

**AGENDA  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
FEBRUARY 3, 2022  
PRE-REVIEW MEETING  
6:00 P.M.  
VIRTUAL**

**REVIEW DOCKET ITEMS**

**REGULAR MEETING  
6:30 P.M.  
VIRTUAL**

Join Zoom Meeting

<https://us06web.zoom.us/j/89071322650?pwd=bmRROXFSUWJvRVprZ0JaQUtQTmtRZz09>

Meeting ID: 890 7132 2650

Passcode: 804369

One tap mobile

+19292056099,,89071322650# US (New York)

+13017158592,,89071322650# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 890 7132 2650

Find your local number: <https://us06web.zoom.us/j/89071322650?pwd=bmRROXFSUWJvRVprZ0JaQUtQTmtRZz09>

1. **ROLL CALL**
2. **APPROVE THE MINUTES OF THE JANUARY 6, 2022 MEETING**
3. **OPENING REMARKS**

**NEW BUSINESS  
CONDITIONAL USE**

**4. Docket No. 01-01-22\***

**11824 Detroit Ave.**

**The Forest Acquisition, LLC**

Ynez Henningsen, The Forest Acquisition, LLC, applicant, requests approval of a conditional use permit in order to operate The Forest Acquisition, LLC medical marijuana business; pursuant to Section 1129.02 – principal and conditional permitted uses. The property is located in a C3 – Commercial, General Business district. (Page 2)

**\*The applicant has requested a deferral.**

**NEW BUSINESS**

**LOT SPLIT**

- 5. Docket No. 02-03-22**  
**1470 Warren Rd.**  
**Board of Education**

Dru Siley, Liberty Development Co., applicant, requests approval for the lot split of a 1.6 acre lot (PPN 314-04-063) into two conforming lots; pursuant to Section 1155.07 – procedures for lot splits. The property is located in a PD – Planned Development district. (Page 5)

**COMMUNICATION**

- 6. Docket No. 02-04-22**  
**14532 Lake Ave.**  
**Presentation of Plans for Renovation of Foster Pool at Lakewood Park**

City staff and consultant will present final draft plans for renovation of Foster Pool at Lakewood Park. (Page X)

- 7. ADJOURN**



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

## Application Cover Page

**Docket No.: 01-01-22 \***

**Permit No.: PC21-000039**

**Applicant Name: Ynez Henningsen**

**Project Address: 118-22-24 Detroit Ave.**

**Project Name: The Forest Acquisition, LLC**

**Proposal: Conditional use permit to operate The Forest Acquisition, LLC medical marijuana business; pursuant to Section 1129.02 – principal and conditional permitted uses. The property is located in a C3 – Commercial, General Business district. \*Applicant has requested a deferral.**



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## Application Cover Page

**Docket No.: 02-03-22**

**Permit No.: PC22-000001**

**Applicant Name: Dru Siley, Liberty Development Company**

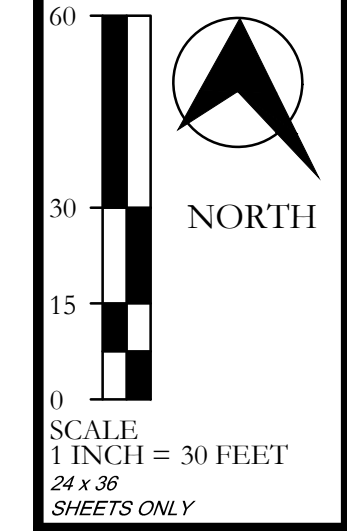
**Project Address: 1470 Warren Rd.**

**Project Name: Board of Education Site**

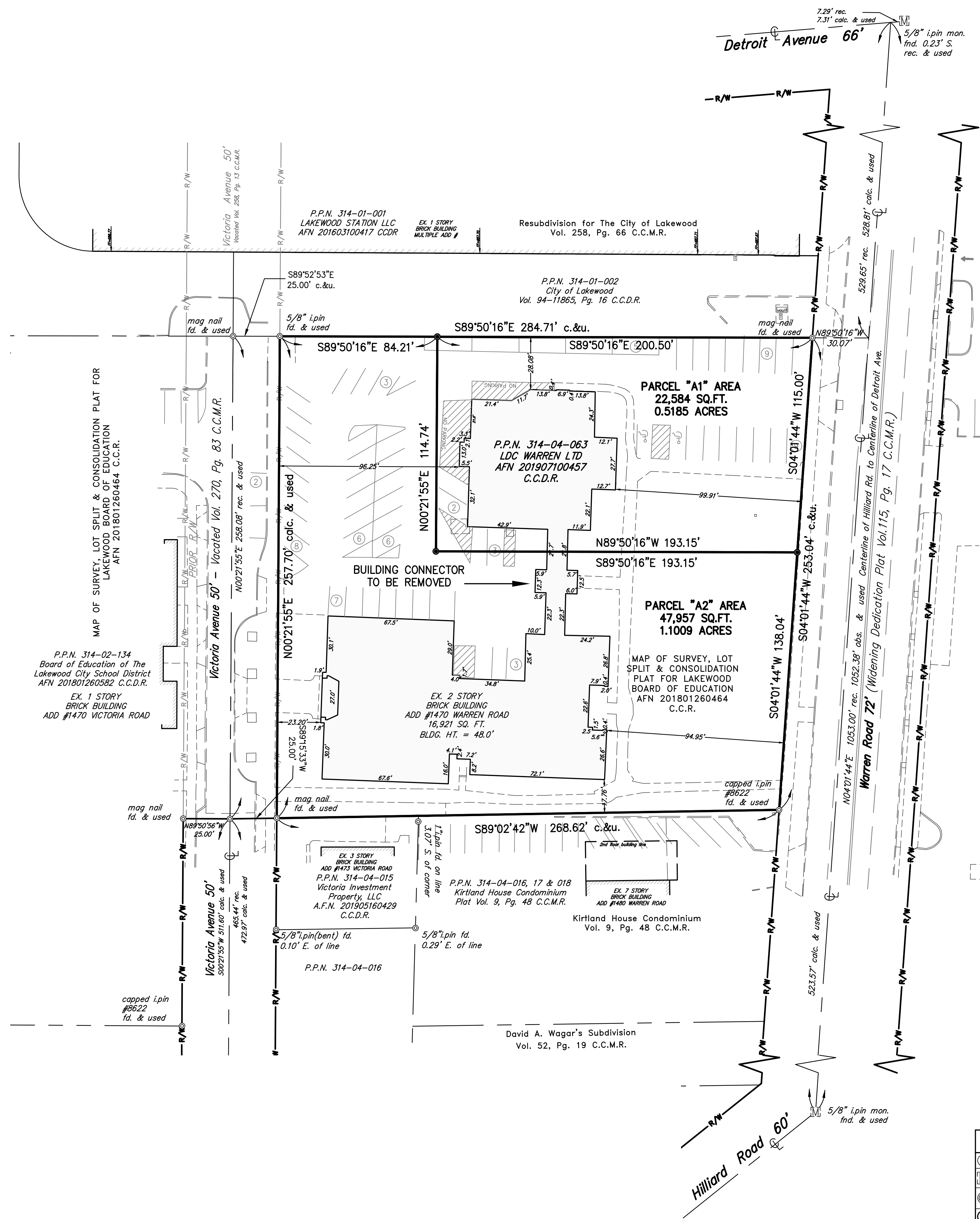
**Proposal: Approval for the lot split of a 1.6 acre lot (PPN 314-04-063) into two conforming lots; pursuant to Section 1155.07 procedures for lot splits. The property is located in a PD – Planned Development district.**

THE INTENT OF THIS PLAT IS TO SPLIT  
PERMANENT PARCEL NUMBER 314-004-063  
INTO 2 PARCELS "A1" AND "A2".

Situated in the City of Lakewood, County of Cuyahoga,  
and State of Ohio and know as being part of  
Original Rockport Township Section No. 22.



- SURVEY REFERENCES:**
- 1.) LOT SPLIT AND CONSOLIDATION PLAT FOR THE CITY OF LAKEWOOD, LAKEWOOD BOARD OF EDUCATION, AND FAST FOOD OPERATIONS, INC., RECORDED IN VOL. 270 PG. 84 OF THE CUYAHOGA COUNTY MAP RECORDS.
  - 2.) VACATION PLAT OF A PORTION OF VICTORIA AVENUE RECORDED IN VOL. 258, PG. 13 THE CUYAHOGA COUNTY MAP RECORDS.
  - 3.) VACATION PLAT OF A PORTION OF VICTORIA AVENUE RECORDED IN VOL. 270, PG. 83 THE CUYAHOGA COUNTY MAP RECORDS.
  - 4.) RESUBDIVISION FOR THE CITY OF LAKEWOOD RECORDED IN VOL. 258, PG. 66 OF THE CUYAHOGA COUNTY MAP RECORDS.
  - 5.) JOHN E. ENSIGNS'S LAKEWOOD SUBDIVISION RECORDED IN VOL. 22, PG. 2 OF THE CUYAHOGA COUNTY MAP RECORDS.
  - 6.) THE J. E. TEGARDINE SUBDIVISION RECORDED IN VOL. 29, PG. 19 OF THE CUYAHOGA COUNTY MAP RECORDS.
  - 7.) ROBBINS AVENUE ALLOTMENT RECORDED IN VOL. 42, PG. 17 OF THE CUYAHOGA COUNTY MAP RECORDS.
  - 8.) DAVID A. WAGAR'S SUBDIVISION RECORDED IN VOL. 52, PG. 19 OF THE CUYAHOGA COUNTY MAP RECORDS.
  - 9.) DEDICATION PLAT FOR WARREN ROAD RECORDED IN VOLUME 115, PG. 17 OF CUYAHOGA COUNTY MAP RECORDS.
  - 10.) VARIOUS DEEDS RECORDED AT THE CUYAHOGA COUNTY DEED RECORDS.
  - 11.) MAP OF SURVEY, LOT SPLIT & CONSOLIDATION PLAT AFN 201801260464



**OWNERS ACCEPTANCE**

I, the undersigned representative of LDC WARREN LTD, owners of the lands P.P.N. 314-04-063, do hereby accept this Map of Lot Split of the same.

By: \_\_\_\_\_ Printed Name \_\_\_\_\_

Title: \_\_\_\_\_

**NOTARY**

County of \_\_\_\_\_ State of \_\_\_\_\_ SS  
Before me, a Notary Public in and for said County and State, personally appeared the representative for LDC WARREN LTD, Owners of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally.  
In witness whereof, I have hereunto set my hand and official seal at \_\_\_\_\_ Ohio, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public \_\_\_\_\_ Commission expiration \_\_\_\_\_

**APPROVALS:**

**CITY ENGINEER**  
THIS PLAT IS HEREBY APPROVED, BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LAKEWOOD, OHIO CITY ENGINEER \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**PLANNING COMMISSION**  
THIS PLAT IS HEREBY APPROVED, BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ PRINT NAME \_\_\_\_\_

PLANNING COMMISSION SECRETARY \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**SURVEY CERTIFICATION**

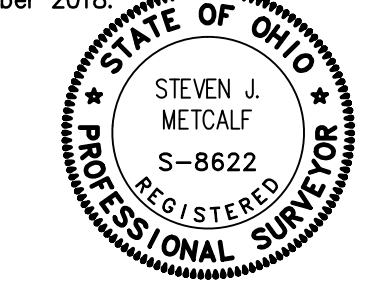
This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is an assumed meridian, and is used to denote angles only.

Basis of bearings for this survey is Grid North of NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct. Field work was performed in September 2018.

Steven J. Metcalf \_\_\_\_\_ Date \_\_\_\_\_  
Registered Surveyor No. 8622-Ohio



**ABBREVIATIONS**

- r. rec. .... record
- fd. .... found
- d. .... deed
- u. .... used
- calc. .... calculated
- obs. .... observed
- mon. .... monument
- Vol. .... Volume
- Pg. .... Page
- A.F.N. .... Automatic Filing No.
- C.C.M.R. .... Cuyahoga Co. Map
- C.C.D.R. .... Cuyahoga Co. Deed
- P.P.N. .... Permanent Parcel No.
- O.L. .... Original Lot

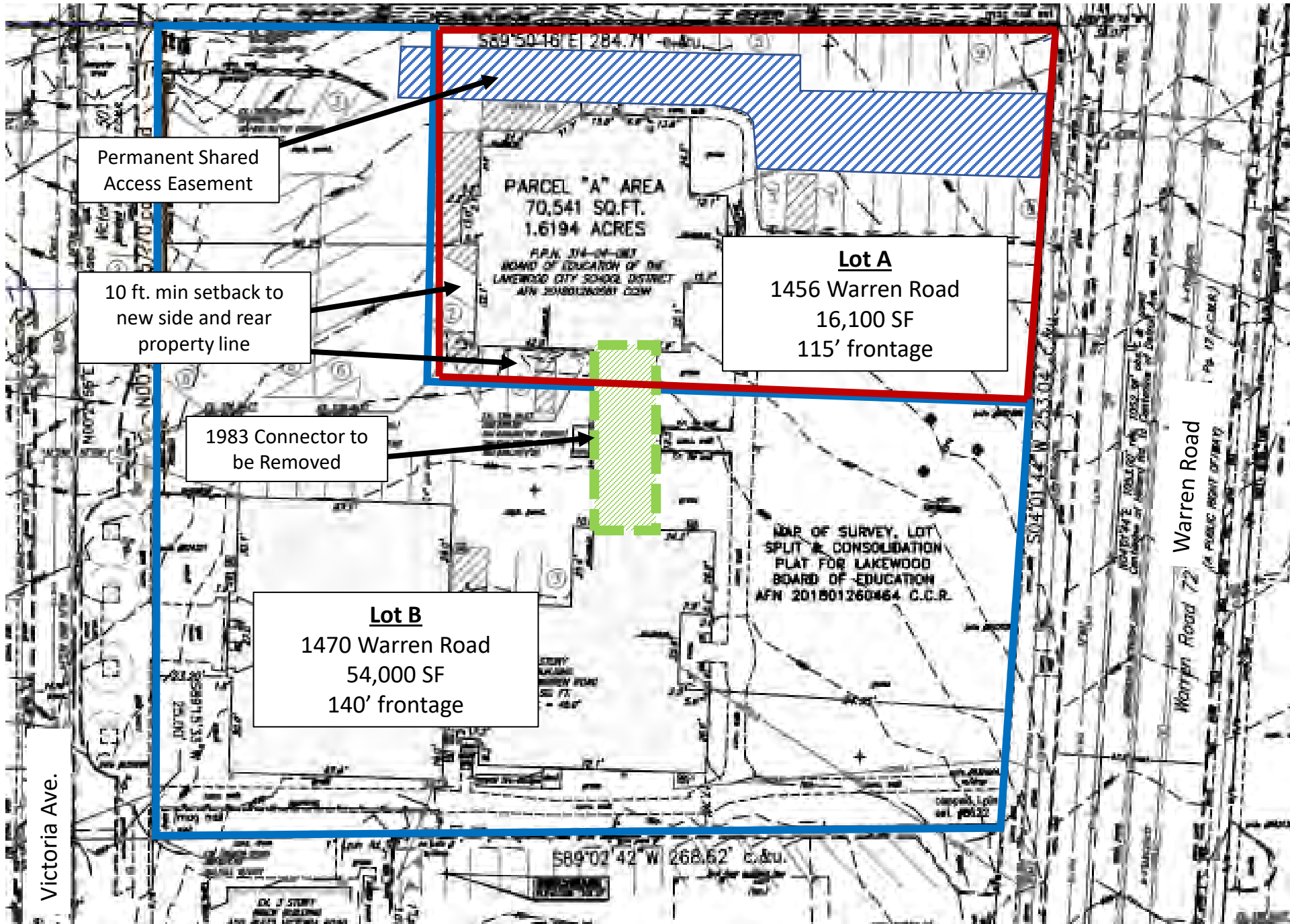
SYMBOLS		DATE	DESCRIPTION
⊙	Iron Pin found as described	01-27-22	Submit to client
Ⓜ	Monument found as described		
⊙	Drill Hole / P.K. or Magnetic Nail found		
⊙	5/8"x30" Iron Pin (Neff-8622) SET		
⊙	Drill Hole / P.K. or Magnetic Nail SET		

REV NO	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHKD BY
14090A-E-LS	MJK	SJM
	JOB NO	14090-A

LDC WARREN LTD - 1470 WARREN ROAD  
**MAP OF LOT SPLIT**  
CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO



SHEET NO.  
1 OF 1





**Lot B**  
1470 Warren Road  
54,000 SF  
140' frontage

1983 Connector to  
be Removed

**Lot A**  
1456 Warren Road  
16,100 SF  
115' frontage



PLANNING COMMISSION

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## Application Cover Page

**Docket No.: 02-04-22**

**Permit No.: PC22-000002**

**Applicant Name: Department of Planning and Development, City of Lakewood**

**Project: 14532 Lake Ave. – Presentation of Plans for Renovation of Foster Pool at Lakewood Park**



PLANNING COMMISSION

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www.lakewoodOH.net

February 3, 2022

Planning Commission  
Lakewood City Hall  
12650 Detroit Avenue  
Lakewood, Ohio 44107

**Communication**

**Re: Docket No. 02-04-22  
14532 Lake Ave.**

**Presentation of Plans for Renovation of Foster Pool at Lakewood Park**

Dear Members of the Planning Commission:

City staff and consultant will present final draft plans for renovation of Foster Pool at Lakewood Park.

Sincerely,

Michelle Nohta  
Acting Commission Secretary, Senior Planner  
Planning and Development

# POOL





# POOL

ZERO-DEPTH AREA

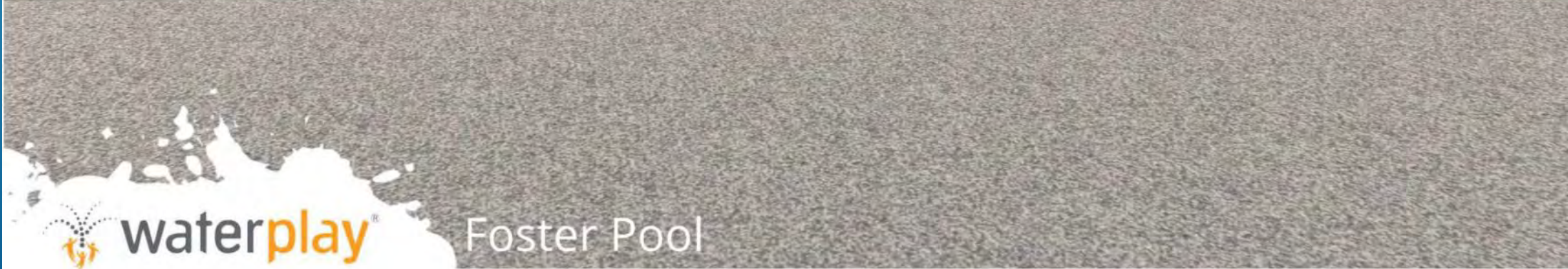


**waterplay**

Foster Pool

# POOL

ZERO-DEPTH AREA



# POOL

## FEATURES



# POOL FEATURES



# ZERO-DEPTH AREA

FEATURES

 waterplay®



See Specification Sheet for product data.



**SPLASH BLASTER**

0010-0403



**waterplay®**



See Specification Sheet for product data.

**SNEAKY SOAKER 5**

0010-8195



See Specification Sheet for product data.

**RAINBOW**

0010-0640

# ZERO-DEPTH AREA

FEATURES

 waterplay™



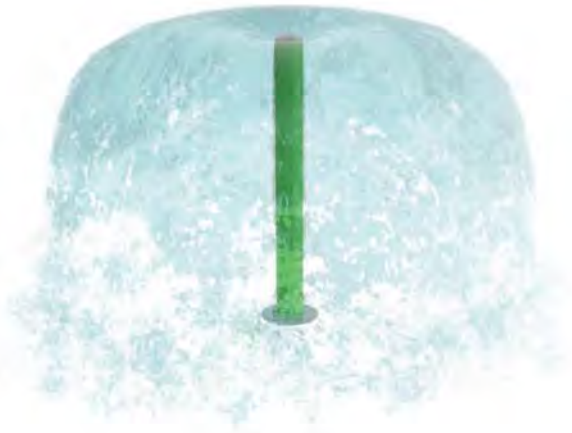
See Specification Sheet for product data.



## PUDDLE 1

0010-7466

 waterplay™



See Specification Sheet for product data.



## FUN-BRELLA

0010-0485



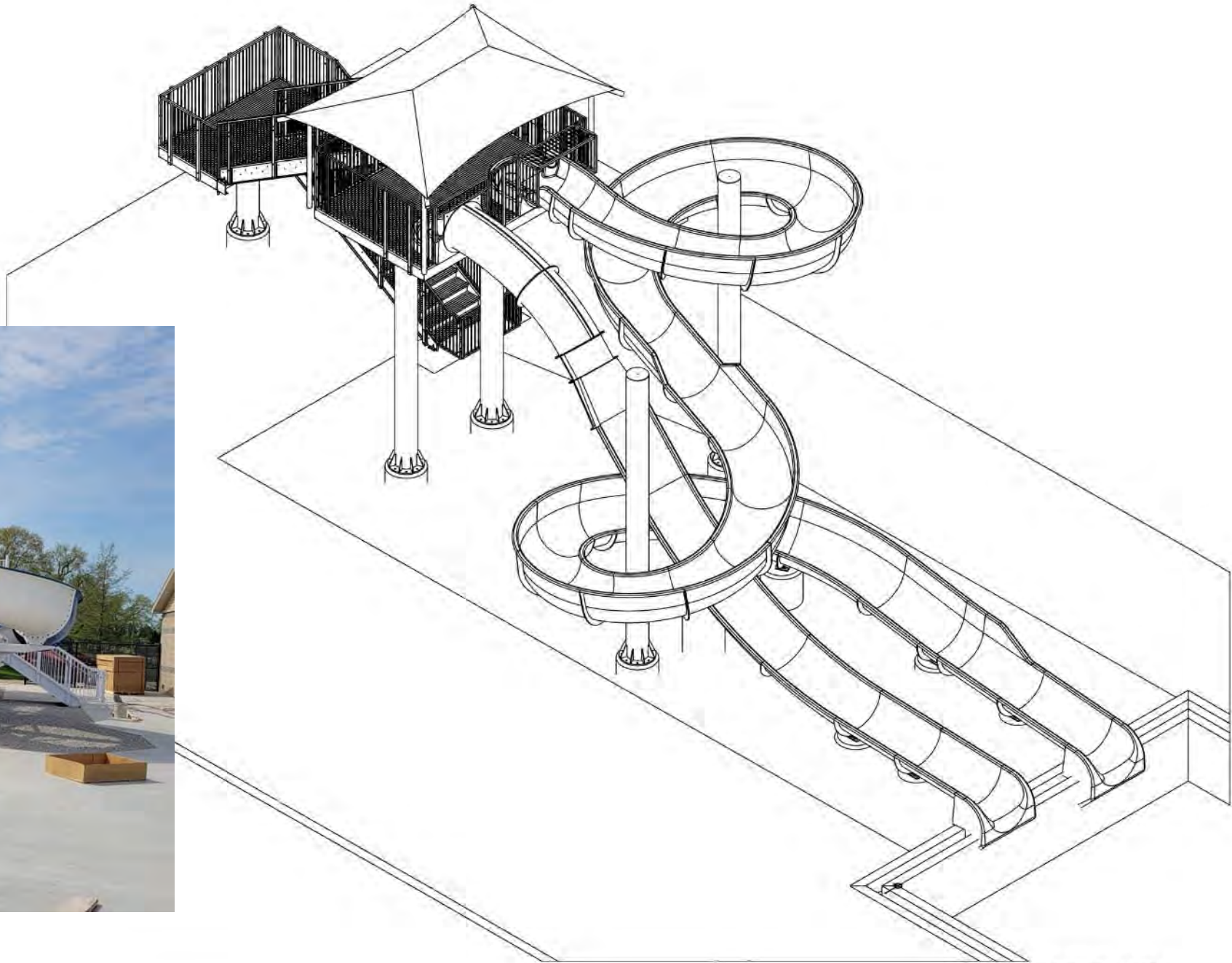
See Specification Sheet for product data.



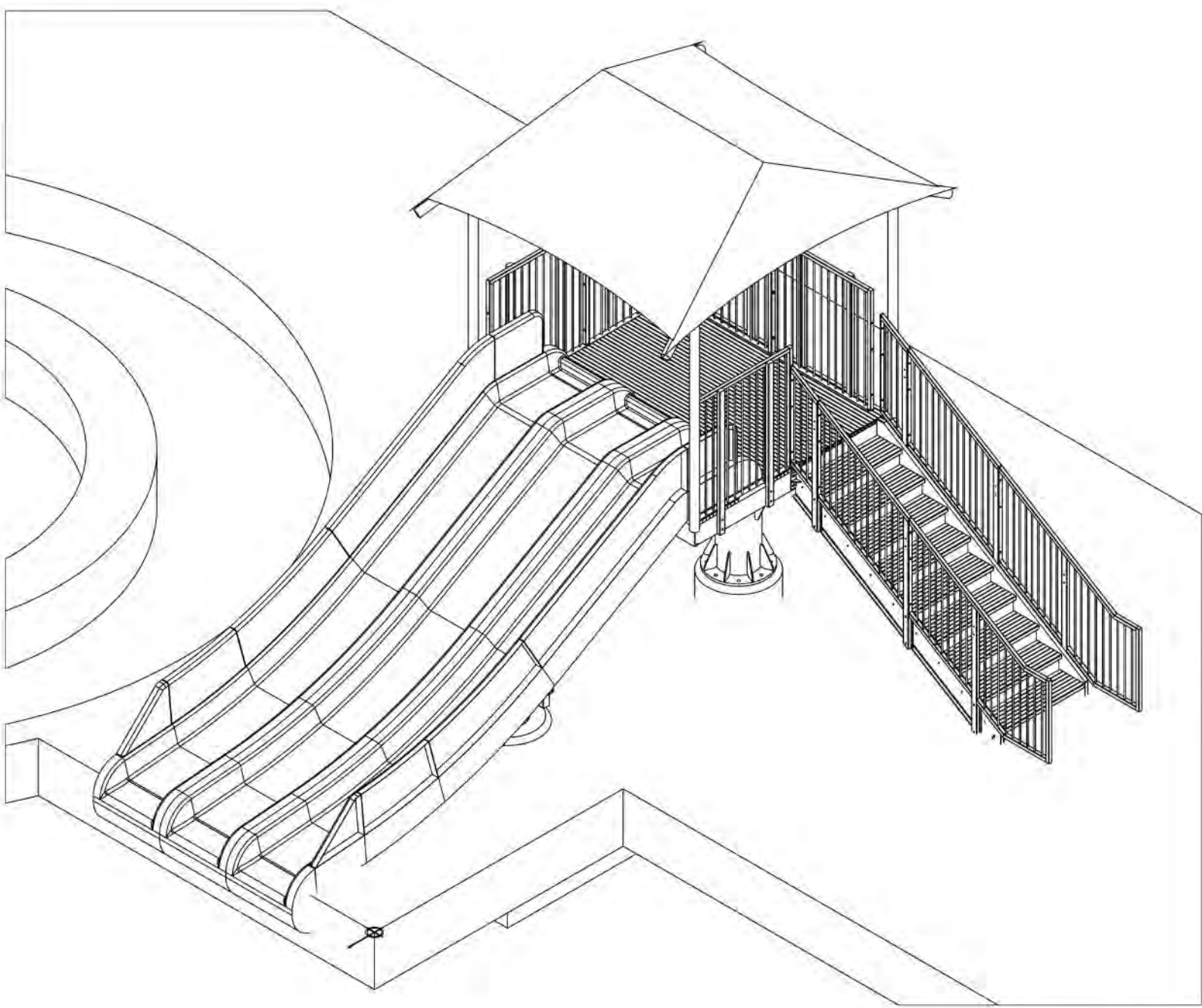
## WATER WEAVER 2

0010-5724

# SPEED SLIDE



# FAMILY SLIDE

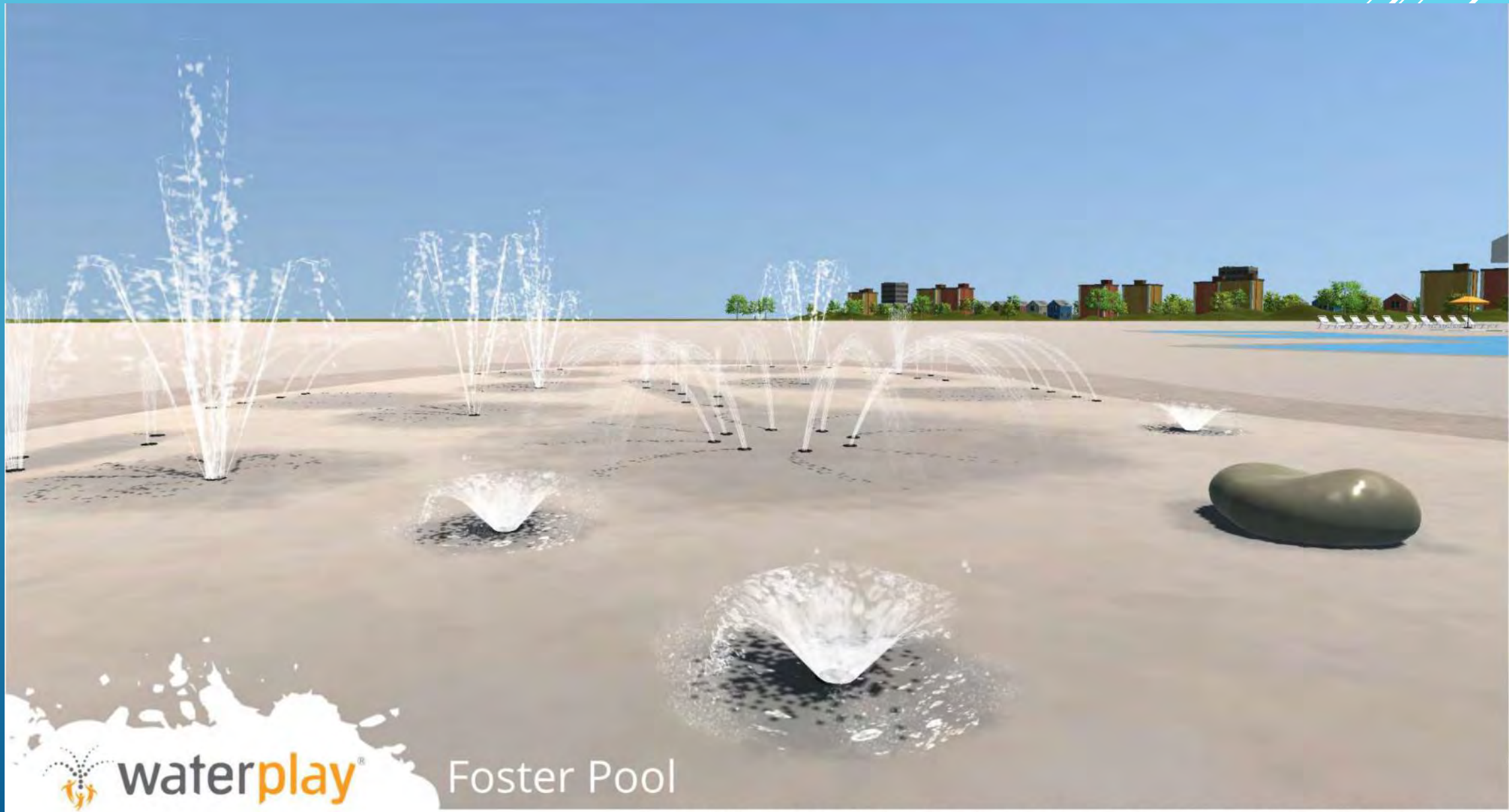


# SPLASHPAD



Foster Pool

# SPLASHPAD



waterplay<sup>®</sup>

Foster Pool

# SPLASHPAD

## FEATURES



Cluster ground sprays together to create exciting water experiences for users of all abilities. Ground sprays are a perfect addition to any play zone and create natural gathering areas for exploration and communal play.

See Specification Sheet for product data.



Run through or sneak under!



See Specification Sheet for product data.



Cover the nozzles to make the sprays shoot higher!



See Specification Sheet for product data.



## TEAM EFFECT MINI

0010-9815

## DOUGHNUT

0010-7494

# SPLASHPAD

FEATURES



 waterplay®

 waterplay®

**DESIGN TIP:**  
This product is easily  
retrofitted into existing  
play environments.



See Specification Sheet for product data.



**DESIGN TIP:**  
This product is easily  
retrofitted into existing  
play environments.



See Specification Sheet for product data.



**SURF STONE 3**

0010-7473

**SURF STONE 2**

0010-7472