



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
JUNE 4, 2026
6:00 P.M.
RECORDED

<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Members Present

Hannah Gall-Absent
Nicholas LaPointe, Chair-Absent
Nicholas Miller
Kyle Reisz
William Sanderson, Vice Chair

Staff Present

Michelle Nocht, Principal Planner, Board Secretary
Mark Papke, Engineer
Chris Parmalee, Building Commissioner
Jeff Crossman, First Asst. Law Director

A motion was made by Mr. Sanderson, seconded by Mr. Reisz to excuse Ms. Gall and Mr. LaPointe from the meeting. All of the members voted yea; the motion passed.

2. APPROVE THE MINUTES OF THE MAY 7, 2026 MEETING

A motion was made by Mr. Sanderson, seconded by Mr. Miller to APPROVE the MAY 7, 2026 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Nocht read the Opening Remarks into record.

OLD BUSINESS

NEW BUSINESS

CONDITIONAL USE

4. Docket No. 06-18-26
15701 Madison Ave.
Blue Café

Susan Broadwater, Beegan Architectural Design, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor dining on a public sidewalk, pursuant to section 1129.13-supplemental regulations for outdoor/seasonal dining facility. (Ord.33-2022. Passed 11-21-22). The property is in the C2, Commercial Retail district.

Paul Beegan, Beegan Architectural Design, applicant was present to discuss the plans, along with Karen Beegan, owner of the Blue Café. Mr. Beegan stated that the business is in it's fourth year and moving to a new location with more space which is needed. He discussed the seating he would like to put on the Madison Ave. side of the building which gives them plenty of space to maintain the five foot PAR requirement. He also stated that he would like to add more seating on the Morrison side, however, the sidewalk needs replaced and cannot put seating there right now, but maybe in the future, once the sidewalk is replaced. Mr. Beegan also said there is a bike rack on the Madison Ave. side that he plans on moving down away from the café, in the future. Ms. Nochtta discussed the sidewalk verification that was done, stating that the sidewalk is stable and level and meets ADA requirements and the five foot PAR. She stated that the tables, chairs, planters, and umbrellas were all administratively approved by ABR. Ms. Nochtta also discussed the conditional use, stating that the Blue Café will maintain ADA compliance, there will be no alcohol served there so there will be no need for any barriers, and there would be adequate lighting if the café chooses to be open during the evening hours. The Board thanked the Beegans for their continued investment in the City of Lakewood.

A motion was made by Mr. Sanderson, seconded by Mr. Reisz to APPROVE Docket No. 06-18-26 with condition:

- Must maintain minimum compliant Pedestrian Access Route (PAR) of 5 feet.

All of the members voted yea; the motion passed.

COMMUNICATION

5. Docket No. 06-19-26
HOUSING COUNCIL APPOINTMENT
Communication from Ian Andrews

Planning Commission must appoint a Housing Committee member, from their Commission or a qualified applicant of their choosing.

Mr. Sanderson nominates Mr. Reisz to the Housing Council.

A motion was made by Mr. Sanderson seconded by Mr. Miller to APPOINT Mr. Reisz to the Housing Council. All of the members voted yea; the motion passed.

ADJOURN

A motion was made by Mr. Sanderson, seconded by Mr. Miller to ADJOURN the meeting at 6:10pm. All of the members voted yea; the motion passed.

Michelle Z. Nohta July 2, 2024
Signature for Nicholas LaPointe Date

"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nohta at (216) 529-5906 michelle.nochta@lakewoodoh.gov."



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. PAUL BEEGAN
2. KAREN BEEGAN
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

[Signature]

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: THURS. JUNE 4, 2026



**City of Lakewood
Department of Planning
and Development**

**Angela Byington, Director
David Baas, AICP, Asst. Director**

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May 28, 2026

Dear Members of the Planning Commission,

The City of Lakewood has established Community Investment Areas (CRA) throughout the city to incentivize development and re-investment under specific parameters. As required by Ohio Revised Code, a Housing Council must be active to review all residential CRAs and compile a status report to submit to the Director of Planning & Development summarizing the activities and projects for which an exemption has been granted in that area.

The Housing Council meets one time per year.

Membership

The council is composed of two members appointed by the Mayor, two members appointed by City Council, and one member appointed by the Planning Commission. The majority of these members appoint two additional members.

Planning Commission Role

We ask that this body consider appointing a member from the Planning Commission to be on the Housing Council. Applicants must reside in the City of Lakewood and should have knowledge of and experience in real estate, development, housing, finance, or a related field. Appointees will serve for a three-year term. The Planning Commission may appoint one of its own members.

We are seeking to convene the Council later this summer so we ask that the appointment be made at the June 4, 2026 meeting if possible.

Thank you for your consideration.

Sincerely,

Ian Andrews

Housing and Development Manager

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Planning Commission

June 4, 2026



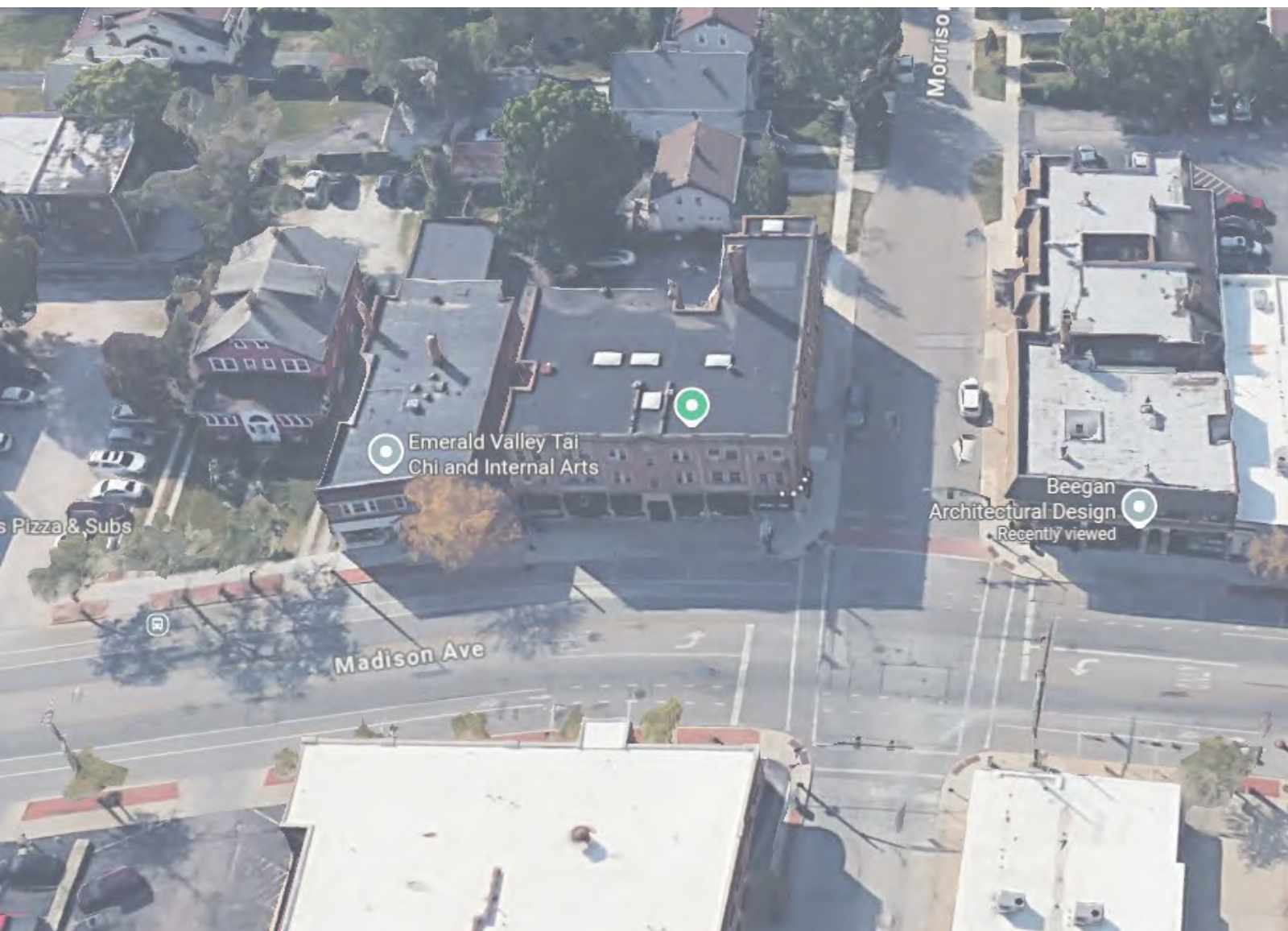
Planning Commission
May 7, 2026 Agenda

1. Roll call
2. Adoption of minutes – May 7, 2026 meeting
3. Opening Remarks

NEW BUSINESS

CONDITIONAL USE

4. 06-18-26 SOD Conditional Use, 15701 Madsion Ave(BLUE CAFE; Sidewalk Outdoor Dining – PROWAG)
5. **06-19-26 HOUSING COUNCIL APPOINTMENT-** Communication from Ian Andrews
6. Adjourn



City of Lakewood
Department of Planning
and Development

Angela Byington, Director
David Baas, AICP, Asst. Director
(216) 529-6630
planning@lakewoodoh.gov

May 20, 2026

The Blue Cafe
15701 Madison Ave.
Lakewood, OH 44107

RE: Outdoor Dining: PROWAG adopted – New regulations impact your conditional use permit for sidewalk dining

Dear Business Owner,

An inspection has been conducted to evaluate the viability of using the public sidewalk in front of your business located at 15701 Madison Ave. for seasonal outdoor dining.

The findings show that there is a portion of the sidewalk that is eligible to apply for conditional use for seasonal sidewalk outdoor dining from the Planning Commission, instructions attached.

- ☐ Width of remaining path of travel is measured from the edge of the utility area, it is never permitted to reduce the path of travel from the required 5 feet, stable, level travel surface, free of impediment.
- ☐ Width of dining area is 5 feet, measured from the foundation of the building.
- ☐ Sidewalk must be maintained in compliant repair at all times or permission for sidewalk dining will be revoked.

Sincerely,

Michelle Nocht
Senior Planner and ADA Coordinator City of Lakewood, Ohio

Michelle.Nocht@lakewoodoh.gov

(216) 529-5906

12650 Detroit Ave. Lakewood, OH 44107
www.lakewoodoh.gov

Legend
lectibles
store



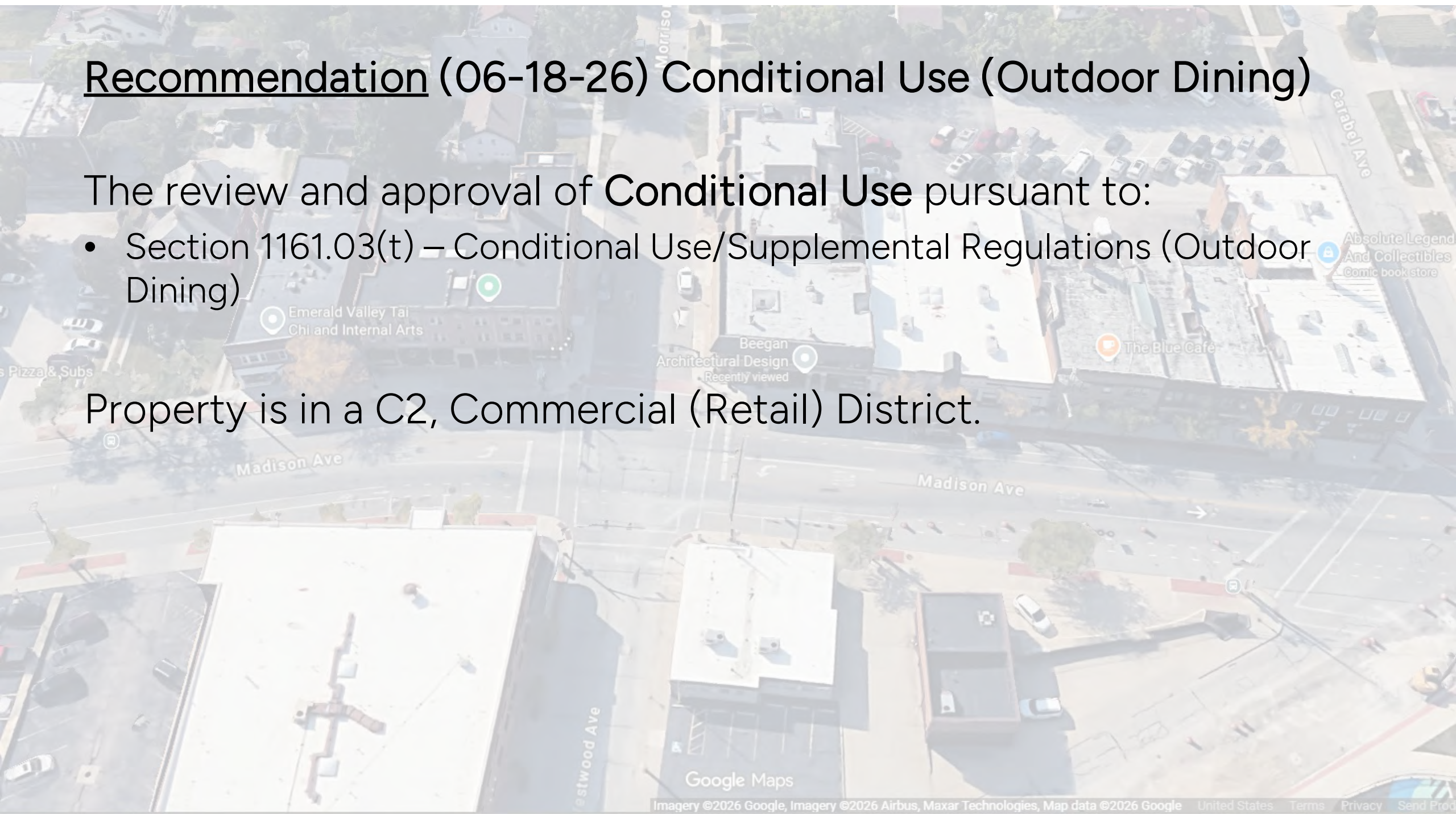
Docket 06-18-26 – 15701 Madison
Conditional Use - Outdoor Dining (Blue Cafe)

Recommendation (06-18-26) Conditional Use (Outdoor Dining)

The review and approval of **Conditional Use** pursuant to:

- Section 1161.03(t) – Conditional Use/Supplemental Regulations (Outdoor Dining)

Property is in a C2, Commercial (Retail) District.



15701 Madison

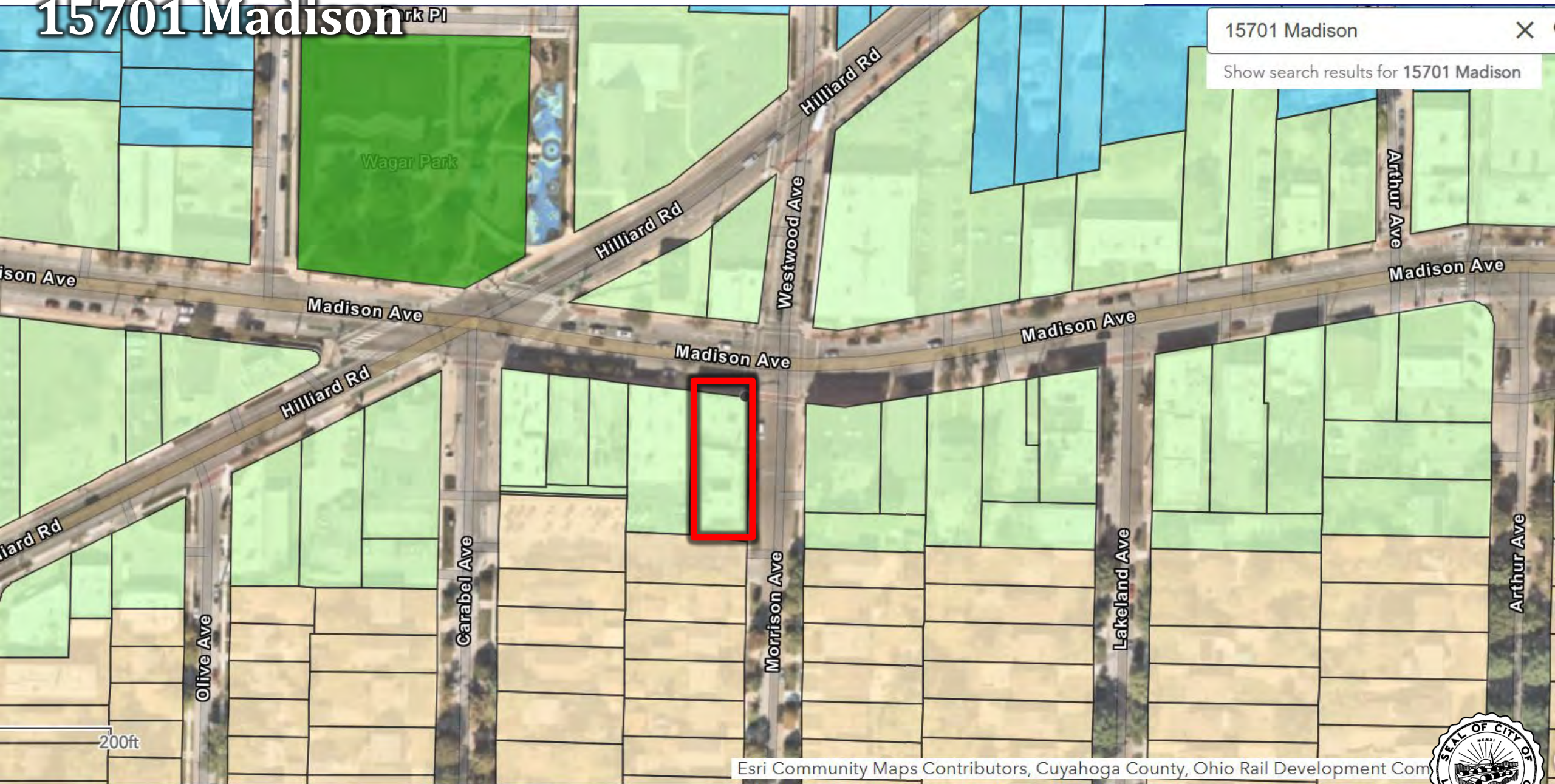


15701 Madison

15701 Madison



Show search results for 15701 Madison



200ft

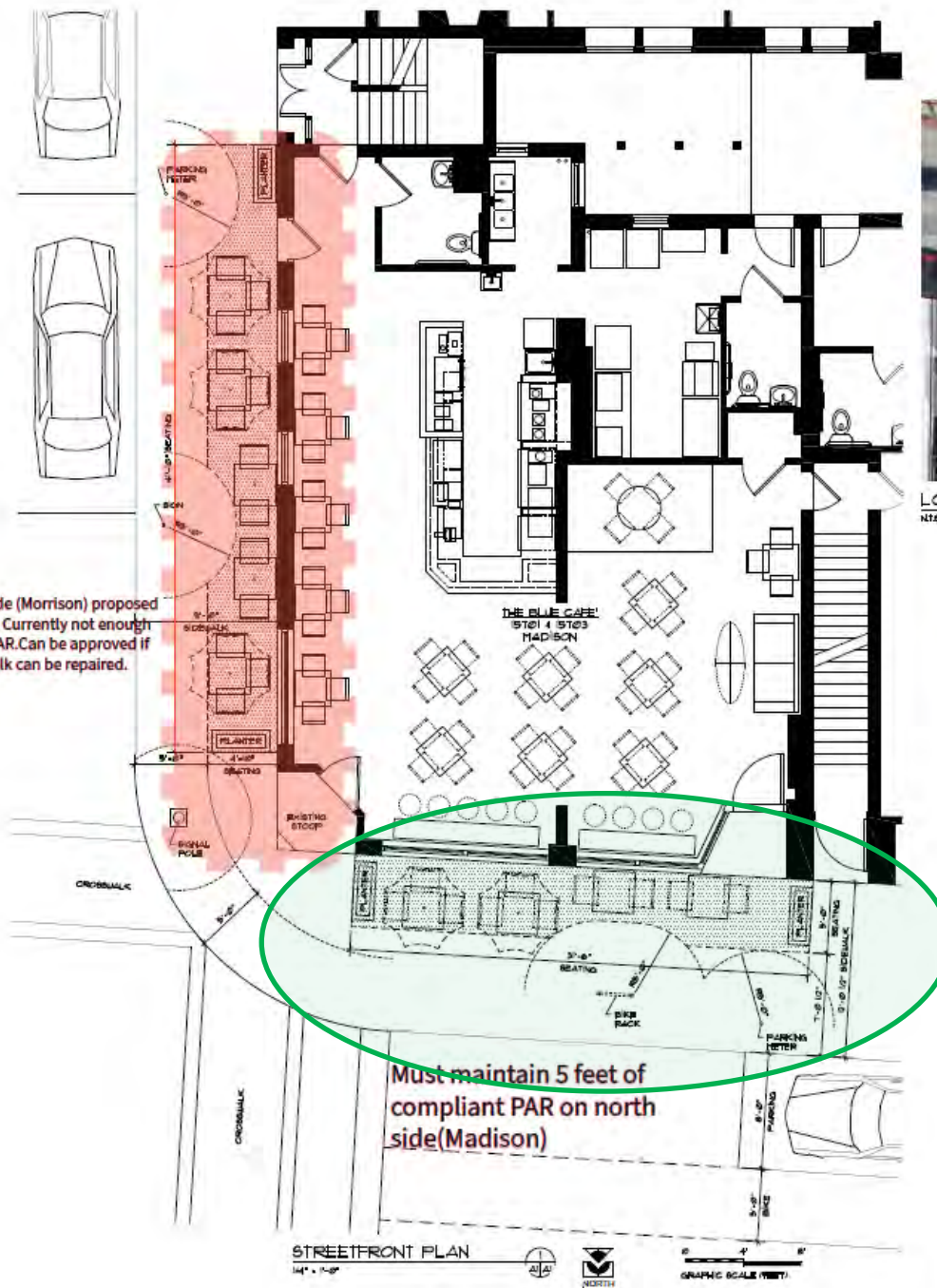
Esri Community Maps Contributors, Cuyahoga County, Ohio Rail Development Com



PROWAG Assessment Process (2026)

- ❑ A multi-departmental team is dispatched at the businesses request to assess sidewalk conditions
- ❑ Proposed Pedestrian Access Route (PAR) should be firm, stable and level, if the proposed PAR is uneven or has tripping hazards, a SOD is prohibited.
- ❑ Permitted minimum width of compliant PAR is 5 feet.
- ❑ If the SOD proposal meets all compliant PAR criteria, the business owner may apply for a new conditional use permit which must be in the pre-determined area.
- ❑ If approved by PC, business then applies for annual license. The license includes provision of insurance and use agreement.
- ❑ Staff will inspect installation and removal each year.
- ❑ After the initial year, SOD does not need to return to PC – just needs to maintain compliance and renew license each year.





ISSUE DATE	DESCRIPTION
1 04.25.26	outdoor dining



architectural design

BEEGAN

15701 MADISON 216.521.9000 PHONE
15701 MADISON 216.521.9000 FAX
15701 MADISON 216.521.9000

project no. 25-032

The Blue Cafe
Interior Renovation

15701 madison avenue
lakewood, ohio 44107

Outdoor Dining Layout

A1

© BEEGAN ARCHITECTURAL DESIGN LLC



TABLE and CHAIRS
NTS.



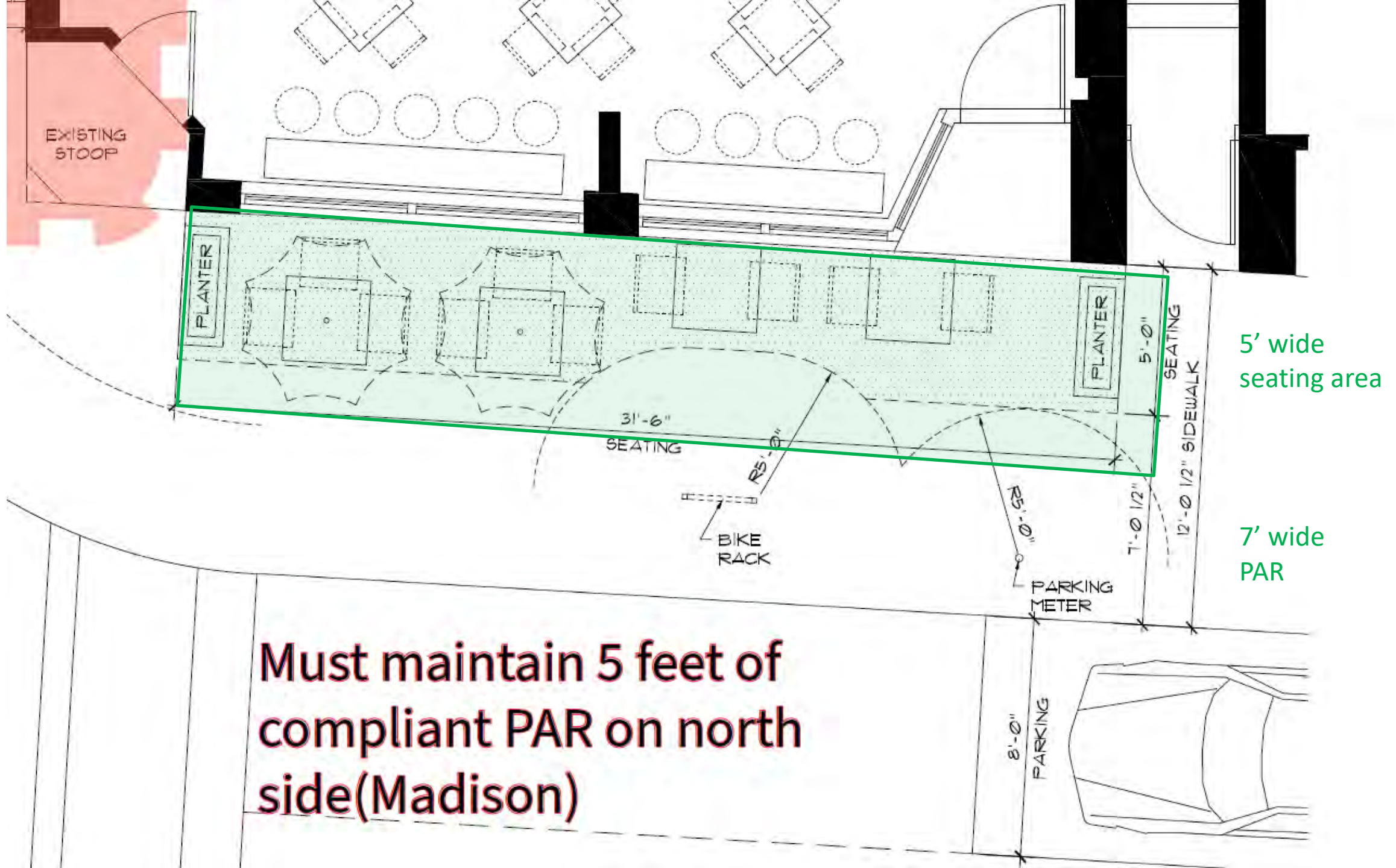
PLANTER BOX
NTS.



UMBRELLA
NTS.



UMBRELLA
NTS.



**Must maintain 5 feet of
compliant PAR on north
side(Madison)**



PLANTER BOX
NTS.



93" ht

UMBRELLA
NTS.

PLANTER BOX
NTS.



UMBRELLA
NTS.



TABLE and CHAIRS

NTS.

1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. 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.
- (i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.



(t) Outdoor Dining Facility.

Any person operating a restaurant, bar, tavern, or nightclub use...may be permitted to operate an outdoor dining facility as a conditionally permitted accessory use subject to the following:

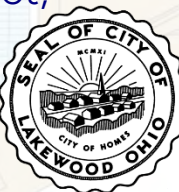
(1) (application...)

(2) The outdoor dining facility shall be **located directly adjacent to the lawfully operating restaurant use**. The outdoor dining facility may be located immediately adjacent to the front of the restaurant use, on the side or rear of the restaurant use or as approved by the Planning Commission.

(3) The floor space of the outdoor dining facility and any walkway connecting such facility with the restaurant use and the parking lot or any public or private sidewalk shall be constructed of an approved hard surface material meeting all local, state, and federal requirements, including, where applicable, the current United States Access Board Public Right-of-Way Accessibility Guidelines (PROWAG).

(4) The applicant **must keep the outdoor dining facility sanitary, neat and clean at all times**, free from accumulation of food, litter, snow, ice, and other potentially dangerous or unsanitary matter.

(5) The outdoor dining facility **must be in compliance with the Americans with Disabilities Act**, 42 U.S.C. § 12101 et seq. (as used in this section, the "ADA"), and at a minimum allow for five feet of continuous pedestrian access width along the public sidewalk free from all obstruction and must not create any pedestrian hazards. With the concurrence of the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer, the Planning Commission may allow a reduced minimum width of continuous pedestrian access to be permitted as allowed by the current PROWAG where the applicant can demonstrate that passing spaces will be available within the public right-of-way and within the frontage of the storefront, at the maximum interval of fifty feet, and have a minimum passing space recommended by the PROWAG that is free of all obstructions.



(t) Outdoor Dining Facility.

(6) An applicant whose restaurant use is at an intersection of public streets **shall not locate the outdoor dining facility in a manner that will impede vehicular sight distance at that intersection.** Setbacks from the intersection for the outdoor dining area will be determined by the Planning Commission on an individual basis specific to individual site conditions after review and recommendation by the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer.

(7) The **maximum number of seats for the outdoor dining facility will be determined by the Planning Commission** upon review of the amount of space available, compliance with minimum parking and other requirements of Zoning Code, the PROWAG, Building Code, and other applicable local, state, and federal requirements.

(8) **Applicants who serve alcoholic beverages** as part of their restaurant use must meet all requirements of the Ohio Department of Commerce, Division of Liquor Control, and the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to the extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines, Building Code, Ohio Fire Code, Ohio Department of Commerce, Division of Liquor Control requirements.

C. The **entrance to the outdoor dining facility must be easily recognizable and adjacent to or as close to a publicly used door of the restaurant use as is commercially practicable** in the Planning Commission's determination and comply with the Ohio Fire Code.

D. Unless authorized by the establishment of a designated outdoor refreshment area in accordance with Ohio Revised Code, **no person shall be permitted to carry alcoholic beverages from the outdoor dining facility to any place outside the outdoor dining facility** except the adjacent restaurant use, and the facility shall be designed in a way so as to maintain compliance with this provision.



(t) Outdoor Dining Facility.

(9) Applicants who do not serve alcoholic beverages as part of their restaurant use must meet the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines and the Ohio Fire Code.

(10) The outdoor dining facility must have **adequate illumination during evening hours** in accordance with the Outdoor Dining Design Guidelines. All lighting will be designed to minimize the intrusive effect of glare and illumination upon abutting areas, especially residential properties pursuant to Section 1306.311.

(11) **Buffering with landscaping or fencing of the outdoor dining facility, if the facility is adjacent to residential or sensitive uses, may be required.** Buffering requirements will be determined by the Planning Commission and shall be in accordance with the Outdoor Dining Design Guidelines.

(12) An **outdoor dining facility with a capacity of more than eight seats shall be included in the gross floor area square footage to determine parking space requirements** per Chapter 1143.



(t) Outdoor Dining Facility.

(13) Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31. From December 1 through March 31, and in order to take advantage of unseasonable weather or special events, the Director shall have the authority to allow a single-day use of the public right-of-way in accordance with any approved conditional use permit. All furniture and fixtures used in an outdoor dining facility in the public right-of-way must be readily removable without damage to the surface of the right-of-way. An outdoor dining facility located entirely on private property is permitted year-round with prior approval of the Planning Commission.

(14) An outdoor dining facility shall operate only between the hours of 8:00 a.m. and 10:00 p.m. Sunday through Thursday, 8:00 a.m. Friday to 1:00 a.m. Saturday and 8:00 a.m. Saturday to 1:00 a.m. Sunday. The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. The Planning Commission may temporarily extend the hours and dates of operation of any outdoor dining facility where the outdoor dining facility is located within the footprint of a special event that is either sponsored by the City or permitted under the Codified Ordinances.

(15) Outside entertainment, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital or any other individual, group or mechanical device, shall only be permitted in an outdoor dining facility pursuant to Chapter 515 of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood. All speakers must be facing inward toward the outdoor dining facility. All outdoor entertainment must cease at 10:00 p.m.

(16) Unless otherwise approved by the Architectural Board of Review, signage of any kind is not permitted on tables, umbrellas, chairs, or barriers that are part of the outdoor dining facility.



(t) Outdoor Dining Facility.

(17) The outdoor dining facility **shall comply with the requirements of the state smoking and tobacco use laws.**

(18) The Director may require adjustments, after approval of the Planning Commission, to the layout, dimensions, or distance from the property line of any outdoor dining facility in order to ensure pedestrian safety and maintain shared use of the public right-of-way.

(19) Notwithstanding anything in this chapter or section to the contrary, any outdoor dining facility conditional use permit application shall be heard by the Planning Commission and, if approved, shall expire twelve months from the date of issuance. **Subsequent renewal of the conditional use permit may be made administratively by the Director if no significant modifications to the conditions of the permit have been proposed and no violations of the Code have been determined.** Determination of renewal status is at the discretion of the Director. The conditional use permit for an outdoor dining facility is non-transferable.

(20) Notwithstanding anything in this chapter or section to the contrary, any conditional use permit granted for the outdoor dining facility **may be revoked by the Planning Commission after referral to the Planning Commission by the Director and a public hearing.** Notice of such hearing shall be sent to the applicant and to others pursuant to Section 1173.07(b)(2) of this Code as if a zoning change were requested. The Director shall have the authority to cancel a use of public property agreement upon thirty days' written notice. Once a notice of cancellation of the use of public property agreement has been issued, the owner of the restaurant has five business days to remove any portion of the outdoor dining facility that is in the public right-of-way and restore the public right-of-way to the condition in which it existed prior to the creation of the outdoor dining facility.

(Ord. 33-2022. Passed 11-21-22.)



(t) Outdoor Dining Facility.

Any person operating a restaurant, bar, tavern, or nightclub use...may be permitted to operate an outdoor dining facility as a conditionally permitted accessory use subject to the following:

(1) (application...)

(2) The outdoor dining facility shall be **located directly adjacent to the lawfully operating restaurant use**. The outdoor dining facility may be located immediately adjacent to the front of the restaurant use, on the side or rear of the restaurant use or as approved by the Planning Commission.

(3) The floor space of the outdoor dining facility and any walkway connecting such facility with the restaurant use and the parking lot or any public or private sidewalk shall be constructed of an approved hard surface material meeting all local, state, and federal requirements, including, where applicable, the current United States Access Board Public Right-of-Way Accessibility Guidelines (PROWAG).

(4) The applicant **must keep the outdoor dining facility sanitary, neat and clean at all times**, free from accumulation of food, litter, snow, ice, and other potentially dangerous or unsanitary matter.

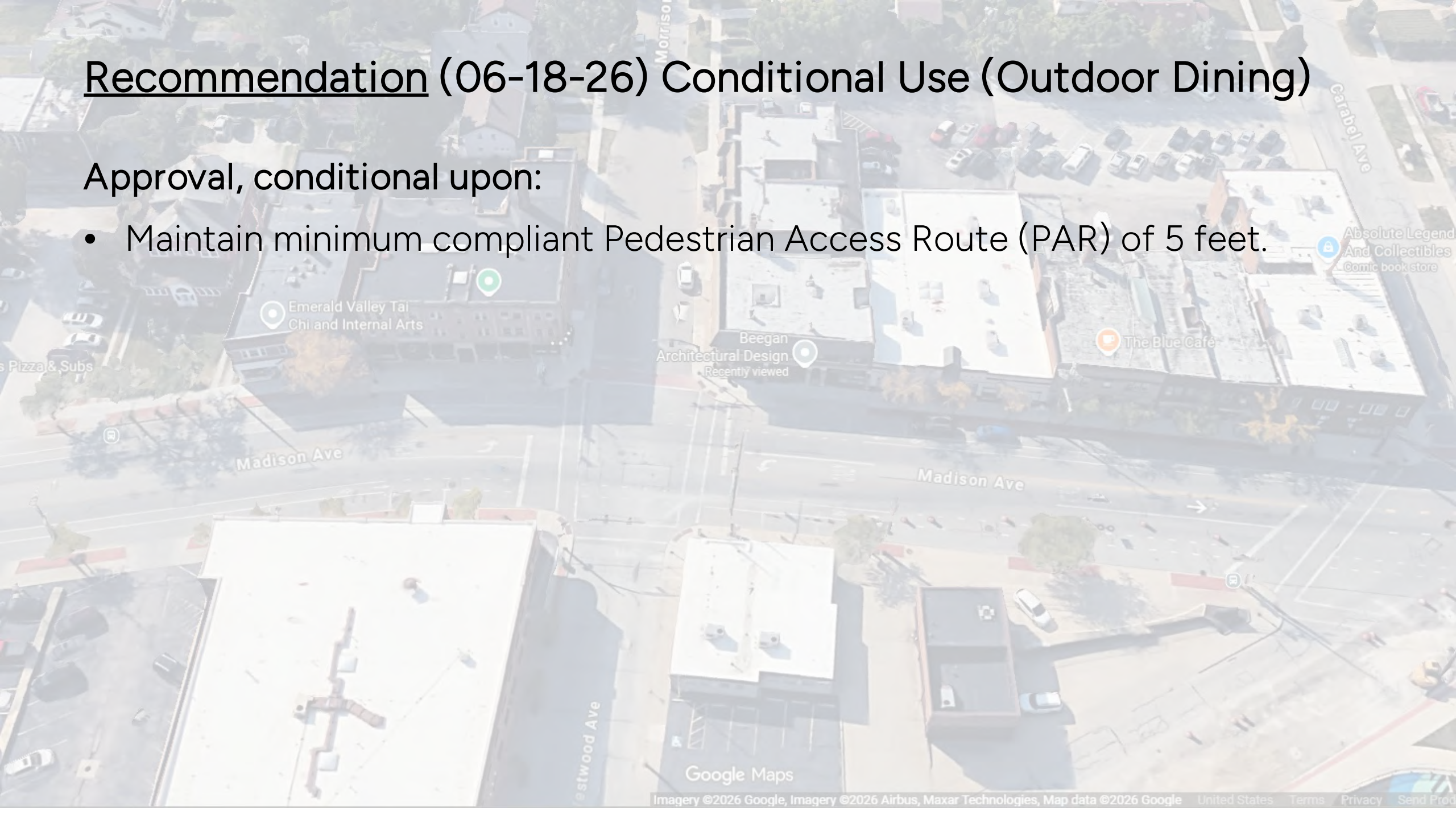
(5) The outdoor dining facility **must be in compliance with the Americans with Disabilities Act**, 42 U.S.C. § 12101 et seq. (as used in this section, the "ADA"), and at a minimum allow for five feet of continuous pedestrian access width along the public sidewalk free from all obstruction and must not create any pedestrian hazards. With the concurrence of the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer, the Planning Commission may allow a reduced minimum width of continuous pedestrian access to be permitted as allowed by the current PROWAG where the applicant can demonstrate that passing spaces will be available within the public right-of-way and within the frontage of the storefront, at the maximum interval of fifty feet, and have a minimum passing space recommended by the PROWAG that is free of all obstructions.



Recommendation (06-18-26) Conditional Use (Outdoor Dining)

Approval, conditional upon:

- Maintain minimum compliant Pedestrian Access Route (PAR) of 5 feet.



Communication from Ian Andrews

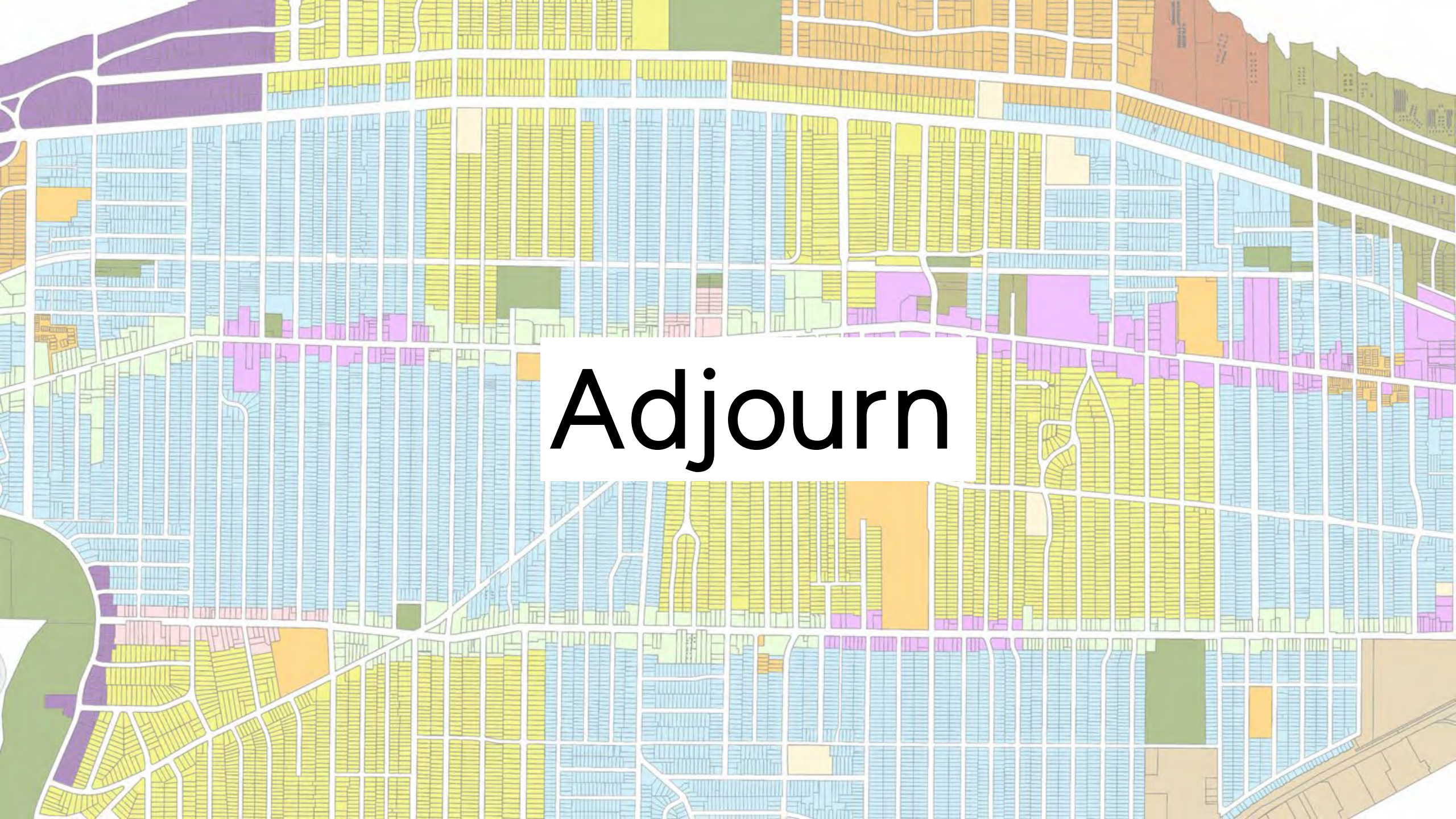


Communication from Ian Andrews



Communication from Ian Andrews



A stylized, colorful map of a city grid. The map features a dense network of streets and blocks, each filled with a different color. The colors include shades of blue, yellow, orange, green, purple, and pink. The blocks are arranged in a grid-like pattern, with some larger, irregular shapes interspersed. A large, white, rectangular text box is centered over the map, containing the word "Adjourn" in a bold, black, sans-serif font. The overall aesthetic is modern and abstract, resembling a data visualization or a conceptual map.

Adjourn



Planning Commission

May 7, 2026

