



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
THURSDAY
July 2, 2026

PRE-REVIEW MEETING
5:30 P.M.
AUDITORIUM

REVIEW DOCKET ITEMS

REVIEW MEETING
6:00 P.M.
AUDITORIUM

1. ROLL CALL
2. APPROVE THE MINUTES OF THE THURSDAY, June 4, 2026 MEETING
3. OPENING REMARKS

OLD BUSINESS

NEW BUSINESS

COMMUNICATION

4. Docket No. 07-20-26

Communication from City Engineer Mark Papke on the proposed implementation of Active Transportation (AT) Plan Route Project #10: Resurfacing of Cove Avenue (Lake to Detroit) and designation as Bike Boulevard.

LOT CONSOLIDATION

5. Docket No. 07-21-26
1380 Arthur Ave. and 1382 Arthur Ave.
Seventh Day Adventist Church

Michael V Horton, Horton Harper Architects, applicant requests the review and approval for a lot consolidation with PPN 312-14-098 (1380 Arthur Ave.), and PPN 312-14-099 (1382 Arthur Ave.) pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision. The property is in the C2, Commercial, Retail District.

ADJOURN

"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 Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.gov."

Cove Avenue Bike Boulevard Proposed Improvements



City of Lakewood
Department of Public Works – Engineering & Construction

Mark K. Papke, PE, CPESC
City Engineer

*Lakewood
Planning
Commission
July 2, 2026*

Note: Concepts presented herein are not to scale and are for planning discussion purposes only

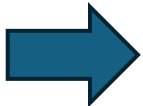
Agenda

- Active Transportation Plan Initiatives
- Cove Ave Data & Existing Conditions
- Streetlight Traffic Data
- ODOT Multimodal Design Guidelines
- Proposed Plan
- Questions/Comments

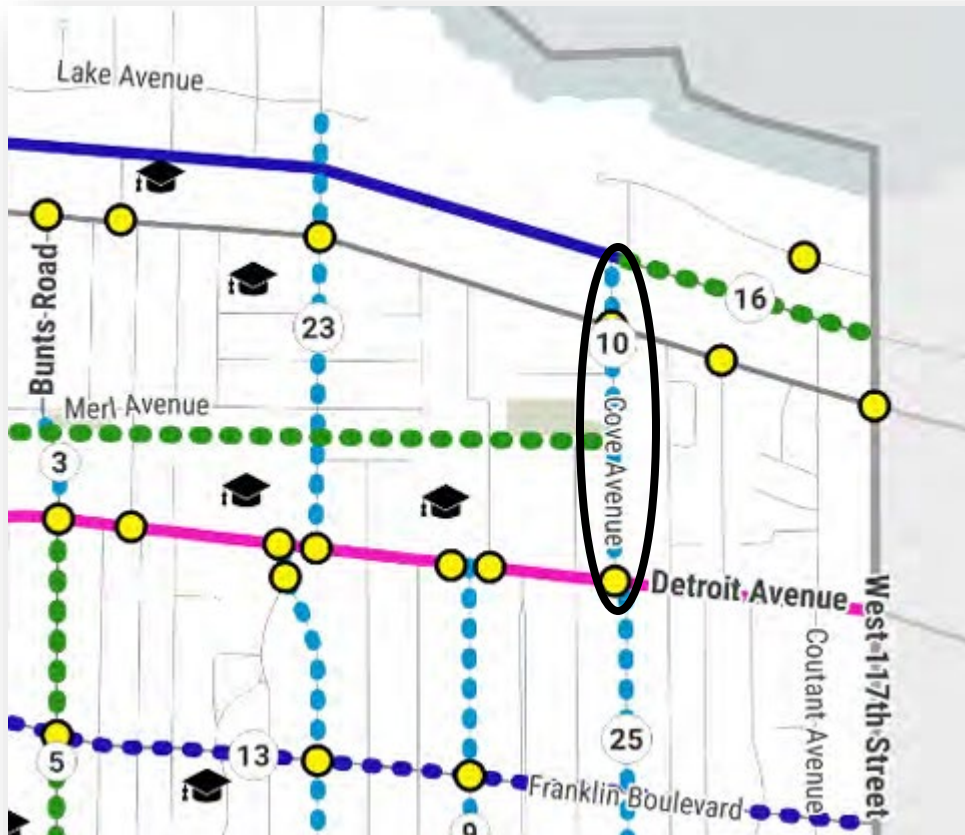
Lakewood ATP

Table 6. Route project ATP recommendations

Project ID	Roadway	Recommendation	Project Extents
1	Belle Ave	Bike boulevard	Detroit Ave to Bayes Ave
2	Belle Ave	Bike boulevard	Lake Ave to Detroit Ave
3	Bunts Rd	Bike boulevard	Detroit Ave to Merl Avenue
4	Bunts Rd	Shared lane	To Lakewood Heights Boulevard
5	Bunts Rd	Shared use path	Detroit Ave to Madison Ave
6	Bunts Rd	Shared use path	Madison Ave to Lakewood Heights Blvd
7	Clifton Blvd	Shared use path	West Clifton Blvd to jurisdictional boundary
8	Graber Dr	Counterflow bike lane	Riverside Drive to Detroit Ave
9	Cohasset Ave / Halstead Ave	Bike boulevard	Detroit Ave to Athens Ave
10	Cove Ave	Bike boulevard	Lake Rd to Detroit Ave



Lakewood ATP – Project ID #10



Plan in the next few years

Detroit Ave to Clifton Blvd
Resurface with Bike Boulevard

Lake to Clifton
Bike Boulevard
(Resurfaced in 2013)

Cove Ave – Data & Existing Conditions

Proposed Bike Boulevard Limits - Detroit Ave. (Sharrows) to Lake Ave. (Bicycle Lanes)

Clifton Blvd to Lake Ave

- 418 feet long and 33' wide (curb to curb)
- Cove Community Center main access

Detroit Ave to Lake Ave

- 1,715 feet long
 - 36' wide (curb to curb) Clifton Blvd to RR Tracks
 - 28' wide (curb to curb) RR Tracks to Detroit Ave
- Railroad Tracks midway
- Arliss Drive intersects at northern end & Dead-end Street
- Cove Park main entrance north of RR tracks

Speed Limit = 25 MPH
Average Daily Traffic (ADT) = 1,804
Peak ADT = 144 per hour

Pedestrian Crossings

- High-Visibility Crossings at Detroit Ave, Arliss Dr, & Lake Ave

Bicycle Blvd Criteria

ODOT Multimode Design Guidelines (Table 6-1)

- Peak Hourly Volume (110 – 144)
- Average Daily Volume (1,430 – 1,804)
- Average Speed (16 – 21mph)

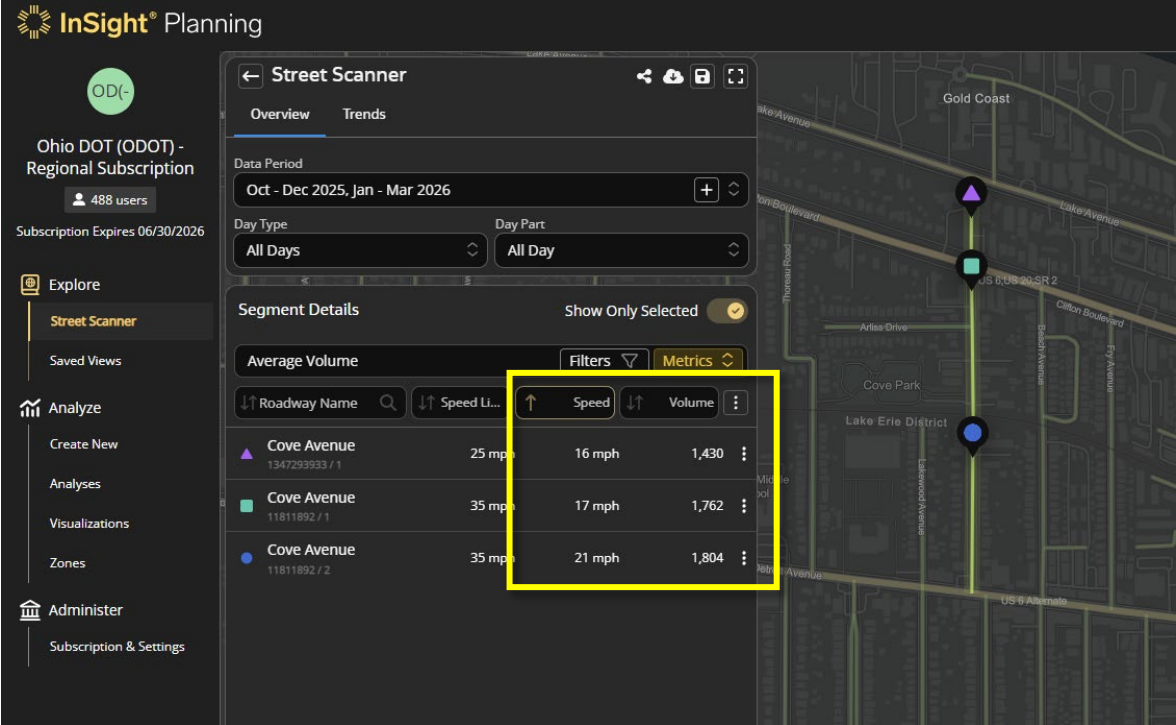
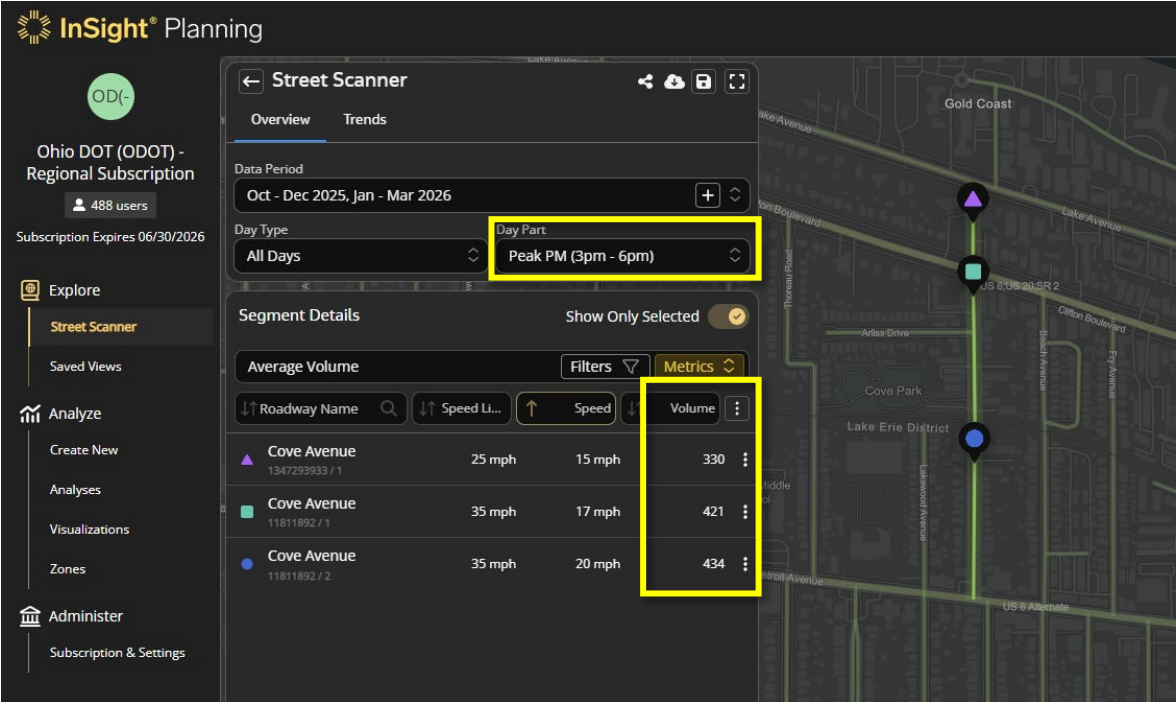


Table 6-1: Bicycle Boulevard Motorized Traffic Volume and Speed Performance Criteria

Minimize Motorized Through Traffic Volumes and Speed

	Peak Hourly Traffic Volume* (vehicles/hr)	Average Daily Traffic Volume (ADT)	Operating Speed (mph)
Preferred	150	1,000	15
Acceptable	300	2,000	20
Maximum	450	3,000	25

*Assumed to be 15% of ADT

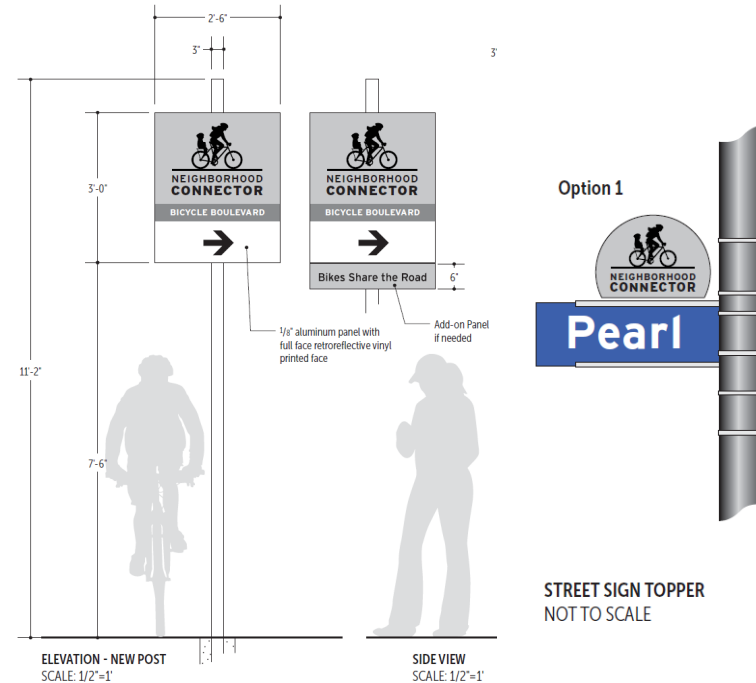


Wayfinding and Regulatory Signs – Design Guidelines



R9-20

The "BICYCLES ALLOWED USE OF FULL LANE" sign (R9-20) may be used in situations where motorists must wait behind slower moving bicyclist or change lanes to pass a bicyclist at a safe distance.



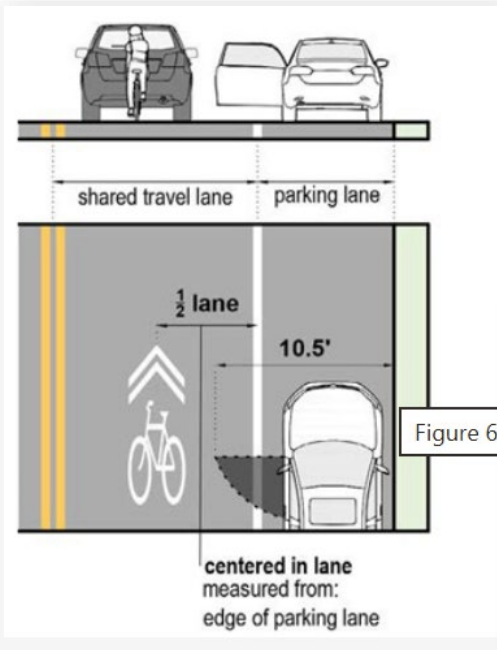
Original Cleveland – Lakewood
Bike Blvd Design Schematic (2021)



Cleveland "Greenway" signs
installed in West Park (Feb 2026)

Bicycle Guide Signs (D11-1 and corresponding plaques) can help bicyclists identify and follow designated bicycle boulevard routes more easily.

Sharrows Pavement Markings Design Guidelines



1.Lateral placement: Shared-lane markings should be marked on an alignment that represents a practical path of bicycle travel under typical conditions. For most streets, such as where on-street parking is present or where lane widths are less than 14.5 ft., this lateral placement should be the **center of a shared travel lane**. The lateral placement of a shared-lane marking is measured from the center of the chevron marking to the face of the curb, gutter seam, edge of the pavement, or edge of on-street parking (see Figure 6-2).

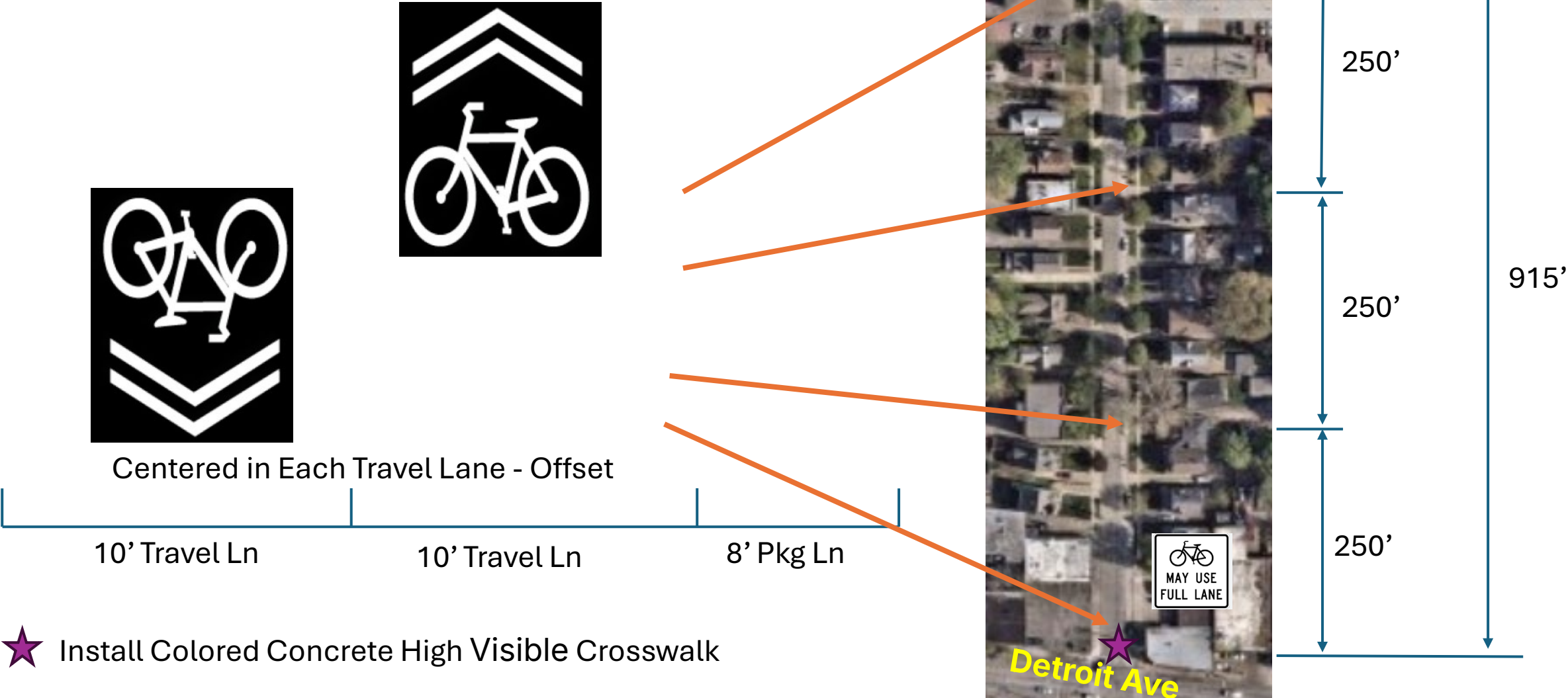


2.Longitudinal spacing: Shared-lane markings should be placed a **maximum of 50 ft. downstream from an intersection and spaced at intervals at a maximum of 250 ft.** thereafter (see Figure 6-3). If possible, the first marking after an intersection or driveway should be placed outside of the wheel path of turning vehicles to reduce wear.

Cove Ave

Detroit Ave to RR Tracks (28' Wide)

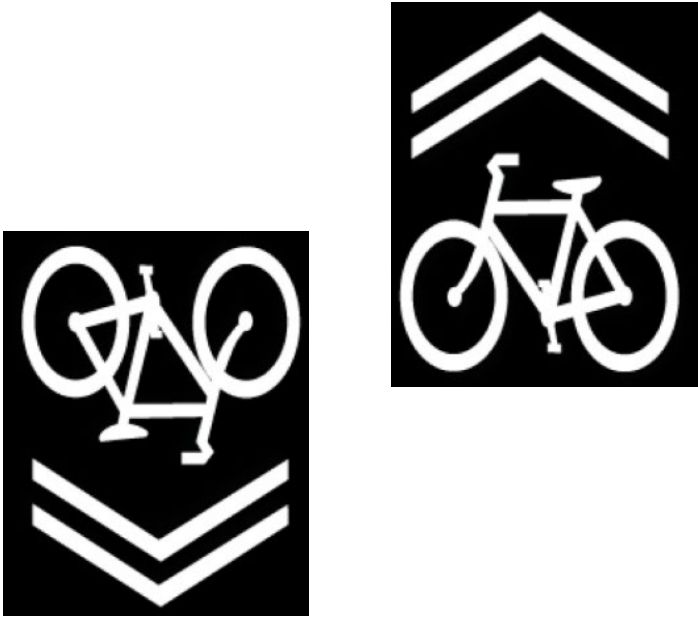
Proposed – Sign & Sharrows Layout



Cove Ave

Clifton Ave to RR Tracks (36' Wide)

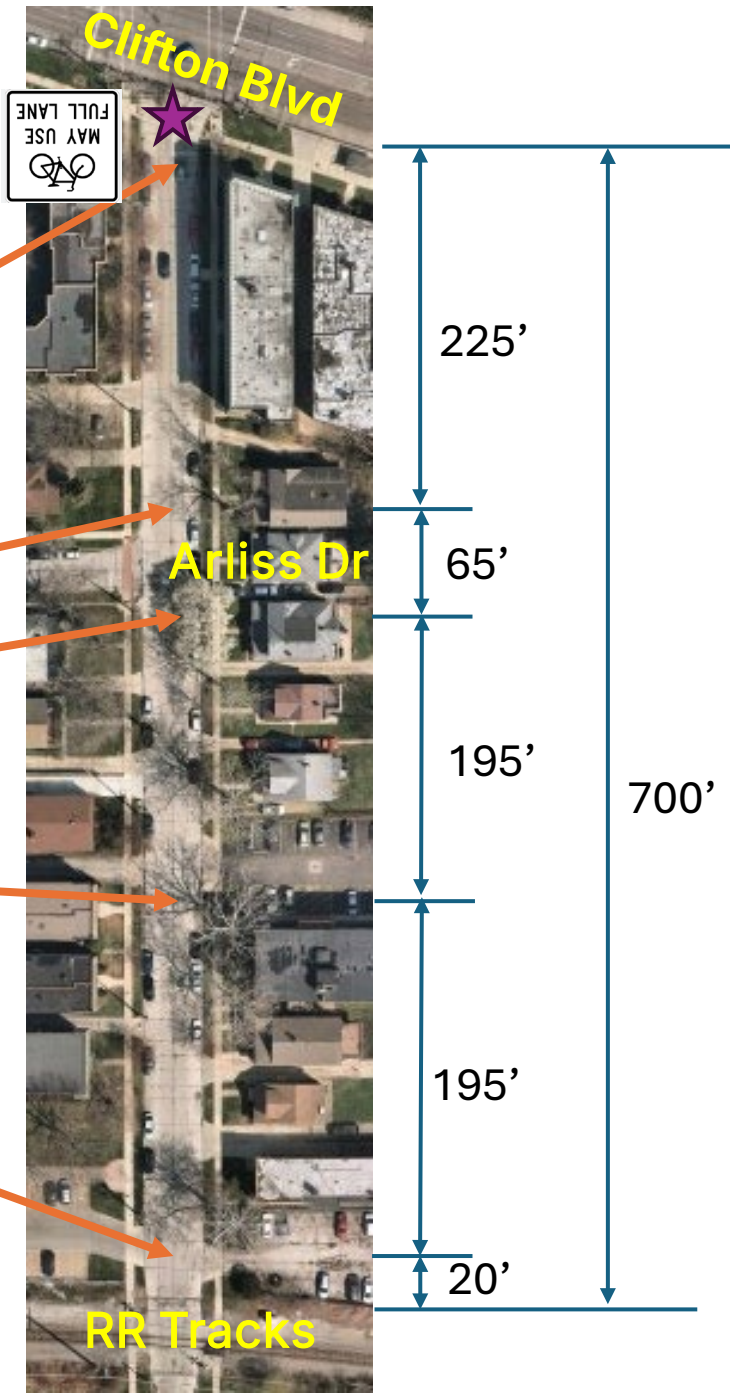
Proposed – Sign & Sharrows Layout



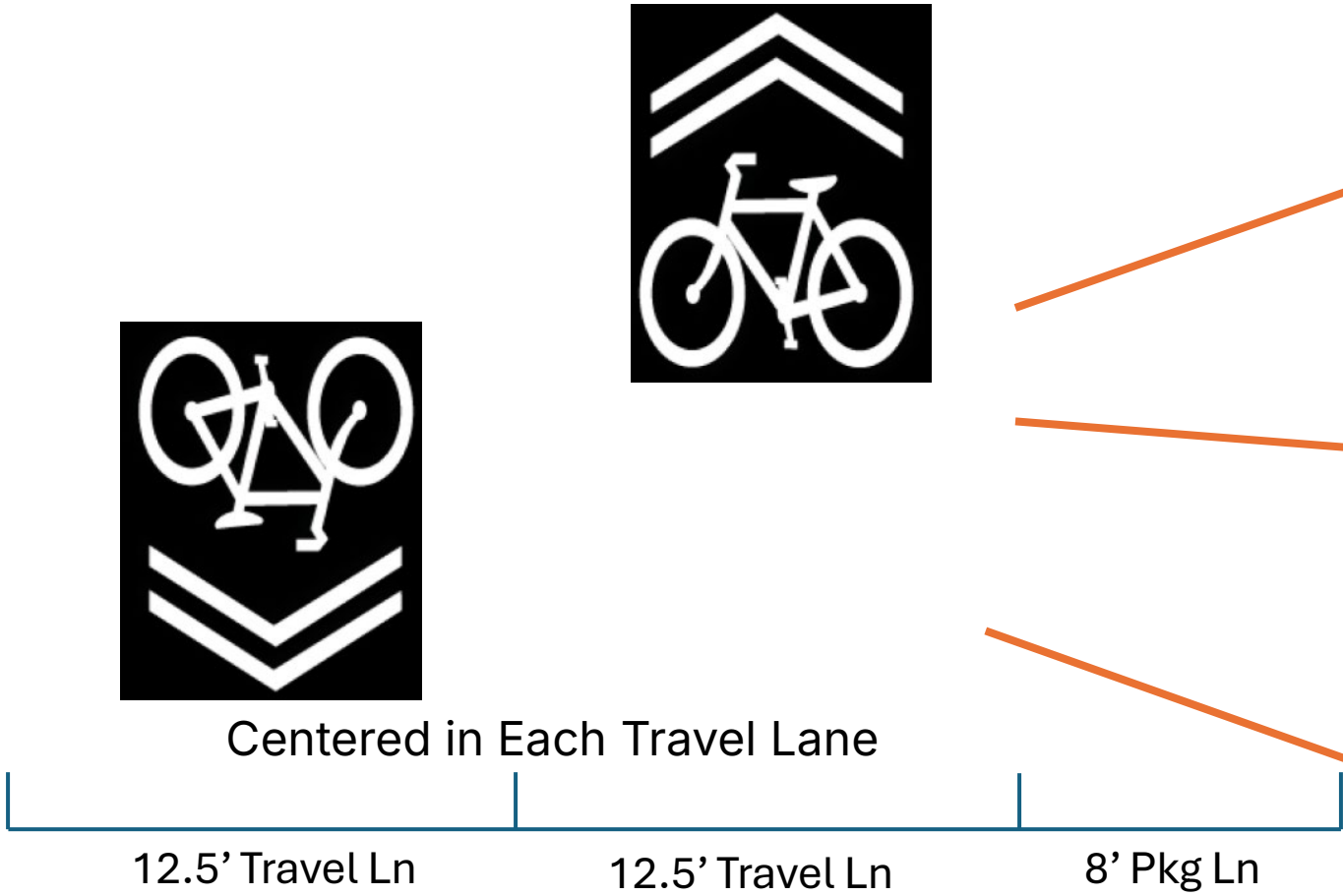
Centered in Each Travel Lane



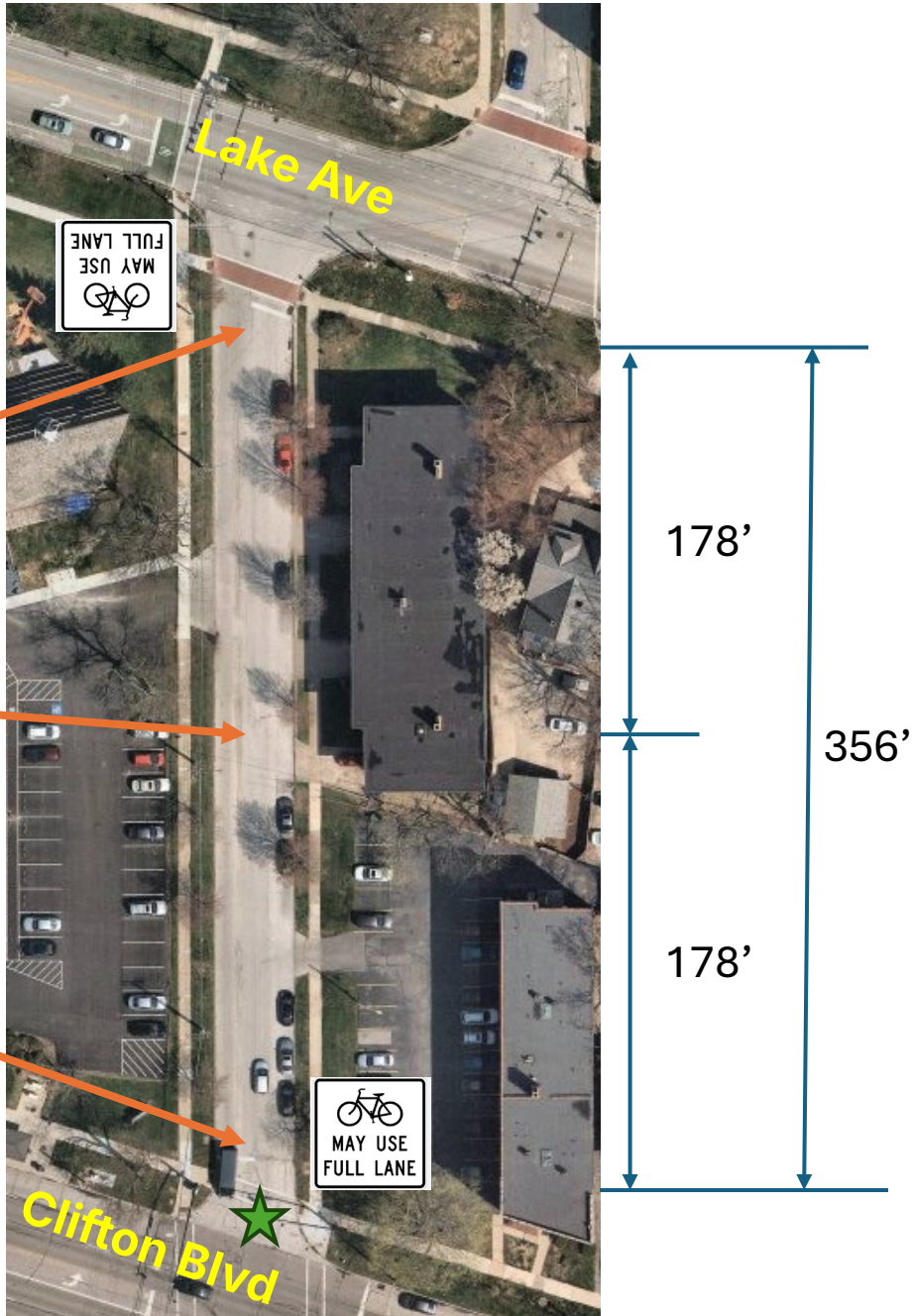
★ Install Colored Concrete High Visible Crosswalk



Cove Ave Clifton Ave to Lake Ave Proposed – Sign & Sharrows Layout



★ Stripe High Visible Crosswalk – Ladder Style



Questions & Comments

City of Lakewood Contact:

Mark K. Papke, PE, CPESC

City Engineer

(216) 529-6807

Mark.papke@lakewoodoh.gov

Thank You!



ABBREVIATIONS

A	Arc Length
Adj.	Adjacent
Bldg.	Building
C.C.M.R.	Cuyahoga County Map Records
Calc./C.	Calculated
CH	Chord
Clr.	Clears
D.H.	Drill Hole
D.V.	Deed Volume
Doc.	Document
E.	East
H.N.	House Number
Inst.	Instrument
Meas./M.	Measured
N.	North
N/A	Not Available
O.D.O.T.	Ohio Department of Transportation
O.L.	Original Lot
O.R.	Official Record
Obs.	Observed
Ord.	Ordinance
P.C.	Point of Curvature
P.I.	Point of Intersection
P.T.	Point of Tangency
P.O.B.	Place of Beginning
P.P.N.	Permanent Parcel Number
P.P.O.B.	Principal Place of Beginning
Pcl.	Parcel
P/L	Property Line
R/W	Right-of-Way
Rec./R.	Record
S.	South
S/L	Sublot
Sq.Ft.	Square Feet
Sta.	Station
Stm.	Storm
Sty.	Story
V/Vol.	Volume
W.	West

PLAT OF LOT
CONSOLIDATION

OF
P.P.N. 312-14-098 AND -099

CREATING
PARCEL "A"

CITY OF LAKEWOOD, OHIO

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of Sublot Nos. 89 and 90 in the Jennie V. Andrews Subdivision of part of the Original Rockport Township Section No. 22, as shown by the plat recorded in Volume 31, Page 26 of Cuyahoga County Map Records, and other unplatted lands in Original Rockport Township Section No. 22.

OWNERS ACCEPTANCE

I, the undersigned representative of Ohio Conference of Seventh-day Adventists, owner of the land shown hereon, do hereby accept this Lot Consolidation of the same.

Ohio Conference of Seventh-day Adventists
By:

Signature	Printed Name
_____	_____
_____	_____
_____	_____
_____	Title

NOTARY PUBLIC

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named representative of Ohio Conference of Seventh-day Adventists who acknowledged that _____ he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____, this _____ day of _____, 20____.

Notary Public _____ My commission expires _____

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Brian Siebenthal
Brian Siebenthal P.S. No. 8740 Date May 6, 2025



FIELD DATE

September 30, 2025

DRAWN BY

REM

APPROVED

BS PS No. 8740



LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2026-152, PAGE 1 OF 1

CLIFTON BOULEVARD 120'
(A PUBLIC RIGHT-OF-WAY)

3/4" Iron Pin in Monument Box Found & Used at Centerline Intersection of Arthur Avenue and Clifton Boulevard

P.P.N. 312-14-119
City of Lakewood, Ohio
November 25, 1944
Volume 5827, Page 519

Sublot 9
P.P.N. 311-33-013
Roy Minoff, Trustee
Aust. 16, 2019
AFN 201908160391

Wing Wall On Line
5/8" Iron Pin Found
(0.39' S, 0.29' E)

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Steven P. Sablyar
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