

**AGENDA
PLANNING COMMISSION
MEETING OF December 3, 2009
LAKEWOOD CITY HALL**

**PRE-MEETING
6:30 P.M.
LOWER CONFERENCE ROOM**

1. Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

2. Roll Call
 3. Approve Minutes of the November 5, 2009 meeting
 4. Opening Remarks
-

NEW BUSINESS

5. **Docket 12-28-09** **13303 Madison Avenue
Grace Lutheran Church / HH Records**

Chase Horval, representative of HH Records, requests a Conditional Use to Permit the use of the current Grace Lutheran Church as an auditorium, Section 1161.02 of the Zoning Code General Standards for All Conditional Uses. (Page 2)

6. **Nomination and Election of Officers for 2010 Planning Commission**
7. **Adjourn**

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

DOCKET No. 12-28-09
FEE PAID 11/18/09

**APPLICATION
LAKEWOOD PLANNING COMMISSION**

Property Address 13303 MADISON AVE Business/Tenant Name GRACE LUTHERAN CHURCH
Property Owner Name GRACE LUTHERAN CHURCH Owner Phone 216-221-4959 440-260-0091
Owner E-mail K8DZR@ATT.NET Zoning C2 Parcel Number 315 20 001
Project Summary Property will be converted to be used for retail, office, and concerts.

Incomplete or Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division - (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split - (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development - (\$500)
- Similar Use - (Commercial \$50, Residential \$25)
- Conditional Use - (Commercial \$150, Residential \$75)
- Variance - (Commercial \$50, Residential \$25)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): CHASE HORVAL Company HH RECORDS

Applicant Address: 1033 Lancaster DR. Medina, OH 44256

Phone: 330-635-8488 Fax: 330-319-7790 E-mail: chasehorval@hotmail.com

Signature:  Date: 11/12/09

OFFICE USE ONLY: Application Reviewed and Accepted by:  Date: 11/17/09

File History: _____

Bldg. Dept. Remarks: APPLICATION FOR A CONDITIONAL USE PERMIT TO USE THE BUILDING AS AN AUDITORIUM.

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? Yes No

Please Print or Type:

Owner/ Agent Name: GRACE LUTHERAN CHURCH - JOHN HUETTER

Property Address: 13303 MADISON AVENUE

Owner/Agent Phone: 216-221-4959 440-260-0091

Tenant Name: _____ Tenant Phone: _____


Owner/Agent Signature

2009 Calendar Planning Commission

MONTH	APPLICATION DEADLINES		REVIEW MEETING	
	Day	Date	Day	Date
JANUARY	Monday	12-22-08	Thursday	01-08-09
FEBRUARY	Wednesday	01-21-09	Thursday	02-05-09
MARCH	Wednesday	02-18-09	Thursday	03-05-09
APRIL	Wednesday	03-18-09	Thursday	04-02-09
MAY	Wednesday	04-22-09	Thursday	05-07-09
JUNE	Wednesday	05-20-09	Thursday	06-04-09
JULY	Wednesday	06-17-09	Thursday	07-02-09
AUGUST	Wednesday	07-22-09	Thursday	08-06-09
SEPTEMBER	Wednesday	08-19-09	Thursday	09-03-09
OCTOBER	Wednesday	09-16-09	Thursday	10-01-09
NOVEMBER	Wednesday	10-21-09	Thursday	11-05-09
DECEMBER	Wednesday	11-18-09	Thursday	12-03-09

WORK SESSIONS for the Commission commence at 6:30 P.M. in the lower conference room.

REVIEW MEETINGS commence at 7:00 P.M. in the Auditorium at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants or a representative (designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review.

PROPOSAL FOR GRACE LUTHERAN CHURCH, 13303 MADISON AVE.

Description Of Property From Colliers International:

Office property for sale. Suitable for an Educational or Research Organization, or an Entertainment or Performance Venue. This Classical Greek-Inspired Architecture Currently Houses a Corporate Headquarters.

Primary Use:

*Warehousing for music related merchandise (vinyl records, compact discs, cassettes, clothing, etc).

*Office space for 4-5 employees to perform relative daily work tasks

*Walk-in storefront open to public shopping during tentative business hours of 9am – 7pm

Occasional Use (non-daily/special events):

*Concert hall for local indie rock artists to perform as little as once a month on weekends or as much as every weekend. Paid admission for an estimate of 50-100 attendees for any common event.

*Minor liquor license to allow beer sales ONLY for concert events.

*Food license to be obtained to allow catering service at select special events.

Security:

*Building will have surveillance cameras installed inside & out as well as structural security measures

*Bouncers/door man to be hired for special concert events

Parking:

*Rear building parking for employees only

*Plenty of nearby convenient municipal parking for daily use & weekend special events

**Madison Park* neighboring with 48-car lot to be used if additional space needed during evening hours (available 24 hours)

Map of 13303 Madison Ave, Lakewood, OH 44107 (Cuyahoga County)

[Hide Map](#)



Map of 13303 Madison Ave, Lakewood, OH 44107 (Cuyahoga County)

[Hide Map](#)





MEMO

Date: November 19, 2009

To: Lakewood Planning Commission

From: Bob Apanasewicz *BA*
Asst. Building Commissioner
Commercial Division

Re: HH Records
13303 Madison Ave.
Conditional Use Permit

The applicant should be advised that if the Commission approves the Conditional Use Permit the following still apply:

1. Construction documents prepared by an Ohio Registered Design Professional for improvements to this building that are required under the Ohio Building Code must be submitted for review and approval. The improvements that are required include, but are not limited to, providing adequate light and ventilation, means of egress, disabled accessibility, required fire protection systems, adequate structural support etc. for a A-1 Assembly use, an M Mercantile use and a B Business use.
2. Upon approval of the construction documents, permits must be obtained and the required improvements completed prior to issuance of a certificate of occupancy.

c: Chase Horval



DEPARTMENT OF PLANNING & DEVELOPMENT
NATHAN J. KELLY
DIRECTOR

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5936

www.OneLakewood.com/Development

TO: Planning Commission
FROM: Nate Kelly, Director 
DATE: November 23, 2009
SUBJECT: Docket 12-28-09: HH Records / Grace Lutheran Church

Auditorium / Entertainment use is permitted as a Conditional Use for this property. No supplemental regulations for this Conditional Use are detailed in the *Zoning Code*, so I respectfully direct the Commission to review Chapter 1161.02 of the *Zoning Code*, General Standards for All Conditional Uses (p.156) and Chapter 1173.02 b...factors when reviewing a Conditional Use Permit (p. 186) for questions of the applicant.

The applicant has been advised that should the Conditional Use Permit be approved, other requirements will exist including proper building plans and approvals. A variance to parking requirements may also be necessary before a successful applicant may occupy the property.