

**AGENDA  
PLANNING COMMISSION  
SEPTEMBER 7, 2017  
LAKEWOOD CITY HALL**

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

Review docket items

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

1. Roll Call
2. Approve the Minutes of the August 3, 2017 meeting
3. Opening Remarks

**NEW BUSINESS  
CONDITIONAL USE**

4. **Docket No. 09-16-17  
14021-23 Madison Avenue  
Songsten Gampo Buddhist Center**

Ani Palmo (Catherine) Rybicki, Songsten Gampo Buddhist Center, applicant request the review and approval of a conditional use permit in order to operate the Songsten Gampo Buddhist Center in two adjoining storefronts; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business districts. (Page 2)

**COMMUNICATION**

5. **Docket No. 09-17-17  
Proposed Changes to Chapter 1161, Conditional Use Permit to Allow the Operation of Medical Marijuana Businesses**

The Department of Planning and Development will deliver a communication regarding the proposed changes to Chapter 1161, Conditional Uses, to conditionally permit medical marijuana business operations in the City. City staff is anticipating a referral from City Council to the Planning Commission at its September 5, 2017 meeting. (Page 9)

**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)

REFERENCE No. PL17-002120  
DOCKET No. 09-16-17  
FEE PAID \$150.00 js CC

**APPLICATION**  
**LAKWOOD PLANNING COMMISSION**

Property Address 14021<sup>23</sup> Madison Ave Business/Tenant Name Songtsen Gampo Buddhist Center  
Property Owner Name Olive Mae Properties LTD Owner Phone 216-262-7132  
Owner E-mail brianadelson@icloud.com Zoning GG C3 Parcel Number 31424008

Project Summary Songtsen Gampo Buddhist Center wishes to lease storefronts on Madison Ave.  
Requests 'C3' conditional use

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) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- 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. (1 copy, 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): Ani Palmo (Catherine) Rybicki Company Songtsen Gampo Buddhist Center

Applicant Address: 3546 W. 98th St. Cleveland OH 44102

Phone: (216) 789-8615 Fax: \_\_\_\_\_ E-mail: palmo@sgbcc.org

Signature:  Date: \_\_\_\_\_

**OFFICE USE ONLY:** Application Reviewed and Accepted by: Katelyn Mulis Date: 8/23/17

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ORD. 61-04 SECTION 1129.02

## 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: Olive Mae Properties LTD  
 Property Address: 14021 Madison Ave. Lakewood OH 44107  
 Owner/Agent Phone: 216-262-7132  
 Tenant Name Songtsen Gampo Buddhist Center Tenant Phone (216) 789-8615

*Deane Adelson*  
 Owner/Agent Signature

### 2017 Calendar Planning Commission

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-21-16	Thursday	01-05-17	Thursday	01-05-17
February	Wednesday	01-18-17	Thursday	02-02-17	Thursday	02-02-17
March	Wednesday	02-15-17	Thursday	03-02-17	Thursday	03-02-17
April	Wednesday	03-22-17	Thursday	04-06-17	Thursday	04-06-17
May	Wednesday	04-19-17	Thursday	05-04-17	Thursday	05-04-17
June	Wednesday	05-17-17	Thursday	06-01-17	Thursday	06-01-17
July	Wednesday	06-21-17	Thursday	07-06-17	Thursday	07-06-17
August	Wednesday	07-19-17	Thursday	08-03-17	Thursday	08-03-17
September	Wednesday	08-23-17	Thursday	09-07-17	Thursday	09-07-17
October	Wednesday	09-20-17	Thursday	10-05-17	Thursday	10-05-17
November	Wednesday	10-18-17	Thursday	11-02-17	Thursday	11-02-17
December	Wednesday	11-22-17	Thursday	12-07-17	Thursday	12-07-17
January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18

**Pre-Review Meetings** for the Commission commence at **6:30 P.M.** in the **Council 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.

## SONGTSEN GAMPO BUDDHIST CENTER

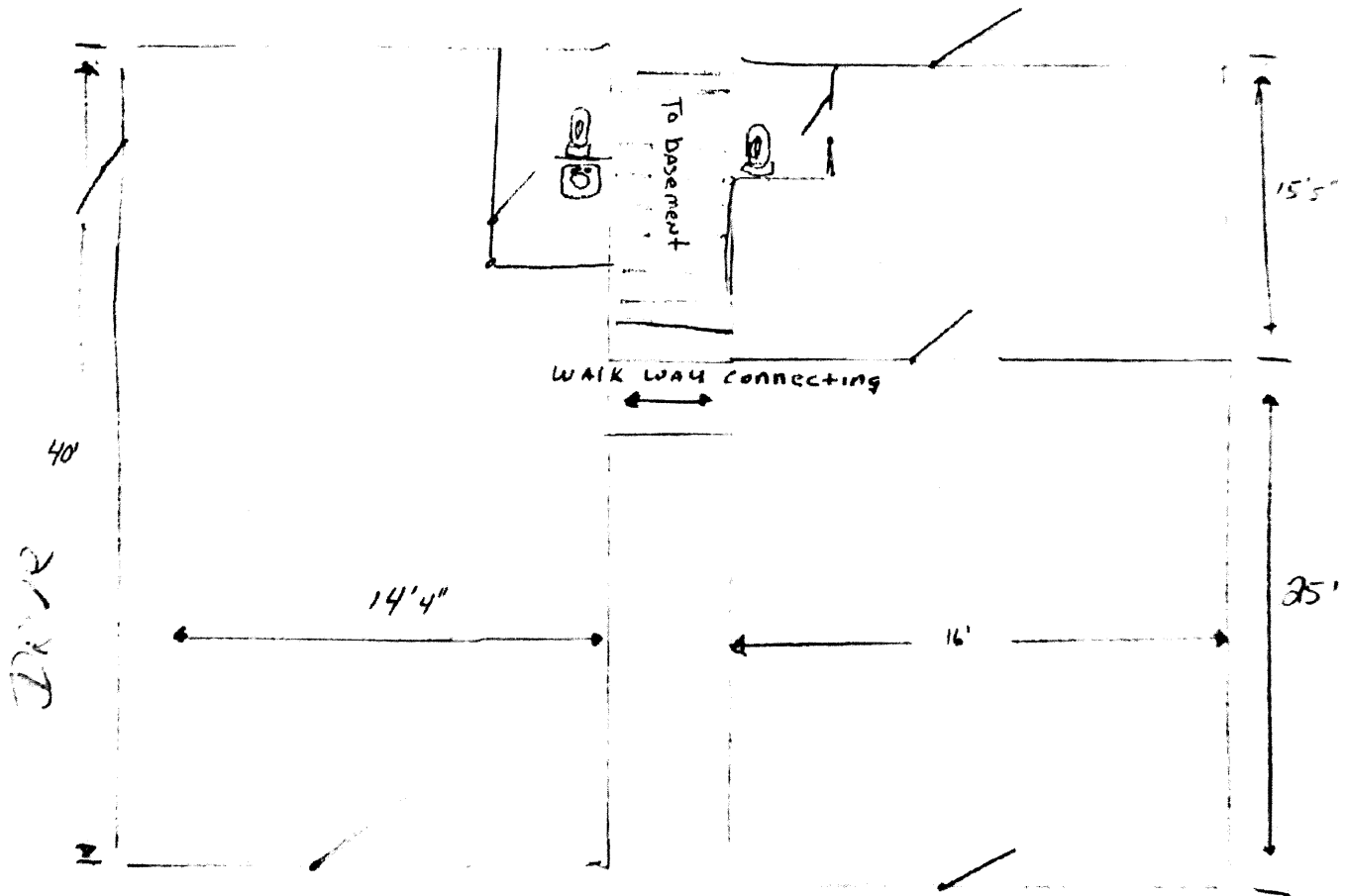
Songtsen Gampo Buddhist Center aims to create a more peaceful, loving, and kind world through providing opportunities for people of all faiths to access the Buddha's teachings. It is essential to understand one's own mind in order to have peace within and without. This begins with simple things like meditation and studying the teachings on the nature of reality. We offer instruction in meditation and philosophy, Lama visits, workshops, retreats, Buddhist practice, and programs for all ages. We are passionate about providing the opportunity for all—Buddhist and non-Buddhist alike—to discover the importance of wisdom and compassion in their own lives.

We are the most active Buddhist group in the Greater Cleveland area, and the only one offering regular programs for children and families. In addition, our resident teacher, Buddhist nun Ani Palmo Rybicki, is one of the most highly trained Buddhist teachers in the country, having completed over seven years in retreat and studied Buddhism for more than 30 years. She is careful to present the authentic teachings, and does so with clarity and humor. The Dalai Lama often says, "My religion is kindness," and our deepest wish is to bring this kindness into the world and to help others do the same.

**Songtsen Gampo Buddhist Center**  
**Programming for Lakewood Center**  
**14021-23 Madison Ave**

<b>FREQUENCY</b>	<b># OF PEOPLE</b>	<b>PROGRAM</b>	<b>DAY</b>	<b>TIME</b>
<b>WEEKLY</b>	10 to 20			
		SUNDAY MEDITATION, PRACTICE, AND INSTRUCTION	Sundays	10am-1pm
		HAPPY HOUR MINDFULNESS MEDITATION (no drinks)	Mondays	5pm-6:00pm
		PUBLIC TALK	Mondays	7pm-8:00pm
		CLASSES	Tuesdays and Thursdays	7pm-8:30pm
		LUNCHTIME MINDFULNESS MEDITATION	Wednesdays	12pm-1pm
		FAMILY PROGRAM	Saturdays	11am-Noon
		BOOK STUDY	Saturdays	1pm-2:30pm
<b>FREQUENCY</b>	<b># OF PEOPLE</b>	<b>PROGRAM</b>	<b>DAY</b>	<b>TIME</b>
<b>OCCASIONAL</b>	10 to 30			
		HOLIDAY GET-TOGETHERS: 4x/year	Eves/weekends	2 hours
		WEEKEND SEMINARS: 4x/year	Weekends	10am-4pm
	15	URBAN RETREAT: 1x/year*	Sunday thru Saturday	9am-9pm
		*No more than 15 people for this		
		*People will be dropped off and picked up		
<b>FREQUENCY</b>	<b># OF PEOPLE</b>	<b>PROGRAM</b>	<b>DAY</b>	<b>TIME</b>
<b>OFFICE USE</b>	1 to 2	OFFICE WORK	Various	2-4 hrs
<b>OTHER CONSIDERATIONS</b>	<b>NOISE</b>	We are very quiet, using no music of any kind.		
	<b>PARKING</b>	Is enough in area for most events		
		Is a public parking lot on Madison not far		
		For larger events, we shuttle/carpool		
		We are normally there for only 1-2 hrs		
	<b>WEB</b>	Please visit our website! <a href="http://www.sgbcc.org">www.sgbcc.org</a>		

14021-3 MADISON AVE



## TULKU PEMA WANGYAL RINPOCHE

Tulku Pema Wangyal Rinpoche is one of our Spiritual Directors and the Founder of Songtsen Gampo Buddhist Center of Cleveland. Rinpoche is recognized as a highly accomplished master, speaks excellent English, and communicates the Dharma in a way that is traditional, yet relevant to our times.

He will be visiting Songtsen Gampo Buddhist Center to give us teachings and guidance. Near or far, Rinpoche is a constant presence and is responsible for the spiritual focus of our community.



## JIGME KHYENTSE RINPOCHE

Jigme Khyentse Rinpoche, brother of Tulku Pema Wangyal Rinpoche, is our other Spiritual Director. He was recognized by Kyabje Dilgo Khyentse Rinpoche and others as the incarnation of Jamyang Khyentse Chökyi Lodrö.

Jigme Khyentse Rinpoche has twice visited Songtsen Gampo Buddhist Center of Cleveland to share his immense wisdom and compassion with us. We look forward to many more visits in the future!

## ANI PALMO RYBICKI

Ani Palmo Rybicki was born and raised in Cleveland, Ohio. In 1994 she completed the traditional Three-Year Retreat under Tulku Pema Wangyal Rinpoche. She ordained that same year. In 1996 Ani Palmo completed a one-year retreat in solitude. And in 2002 she completed her second Three-Year Retreat.

In late 2005 in response to her Teacher's advice, Ani Palmo returned to Cleveland to be in service to others by giving classes on Buddhism and Meditation in the greater Cleveland area.



## SONGTSEN GAMPO BUDDHIST CENTER OF CLEVELAND

3546 W. 98th Street  
Cleveland, OH 44102

Tel: (216) 320-9589

[palmo@sbgcc.org](mailto:palmo@sbgcc.org)  
[www.sbgcc.org](http://www.sbgcc.org)

# Songtsen Gampo Buddhist Center of Cleveland



*Spiritual Directors*  
Tulku Pema Wangyal Rinpoche  
Jigme Khyentse Rinpoche

*Director and Resident Teacher*  
Ani Palmo Rybicki

# Songtsen Gampo Buddhist Center of Cleveland

Songtsen Gampo Buddhist Center is a local, enthusiastic, 501(c)3 organization dedicated to:

- \*Providing instruction in Buddhist meditation and philosophy.
- \*Developing a supportive community of Buddhists and non-Buddhists alike.
- \*Sponsoring visiting Lamas so they can share the Buddha's teachings with all.
- \*Benefiting all sentient beings through the practice of compassion and participation in the greater community.
- \*Providing a peaceful refuge open to all for meditation, learning, and practice.



## HOW TO GET INVOLVED

We welcome and appreciate all levels of participation! How can you get involved?

### TAKE A CLASS

Meditation and the teachings of the Buddha compliment any spiritual path.

You will find that your learning supports the kind of calm and compassion that positively affects not only you, but everyone in your life.

### VOLUNTEER

Consider becoming part of our growing organization by sharing your unique skills and learning some new ones.

We rely on the kind generosity of our volunteers and are grateful for the time and talents they bring to every aspect of our success.

## JOIN IN COMMUNITY

- Group meditation sessions.
- Programs for children and young adults.
- Retreats: *Reflect, renew, and deepen your practice.*
- Social Events: *Movie nights, potluck dinners, family gatherings, and more.*

## DONATE

Regular contributions are needed in order to maintain the day-to-day expenses and programs of Songtsen Gampo Buddhist Center.

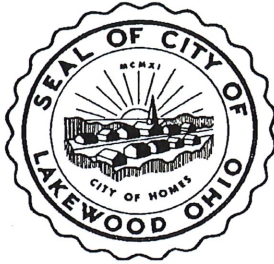
Please consider offering your support! Donations of any and all amounts are tax-deductible, very helpful, and greatly appreciated!

See our website for full info on how to donate.

## VISIT OUR WEBSITE

Visit [www.sgbcc.org](http://www.sgbcc.org) to check out our ongoing classes, talks, events, and more.

*We look forward to seeing you!*



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
[www.onelakewood.com](http://www.onelakewood.com)

September 7, 2017

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

**Communication: Proposed Changes to Chapter 1161, Conditional Use Permit to Allow the Operation of Medical Marijuana Businesses**

Dear Members of the Planning Commission:

The Department of Planning and Development will deliver a communication regarding the proposed changes to Chapter 1161, Conditional Uses, to conditionally permit medical marijuana business operations in the City. City staff is anticipating a referral from City Council to the Planning Commission at its September 5, 2017 meeting.

Sincerely,

*Katelyn Z. Milius*

Katelyn Milius, Planner  
Commission Secretary