neighborhood.

Thank you again for your time and consideration. I unfortunately have laryngitis, so I will not be attending the meeting this evening.

***Julie Kline***

**Howard Hanna, Realtor  
Cleveland City Office**

1903 W. 25th St.

Cleveland, OH 44113

216.696.4800 - office

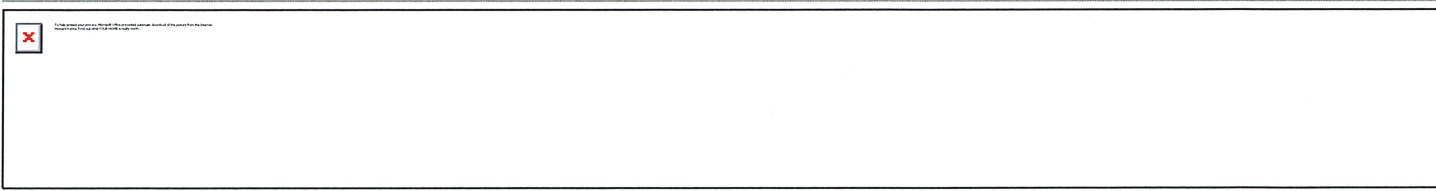
216.789.0112 - call or text

juliekline@howardhanna.com

**Home Happens Here.**

*THE TERMS CONTAINED IN THIS EMAIL SHALL NOT BE DEEMED AN OFFER, COUNTER OFFER OR ACCEPTANCE OF AN OFFER UNTIL ALL PARTIES HAVE EXECUTED ALL CONTRACTS AND ADDENDA IN WRITING.*

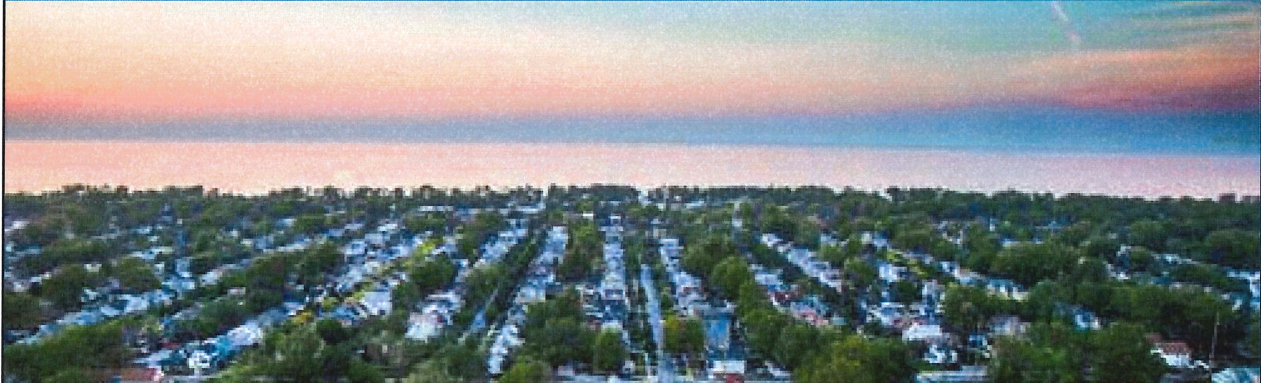
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# PRESENTATION OF DELIVERABLES

Thursday December 5, 2019



**CITY OF LAKEWOOD  
RESILIENCY TASK FORCE**

## Requests:

- Vote to adopt the proposed changes to the *Vision*
- Receive and file “Action Guide”

**Task Force Members**

- Nicholas LaPointe
- Michael Fodor
- Isaac Robb
- Bev Burtzloff
- Maya Camhi
- Kevin Hudson
- Karen Kirsh
- (Ali Ahmed, moved)
- Savannah Dugan
- John Mitterholzer
- Kate Anderson-Foley
- (Uriel Ybarra, moved)

**ReThink Advisors**

- Irwin Lowenstein
- Michael Peters
- Puck Mykleby

**City Staff**

- Alex Harnocz
- David Baas

**City Council Representative**

- Sam O'Leary

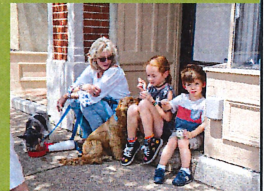


Purpose: To understand current and emerging forces that can impact Lakewood and the wellbeing of its citizens.

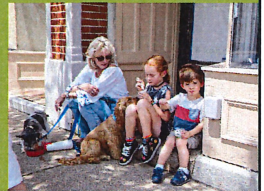




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Purpose: To understand current and emerging forces that can impact Lakewood and the wellbeing of its citizens. Examining environmental, political, social and economic forces through the lens of resiliency, the Task Force will pursue and recommend systemic process enhancements that will allow Lakewood to identify, prioritize, execute and measure solutions that will lead to a continuously improving and thriving city for all, especially the most vulnerable among us, for generations to come.

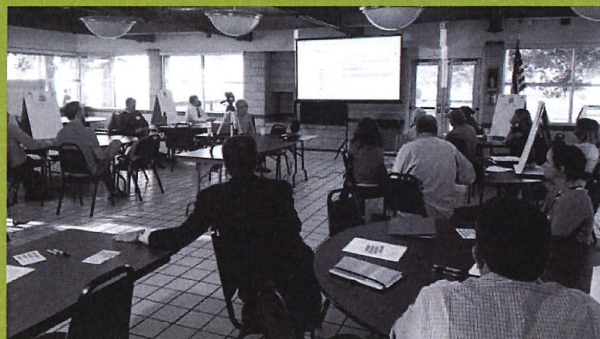


## WHAT IS RESILIENCE?

“The ability of a system to overcome short-term shocks and long-term stresses”

## Public Outreach & Meetings

- 16 Task Force Meetings, to Date
  - Open to the Public, and most had resident visitors
- Surveys
  - Survey #1 - 287 Responses
  - Survey #2 - 151 Responses, to date
- Public Engagement Workshop, September 10, 6 unaffiliated citizens
- Film Screening Engagement, October 22, 50+ participants
- Compare to 130 participants for 2012 Vision Update (3.8x Increase)



## Affirming the Community Vision

COMMERCIAL DEVELOPMENT  
STORE

HOUSING

COMMUNITY WELLNESS

[www.Vision.OneLakewood.com](http://www.Vision.OneLakewood.com)

SAFETY

MOBILITY

EDUCATION & CULTURE

## Vision Statements

## COMMUNITY VISION

### Evaluation:

- Affirmed Focus Areas
- Noticed several important gaps:
  - Resiliency
  - Sustainability
  - Equity
  - Technology
- How to address gaps and it bring up to date?

### Vision Statements

## COMMUNITY VISION

### Logic Model:

- Vision Statements → Updated & Absorbed “Goals”
- What Success Will Look Like → End State Orientation
- How Will We Measure Success → Dashboard  
Replaces “Where are We Now”
- The Actions We Must Take → Action Guide Document

# COMMUNITY VISION

## Logic Model:

- Vision Statements
- What Success Will Look Like
- How Will We Measure Success
- The Actions We Must Take

2020 Community Vision Update

**Education & Culture**

*Our Vision for Education and Culture includes the highest quality education and robust social cohesion for all. Our Vision includes a culture of lifelong learning, preservation of our cultural institutions and assets. It includes deep civic engagement and participation, particularly among under-represented communities, and increased participation in civic and cultural events.*

**Success is a City of Lakewood that...**

**Building Connections:**

- Captures and shares local history and celebrates the diversity of cultures among Lakewood residents
- Provides high-quality education for K-12 students through excellent schools
- Incorporates Lake Erie, the Metroparks, and other green spaces in community programming

**Enhancing Existing Assets:**

- Uses market and social trends to guide City decision making
- Offers a broad range of community events and festivals
- Preserves and strengthens its cultural institutions
- Leverages existing resources in schools to meet community needs such as access to technology and community meeting spaces

**Creating Places for People:**

- Promotes cultural identity in neighborhoods through the design of the built environment
- Accommodates coworking and live-work units in the Zoning Code
- Recognizes that preservation of structures is important for sustainability

**Striking a Balance:**

- Leverages local and regional cultural assets to direct programming in Lakewood
- Partners with regional universities and community colleges to meet local needs in higher education
- Provides great facilities and learning environments that allow access to educational technology and resources including access to computers in schools and libraries

**Thinking About Tomorrow:**

- Ensures that children and adults are equipped with the skills necessary to lead in the economy of tomorrow
- Supports the libraries as spaces for lifelong learning opportunities and access to technology

## Vision Statements

# COMMUNITY VISION

## Logic Model:

- Vision Statements
- What Success Will Look Like
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2020 Community Vision Update

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## Objectives

## Proposed Edits/Themes to Objectives

Themes not covered in the current Vision that are critical to Lakewood in 2020 and beyond:

- Resiliency
- Sustainability
- Equity
- Technology

Objectives

## Proposed Edits/Themes to Objectives

Rather than present the Objectives as aspirational statements, the Task Force felt it important to present them in an **End State Orientation**

Every statement should now be read as:  
“**Success is a City of Lakewood that...**”

Objectives

## Discussion of Vision Statements & Objectives

### **Request:**

→ **Vote to adopt the proposed changes to the  
*Community Vision***

### **Next Step:**

Council Resolution to concur with the Lakewood Planning Commission in the adoption of the updated Lakewood Community Vision.

## COMMUNITY VISION

### Logic Model:

- Vision Statements
- What Success Will Look Like
- How Will We Measure Success
- The Actions We Must Take

## Action Guide

### RESILIENCY TASK FORCE ACTION GUIDE

#### WHAT IS THIS GUIDE?

Lakewood's Resiliency Task Force was formed in early 2018. The goal of the Task Force was to provide long-term planning guidance to the Administration and City Council with a particular focus on resiliency. The group defined resiliency as the ability of a system (in this case the City) to overcome shocks and stresses.

The Task Force's first deliverable was a slate of updates to the Community Vision Master Plan. The Master Plan revisions represent high-level strategic moves to incorporate resiliency, equity, and technology into the City's Master Plan. This document memorializes the Task Force's program and policy recommendations for accomplishing the objectives in the Community Vision. It represents the Task Force's guidance as citizen advisors to the Administration and City Council.

The Task Force met monthly and collaborated online between meetings. Over their seventeen work sessions, the members worked through thirteen aspects of resiliency from air quality to waste management. For each topic area, the group generated a "template" document which identified current City policies and procedures, indicators which would be indicative of progress, potential programs and policies, and desired partnerships.

After completing the template documents, the Task Force moved into the second stage of its work which was applying the lessons learned to update the Community Vision Master Plan. By its nature, the Community Vision is a document that speaks in broad goals. The changes to the Community Vision proposed by the Task Force reflect an additional focus on resiliency especially as it relates to connectivity, public engagement, and equity.

After imprinting the Task Force's lessons learned onto the Community Vision, the Task Force was left with a body of program and policy recommendations that were too specific to be included in a Master Plan. These program and policy recommendations have been summarized in this Action Guide. They are intended to guide budgeting and policymaking once the Task Force has completed its formal work. The actions in the action guide can be led by public, private and non-profit community leaders, as well as led by Lakewood citizens and stakeholders. Some of the action items have city departments called out to help provide focus and clarity to city hall on what teams could lead action efforts.



Figure 8. Resiliency Task Force Meeting

## INTRO TO ACTION GUIDE

The Action Guide represents the Task Force's guidance as citizen advisors to the Administration and City Council.

Based on their review of the Vision and Objective statements, the Task Force believes that implementing these programs and policies would have measurable impact moving forward.

Three Elements to Each Recommended Action:

- What (Action)
- Why (Discussion)
- Who (Responsible Party)

## Action Guide

## Discussion of Action Guide

### Action Guide

#### Request:

→ Receive and File the “Action Guide”

#### Next Step:

Continued advocacy and outreach by the Task Force on these recommendations

# QUESTIONS AND DISCUSSION

PRESENTATION OF DELIVERABLES  
THURSDAY, DECEMBER 5, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

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Figure 1. Resiliency Task Force Meeting

THE TASK FORCE

Task Force members were recruited from local/regional institutions along with online and personal outreach. The Task Force started out with 13 members, 7 Council appointees and 6 mayoral. There were eight Lakewood residents and five non-residents. Five women and eight men. They represent expertise in a variety of fields and occupations including: transportation, energy, architecture, planning, education, housing, and healthcare. Over the course of their work, the Task Force lost two members who moved out of the region. The originally appointed members were:

- Beverly Burtzloff
- Maya Camhi
- Savannah Dugan
- Kevin Hudson
- John Mitterholzer
- Isaac Robb
- Michael Fodor
- Kate Anderson Foley
- Nicholas LaPointe
- David Turner (replaced by Karen Kirsh)
- Nicholas Zingale
- Uriel Ybarra (moved during process, resigned)
- Ali Ahmed (moved during process, resigned)

RECOMMENDED ACTIONS


The following sections highlight specific recommendations from the Task force to the city and individual community members. The sections are broken out by the six Community Vision focus areas: Economic Development, Education & Culture, Housing, Mobility & Connectivity, Safety, and Community Wellness. The vision statement is included with each focus area to serve as an introduction to the recommended actions.



## ECONOMIC DEVELOPMENT

Our Vision for Economic Development includes wide prosperity and economic opportunity for all. This prosperity marked by fair wages and dignified employment. Our Vision supports locally owned business and entrepreneurship. It encourages high quality, sustainable and diverse mixed-use development in our commercial corridors and businesses that serve local needs.

 <b>City Actions, Economic Development</b>		
<i>Action</i>	<i>Discussion</i>	<i>Responsible Department</i>
<p><b>Conduct education events around sustainable business practices along with partners like the Chamber of Commerce, LakewoodAlive, StartUp Lakewood, etc.</b></p>	<p>Many small businesses would like to be more sustainable but lack the knowledge, time, resources, etc. to make meaningful changes to their operations. Similarly, customers are increasingly likely to support businesses that incorporate sustainability into their core values, especially local businesses. Pursuing citywide programming to raise awareness, educate, and connect local businesses to resources that would allow them to conduct business in a more sustainable manner would save money, reduce carbon emissions, divert waste, and make our local businesses more attractive to the growing segment of consumers who want to support resilient businesses.</p>	<p>Planning / Mayor's Office</p>
<p><b>Invest in public art, streetscape improvements, and other public amenities</b></p>	<p>In addition to the intangible benefits of public art (aesthetic beauty, inspiration, general improvement of an urban streetscape), the benefits to the city in terms of visibility, publicity, and brand identification have proven to be well worth the investment in cities large and small. Other streetscape improvements that make business districts more accessible to cyclists, pedestrians, senior citizens, children, people with reduced mobility, and others will encourage more patronage and add to district vibrancy.</p>	<p>Public Works / Planning</p>

 <b>Individual Actions, Economic Development</b>	
<i>Action</i>	<i>Discussion</i>
<p><b>Shop locally</b></p>	<p>Many Lakewood residents feel a deep sense of commitment to the community and want to express that sentiment by supporting local businesses. In the age of online shopping, it is becoming easier and easier to shop with a click or a tap.</p>




	<p>Although it is incumbent upon consumers to make decisions about whether or not to support local businesses, any initiatives that the city or other appropriate community organizations can provide to highlight the stories of local businesses, humanize them, and demonstrate their value to the local economy and the community as a whole should be pursued.</p>
<p><b>Stay engaged with Planning Commission and Architectural Board of Review, comment on proposed projects</b></p>	<p>Lakewood residents are afforded the opportunity to shape the land use and design decisions that come before the City's Boards and Commissions. Engaged citizens can and should familiarize themselves with these bodies who make pivotal decisions about the future of our community, follow their work, and comment on proposed projects to get the best result possible. Residents have crucial input and should continue to feel empowered to provide feedback to these bodies so that our land use and design decisions are made in the most thoughtful and inclusive manner possible.</p>
<p><b>Walk or bike for short shopping trips</b></p>	<p>The physical layout of the city makes it one of the most walkable and bikeable communities in Ohio. Walking or biking for short shopping trips is a mentally and physically healthy alternative to driving and should be encouraged. One of the most celebrated aspects of Lakewood is its density and walkability, so this should be embraced by the city, businesses, and residents alike.</p>



## EDUCATION & CULTURE

*Our Vision for Education and Culture includes the highest quality education and robust social cohesion for all. Our Vision includes a culture of lifelong learning, preservation of our cultural institutions and assets. It includes deep civic engagement and participation, particularly among under-represented communities, and increased participation in civic and cultural events.*

 <b>City Actions, Education &amp; Culture</b>		
<i>Action</i>	<i>Discussion</i>	<i>Responsible Department</i>
<b>Release City-sponsored information in multiple languages</b>	Public engagement cannot be effective if it does not reach people in the language that they speak. With relatively accurate low-cost translation software becoming more prevalent, announcements and public notice should be available in multiple languages. For issues that particularly effect non-English-speaking communities, additional translation services may be necessary.	Community Relations
<b>Emphasize social justice in future policy decisions</b>	One of the deficiencies the Task Force identified inside of the current City plans is planning for equity. We encourage the Administration and City Council to view decisions through a lens of social justice	City Council / Mayor's Office
<b>Promote sharing programs such as tool libraries</b>	One important way to reduce household costs and increase equity of opportunity is the availability of sharing programs.	Planning
<b>Participatory budgeting</b>	Participatory budget is a democratic system that allows citizens greater control over how public money is spent. We encourage the City to provide additional opportunities for citizens to give input to the budget early and often in the process of its development.	City Council
<b>Ensure that information and engagement reach the most vulnerable residents</b>	Traditional information channels do not always reach renters, low income residents, or non-English speakers. Broadening the communications from City Hall can increase the number of residents that receive public information. Special emphasis should be placed on reaching the most vulnerable populations.	City Council / Community Relations




**Individual Actions, Education & Culture**

<i>Action</i>	<i>Discussion</i>
<p><b>Support local cultural institutions</b></p>	<p>From libraries, social clubs, religious institutions, to volunteer organizations Lakewood has a long history of civic involvement. The health of these institutions is vital to the continued vitality of our City.</p>
<p><b>Engage with block clubs, ward officers, etc.</b></p>	<p>Block Clubs are an important conduit of information from City Government to and from Citizens. They also promote neighborhood cohesion, safety, and common goals among neighbors.</p>




**HOUSING**

*Our Vision for Housing includes a diverse housing stock which meets the varied needs of our community. Affordable and well-maintained housing is maintained by proactive investment in programs and policies that maintain and improve our housing stock. Our Vision develops a culture of informed and responsible action by owner-occupants, landlords, and tenants and provides opportunities for renters to develop community roots.*

 <b>City Actions</b>		
<i>Action</i>	<i>Discussion</i>	<i>Responsible Department</i>
<b>Create alternatives to residential garage requirements in zoning code</b>	The current housing market is putting pressure on Lakewood being able to provide a diverse range of housing choices that match household budgets, size, and other needs. Given this consistent pressure, the City should evaluate accessory dwelling units (ADUs) as well as current zoning requirements that mandate off-street parking on site.	Planning / City Council
<b>Robust and transparent residential tax abatement program for green rehabs</b>	Given the age of the residential structures in Lakewood, the Task Force recommends a tax program that caps the increase in the improvement value of a property at the pre-rehabilitated value for a fixed number of years (10-15 yrs). This abatement would apply for energy efficient upgrades like insulation, high efficiency mechanical units such as the furnace and hot water heater, window enhancements, etc.	City Council / Building
<b>Support LakewoodAlive to create more extensive and effective programs for homeowners</b>	Identify a list of the top five to ten concerns related to ongoing maintenance and improvements of residential buildings in the City of Lakewood and work with partners to address these issues. This includes expanding the Pride Fund, paint program, and Knowing Your Home series of workshops.	City Council / Planning
<b>Develop programs to assist recent immigrants with language, cultural, legal barriers; elderly with home efficiency upgrades; honor and recognize century homes</b>	Create a comprehensive welcome center aimed at assisting recent immigrants with housing options (rental & ownership), resident status documentation, legal counseling, and services. Outside of the building, a distance pole can display the many places our residents are from. This will help make connections and ease transitions (social emotional strategy).	Community Relations



<p><b>Accommodate live/work spaces to encourage home based entrepreneurship and art businesses</b></p>	<p>Review zoning and building codes to ensure that the next increment of housing maturation can occur through a process that is easy to understand as well as execute. This strategy should be anchored to the overall plan of the city. It is also recommended that Lakewood markets itself as a city that is close to downtown for work and entertainment, easy commuting, and the best place to work, live, and play.</p>	<p>Planning / City Council</p>
<p><b>Incentivize mixed-income developments</b></p>	<p>Ensure that affordable housing is easy to build everywhere. Lakewood should be known for being an inclusive city (marketing strategy).</p>	<p>City Council / Planning</p>
<p><b>Promote mixed use development in key multimodal transit locations</b></p>	<p>Strive to achieve new housing in the locations with the highest demand for public transit access. Zoning overlays that allow for greater residential densities along transit corridors would promote a diversity of housing options with the necessary density to support transit usage.</p>	<p>Planning Commission / Planning</p>
<p><b>Initiate residential compost pickup</b></p>	<p>Promote Lakewood as a residential composting city. Work with local company Rust Belt Riders to develop a residential composting pilot program.</p>	<p>Mayor's Office / Public Works</p>

 <b>Individual Actions</b>	
<p><i>Action</i></p>	<p><i>Discussion</i></p>
<p><b>Mitigate stormwater impacts from your property through rain barrels, downspout disconnection or a rain garden</b></p>	<p>Citizens of Lakewood should familiarize themselves with the Cuyahoga Soil and Water Conservation District's resources and best practices around on-site stormwater mitigation. This can include but is not limited to attending rain barrel workshops, rain garden installation classes</p>
<p><b>Insulate your home, upgrade windows and lighting, or install modern appliances to increase value and efficiency</b></p>	<p>Become involved with <i>Knowing Your Home</i> series sponsored by Lakewood Alive.</p>
<p><b>Learn about the different options available to provide your home with alternative or green power sources</b></p>	<p>Several regional groups, especially the Cuyahoga County Solar Co-Op provide education and assistance in adding alternative power to individual homes.</p>
<p><b>Engage with your local block club and ward councilperson</b></p>	<p>Lakewood consists of numerous civic organizations and groups. Individuals should promote these groups to renters and</p>



homeowners alike. Make list and map of these groups easily available on the City website.



**MOBILITY & CONNECTIVITY**

*Our vision for Mobility & Connectivity is to create a community that delivers 21st Century quality infrastructure, public safety, parking, and information/social connectivity. These physical and social networks must serve all who live, work, patronize, and commute through Lakewood while at the same time serving the needs of the natural environment on which we all depend.*

 **City Actions**


<i>Action</i>	<i>Discussion</i>	<i>Responsible Department</i>
<p><b>City investment to expand reach and resilience of technology infrastructure (Wireless, fiberoptic, power/electricity, etc.)</b></p>	<p>As City is planning mobility and connectivity improvements, investments should consider steps that could be taken to lean into transportation technology of tomorrow. This could include smart parking technology to limit impacts of parking on residential streets, an inter Lakewood autonomous circulator, ride sharing, electric vehicles, etc. City shall also seek options to expand internet service and low-cost access to ensure residents stay connected and look for opportunities to improve strength of businesses through enhanced technology and utility infrastructure citywide.</p>	<p>Public Works</p>
<p><b>Website design and content made up-to-date and relevance sustained (providing easily accessible feedback mechanism, contract information, and a full list of city programs and initiatives with geolocation, email/social media contract information)</b></p>	<p>Website design and ease of use is critical; however, it should not be seen by the City as the only way to get information out. The more governments build and rely on websites, they can become overloaded with too much content, making it difficult to find/locate information. Must be balanced and measured. The more information is shared across multiple platforms, with a focus on transparency, the better.</p>	<p>Community Relations / Mayor's Office</p>
<p><b>Clifton Blvd. enhanced streetscape extended from Cleveland through Lakewood with traffic calming &amp; pedestrian enhancement measures/actions.</b></p>	<p>Clifton Blvd. is a major thoroughfare not only for Lakewood residents but also commuters through the City. As trees have been stripped away from the curbs to protect utilities, this street has suffered. Lanes connecting residents south of Clifton to lakefront in some locations do not have safe pedestrian crossings. Planned improvements could assist with movement of North &amp; South traffic through Lakewood's residential streets, limit runoff from street right of way, improve lighting, increase home values, enhanced traffic</p>	<p>Public Works</p>



	<p>patterns near schools, protect pedestrians, improve connectivity across this roadway, and possibly direct more traffic to interstate 90. Lakewood needs to make strategic decisions to decide if they want to continue to make improvements to this road which serve the commuter through Lakewood in a single occupancy vehicle (SOV), or make improvements to enhance Lakewood, our residents, mass transit options, and our neighborhood.</p>	
<p><b>All public spaces made ADA compliant</b></p>	<p>Question whether this needs to be an Action Guide item or should be standard business.</p>	<p>Public Works</p>
<p><b>Traffic signals linked and controlled by smart technology to ensure efficient traffic flow for local conditions and limit unnecessary car idling. (no idling law)</b></p>	<p>Traffic signal timing in and around schools to ensure on school days, lights are timed to ensure children have sufficient time to cross streets. Lights on major east/west corridors could also be adjusted to move people through the city more efficiently. While we do not want people speeding through the city, idling traffic result in increased air pollution/emissions.</p>	<p>Public Works</p>
<p><b>Parking minimum requirement for new development reduced or eliminated</b></p>	<p>City shall continue to monitor trends and take a moderate to an aggressive approach in further reducing minimum parking requirements and the areas dedicated to vehicles. Partnerships could be established with new developments an GCRTA to promote mass transit dependent developments and other transportation options. This improves mobility, reduces dependency on Single Occupancy Vehicles, reduces development costs, increases taxable development area on limited real estate/city density. Lakewood should consider its position on SOV and automobiles as a promoting factor versus a limiting factor. This must be balanced with a comprehensive City plan on vehicles, parking, and approach to reducing the number of vehicles per household. A master plan phased approach should be considered and adopted by the City guiding overall plans for residential parking, commercial corridor parking, vehicle management, and any zoning adjustment.</p>	<p>Planning / City Council</p>
<p><b>Pilot summer street-takeover for pedestrian/business use</b></p>	<p>In certain zones along some of the City’s business thoroughfares, area of the existing right of way should be taken back to allow businesses and pedestrians to take back the right of way to promote alternate modes of transportation, outdoor dining, and bring businesses out on the streets to the people. This could be scaled</p>	<p>Planning / Public Works</p>



	and increased over time both from a seasonal standpoint and a location standpoint. This promotes active living, reduces SOV trips, and is a unique approach to flexing to the needs and desires of residence who in the warm weather months desire more of this, however, in the winter wish to use their vehicles.	
<b>Install streetscape amenities including: planters, local art/architecture, clustered solid waste bins, water refill stations</b>	Enhanced programming and streetscapes, specifically along Clifton, Detroit, & Madison would encourage people to get out of their vehicles and onto the street on foot. These streetscapes could also be pulled down onto North/South City blocks by residents through partnerships with the City. There are many examples state and nationwide to look to. As major work is performed along major thoroughfares, City should look at options that could include placing utilities below grade. This would allow additional room along right of way for pedestrians, programming, and trees.	Planning / Public Works
<b>Implement residential permit parking zones</b>	A master plan phased approach should be considered and adopted by the City guiding overall plans for residential parking, commercial corridor parking, vehicle management, and any zoning adjustment. See additional notes above regarding parking.	City Council
<b>Create safer North-South bike/pedestrian infrastructure</b>	To date, most of Lakewood’s bike infrastructure has been focused on east-west routes. Bike infrastructure should be developed to turn the bike infrastructure into a network rather than independent routes.	Planning / Public Works
<b>Incentives provided to residents who use alternate forms of transportation and/or mass transit</b>	City should leverage its economic development efforts to encourage incentives for employees at firms within the City to use public transit.	Mayor’s Office / City Council


 <b>Individual Actions</b>	
Action	Discussion
<b>Employers provide incentives to employees who use alternative transportation</b>	Employers can reduce cost of supplying parking and achieve other knock-on effects by incentivizing public transit among their employees via discounted passes, pre-tax purchase programs, etc.
<b>Reduce single-occupancy vehicle trips</b>	Individuals should be mindful to combine trips and/or make short trips via active transportation.





**SAFETY**

*Our Vision for Safety includes secure and confident residents and well-protected business community. Our Vision includes low crime, safe streets for pedestrians and bicyclists, strengthened infrastructure, and well-trained safety forces. Robust digital security, enhanced community relations and design for safety in all public places are essential.*

 <b>City Actions</b>		
<i>Action</i>	<i>Discussion</i>	<i>Responsible Department</i>
<b>Create disaster recovery plan</b>	To the extent possible, ensure redundancy in critical infrastructure (storm and sanitary facilities, communications, electric, gas). Participate with County EMA table top exercises and disaster simulation drills to ensure all participants have access to emergency management systems and participate in supporting regional efforts to share equipment and personnel as needed.	Public Safety
<b>Appoint nightlife liaison to facilitate communication between nightlife businesses, police, fire, neighborhoods, and city officials.</b>	Determine if this would be a rotating responsibility on a volunteer basis, or if it should be a designated individual (i.e.. off duty officer) as a part-time position. It may start as an experimental pilot with volunteers that are adequately trained with periodic feedback sessions between volunteers and city officials to share best practices and lessons learned. Budget constraints will likely identify the appropriate starting point. Procedures would need to be clearly identified as well as the “selection” process. Will it be publicly posted, or a grass roots start-up.	Mayor’s Office
<b>Appoint a refugee, immigrant, and diversity affairs liaison to facilitate communication with police, fire, social services in the context of safety</b>	To embrace the multi-cultural fabric of the community, ambassadors with varying backgrounds and knowledge of diverse languages/customs/traditions will improve resident, visitor and business owners’ engagement and enhance their Lakewood experience. A selection process, and role expectations should be clearly defined and consistently applied to ensure no one subset feels inadequately represented. Bylaws and Statements of Expectations for this “committee” needs to be vetted and established to optimize the success of the program.	Community Relations



<p><b>Improve the sharing of important alerts, contextual crime data and relevant information</b></p>	<p>City website, Facebook, LinkedIn, Twitter and communication with neighborhood Block Watch groups should be leveraged to ensure residents, visitors, and business owners understand current threats and appropriate measure to avoid being victims.</p>	<p>Community Relations</p>
<p><b>Ward officer visits</b></p>	<p>Effort should be made to identify any potential gaps in a particular neighborhood requiring either more or less engagement. Social media, online surveys, email or paper newsletters from Ward Officers or Council Representatives should be circulated to determine their constituents' satisfaction and seek corrective action if needed.</p>	<p>Police</p>
<p><b>Wellness checks</b></p>	<p>Wellness checks starting with neighbors looking out for one another and reporting concerns to either the ethnic ambassador and/or city officials. The ultimate goal is to connect residents with appropriate governments or non-profit agencies to assist them in their time of need.</p>	<p>Police / Fire</p>




**Individual Actions**

<p><i>Action</i></p>	<p><i>Discussion</i></p>
<p><b>Implement safety best practices at home and household disaster plan</b></p>	<p>Links from the city website to agencies such as the County Emergency Management Association, Red Cross, CERT Teams and publicize them through neighborhood newsletters and Block Watch groups.</p>




## COMMUNITY WELLNESS

Our Vision for community wellness is for a City that provides great facilities, parks, green spaces and programs for active living and healthy lifestyles. We will advocate for improved social determinants of health; and encourage buildings and infrastructure which improve resiliency and wellness.

 City Actions		
<i>Action</i>	<i>Discussion</i>	<i>Responsible Department</i>
<b>Reduce obesity rates and preventable diseases by promoting active lifestyles and healthy eating</b>	Both infrastructure and education are important in driving down the prevalence of preventable diseases. City should support programs that promote nutrition, healthy cooking, etc.	Human Services
<b>Partner with others to advocate for healthy policy initiatives – like reducing smoking and vaping, reducing plastic in our waterways, reducing unhealthy emissions, educating residents regarding recycling rules and proper storm and sanitary sewer practices, etc.</b>	City should continue to partner with other local and regional players active in educational and policy efforts.	City Council
<b>Promote WELL certification of buildings and infrastructure</b>	City should lead the way by promoting WELL certification of City-sponsored rehabilitation projects and/or City facilities. Provide incentives to building owners who do the same via CDBG or Economic Development Funds	Planning / Mayor's Office
<b>Provide education and assistance with lead paint removal</b>	Continue to expand the reach of Division of Community Development programs related to lead paint abatement. City should acknowledge and abate the risk of homelessness when lead abatement is required. Work to find families safe living situations.	Building / Community Development
<b>Enforce and educate on anti-idling ordinances</b>	Anti-idling ordinances are in place in the City Code. Idling at school dropoff/pickup and other key times affects air quality. Police should enforce anti-idling in key situations or as reported. Encourage / provide for separate entrances for walkers vs. students dropped off by car.	Police

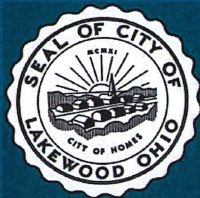


<p><b>Educate residents about the linkages between transportation choice, air quality, and public health</b></p>	<p>City should pursue reduction in vehicle miles traveled with the similar urgency to traffic safety issues.</p>	<p>Planning</p>
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 <b>Individual Actions</b>	
<p><i>Action</i></p>	<p><i>Discussion</i></p>
<p><b>Make improvements to retain/infiltrate stormwater on residential properties</b></p>	<p>Individual rooftops are a key source of stormwater. As properties are improved / rehabilitated over time they should be brought into line with current best practices like downspout disconnection.</p>
<p><b>Prepare homes and property for extreme weather events, assist neighbors when appropriate</b></p>	<p>Homeowners should consider extreme weather events when improving their homes. Maintaining mature trees, maintaining roofs and windows, etc. When extreme weather occurs, assist neighbors as you are able in recovery efforts.</p>
<p><b>Support local food systems including Community Gardens and CSA programs</b></p>	<p>The transport and procurement of food is a major component of our carbon footprint. Buying and eating locally sourced foods is important for both health and wellness of the environment, but also for the local economy and individual health.</p>
<p><b>Participate in residential recycling and ensure that only acceptable materials are included in bin</b></p>	<p>Rules and regulations for recycling have been changing as the global marketplace changes. Residents should ensure that they are only sending for recycling materials that actually are able to be recycled.</p>



**Planning Commission**  
December 5, 2019



Docket No. 11-30-19  
14503 Madison Avenue

# ST. CLEMENT PLANNED DEVELOPMENT REVIEW

## Request

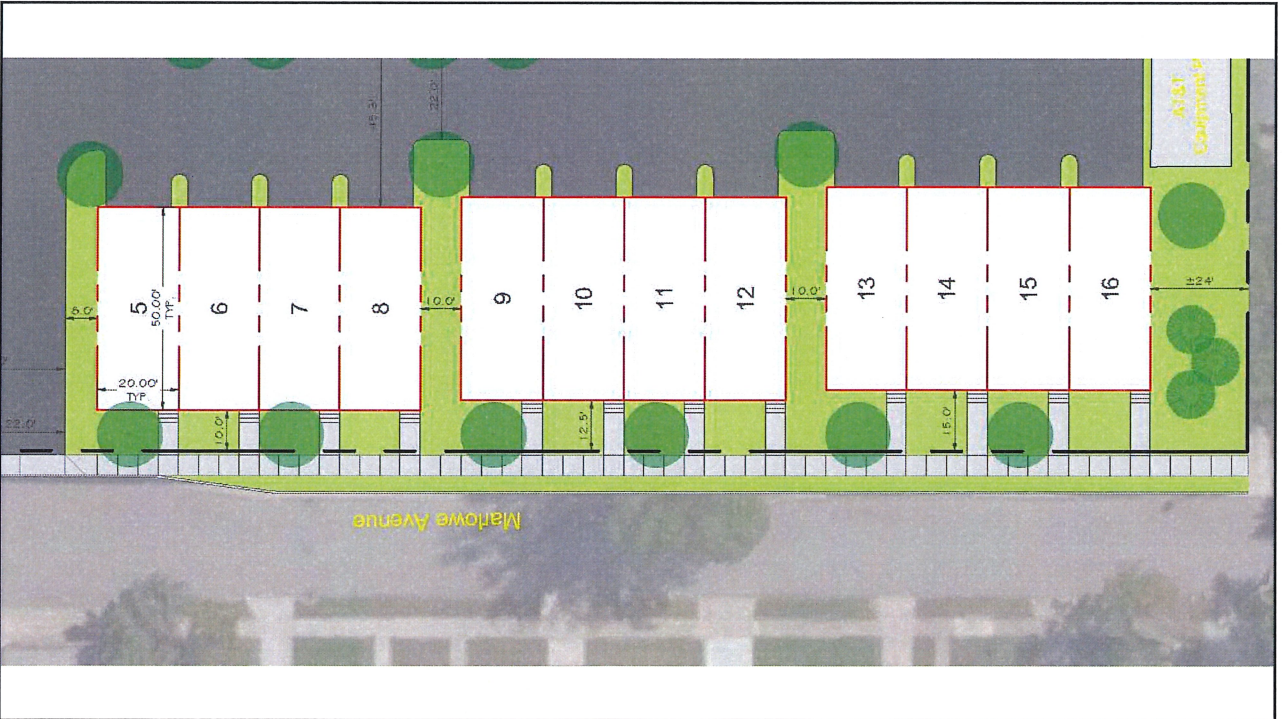
The review and preliminary approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – Planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district.

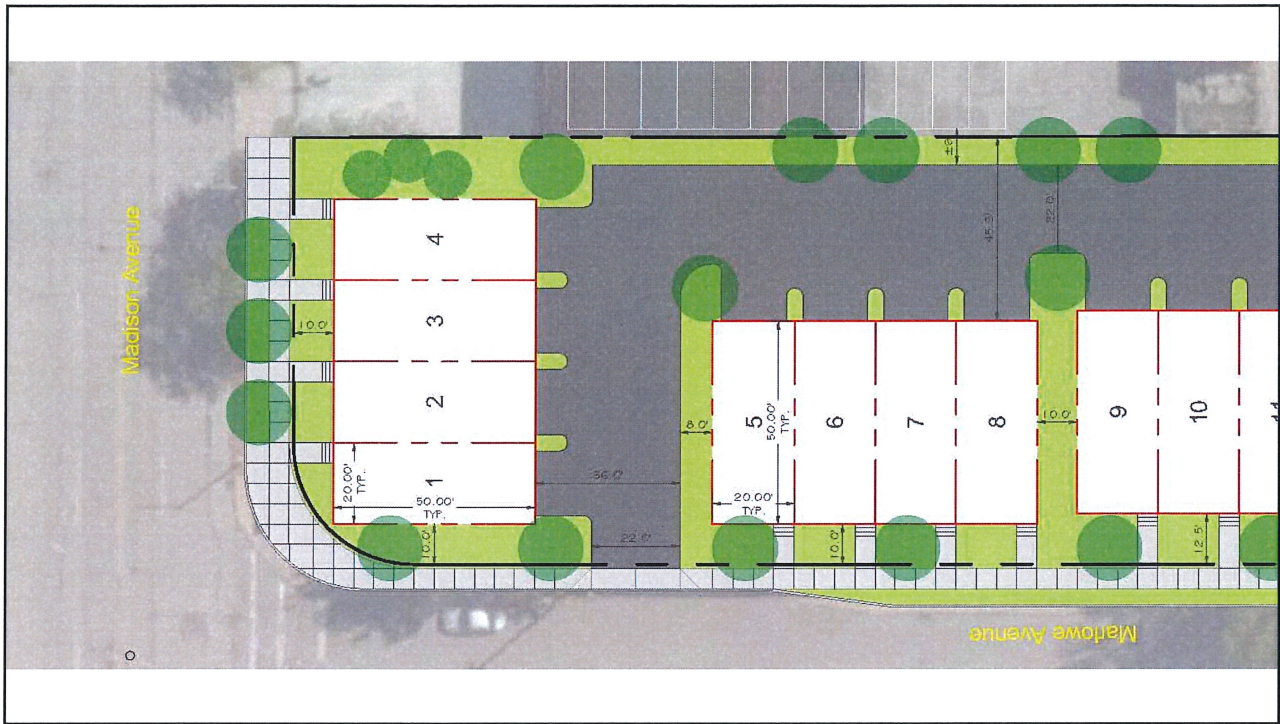
14503 Madison Avenue  
Planned Development

## Planned Development Approval Process

1. Introduction to City Council- *Referred to Planning Commission 10/21*
2. **Planning Commission reviews plan for preliminary approval 11/7**
3. Architectural Board of Review begins review of site plan and elevations
4. Planning Commission approves final development
5. Architectural Board of Review approves site plan, elevations and materials
6. City Council approves Planned Development zoning

14503 Madison Avenue  
Planned Development





### Recommendations to incorporate into the Final PD Plan

- Increase front setback of units 1-4 to at least 10-feet.
- Step back the front yard setback for the southern units on Marlowe to better integrate into the neighborhood.
- Prepare an innovative landscaping plan.

14503 Madison Avenue  
Planned Development

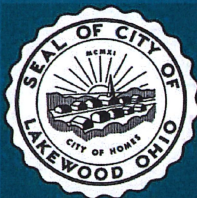




**Request - DEFER**

The review and approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 - Planned Development. The property is in a C2 - Commercial, Retail district and an R-2 - Single and Two-Family district.

14503 Madison Avenue  
Planned Development



Docket No. 11-32-19

**COMMUNITY VISION UPDATE**



## Requests

The approval of the adoption of the *Community Vision* updates as presented by the Resiliency Task Force.

Receive and file the Resiliency Task Force Action Guide.



## 7.2 PLANNING COMMISSION

(e) General Plan. The planning commission shall **make and adopt a general plan for the development and improvement of the city**, and for any area outside of the city that, in the judgment of the commission, bears relation to the planning of the city. No general plan or portions or amendments of the plan shall be adopted by the commission until after a public hearing. The general plan established or amended from time to time by ordinance shall constitute the official plan of the city...

## **Planning Commission Meeting History**

December 7, 2017

- Introduced

August 1, 2019

- Task Force process review

November 7, 2019

- Introduction of deliverables

December 5, 2019

- Final deliverables presented

## **Community Vision 2012 Update**

8 Community Meetings

- Kickoff - What do we love, worry about, and hope for the future of Lakewood?
- 6 Focus Areas
- Final - Categorized Key Objectives, informed Staff-drafted plan

Planning Commission Approval  
City Council Resolution

Total Reach: Approximately 130 People

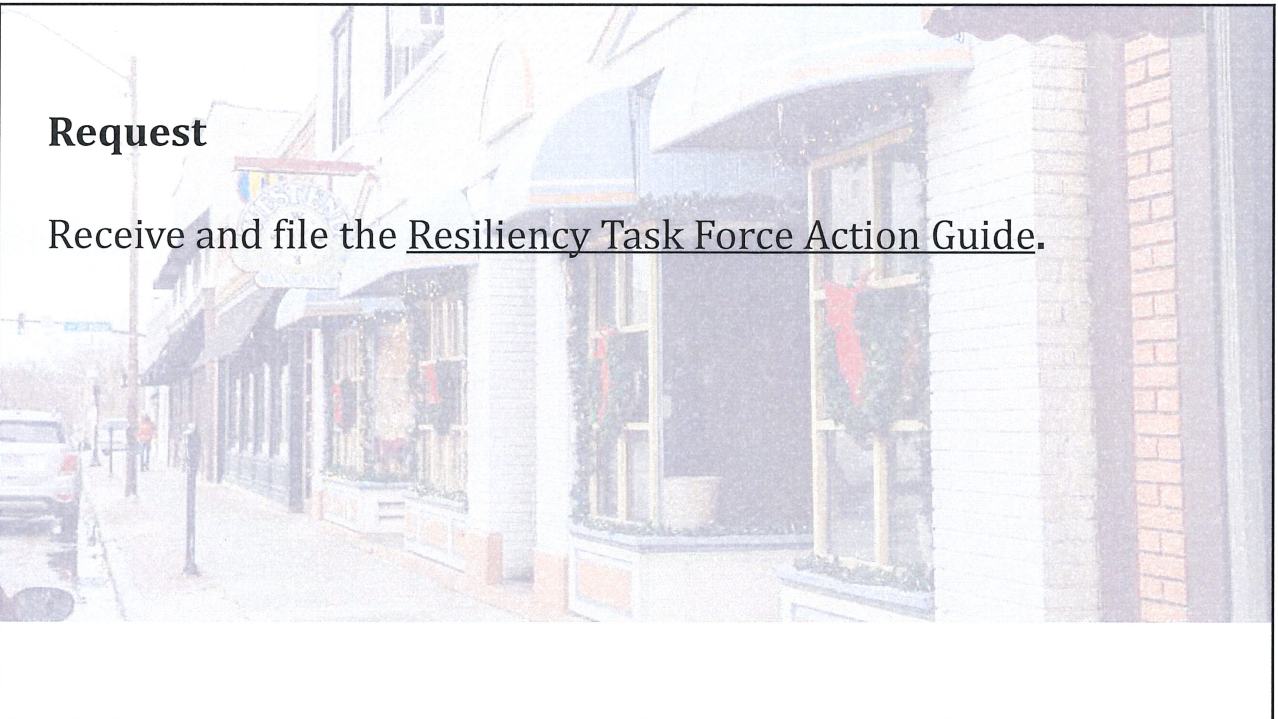
**Request**

The approval of the adoption of the *Community Vision* updates as presented by the Resiliency Task Force.



**Request**

Receive and file the Resiliency Task Force Action Guide.





**Planning Commission**  
December 5, 2019