



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
THURSDAY
NOVEMBER 6, 2025

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, OCTOBER 2, 2025 MEETING
3. OPENING REMARKS

NEW BUSINESS

CONDITIONAL USE

4. Docket No. 11-33-25
1384 Bonnieview Ave.
The Velvet Tail

Mariah Murphy, The Velvet Tail, applicant request the review and approval of a conditional use permit to operate a dog grooming business – pursuant to section 1129.02, Principal and Conditional Permitted Uses and section 1161.03, Supplemental Regulations for Specific Uses. Property is in the C2 – Commercial, Retail district. (Page32)

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 Nohta at \(216\) 529-5906](tel:2165295906) michelle.nochta@lakewoodoh.gov."



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Planning Commission

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Application Cover Page

Docket No.: 11-33-25

Permit No.: PC25-000039

Applicant Name: Mariah Murphy, The Velvet Tail

Project Address: 1384 Bonnieview Ave.

Project Name: The Velvet Tail

Proposal: The review and approval of a conditional use permit to operate a dog grooming business – pursuant to section 1129.02, Principal and Conditional Permitted Uses and section 1161.03, Supplemental Regulations for Specific Uses. Property is in the C2 – Commercial, Retail district.

DMR Properties

17901 Detroit Avenue

Lakewood, OH 44107

Date: October 22, 2025

To Whom It May Concern,

This letter serves to confirm that The Velvet Tail, owned and operated by Mariah Murphy, is welcome to operate her business within our building located at 1384 Bonnieview Avenue, Lakewood Ohio 44107.

We fully support her business occupancy and see no issue with its operation within the premises. Additionally, there are at least eight metered parking spaces available between the side and front of the building for client use.

If you have any questions or require additional information, please feel free to contact us directly.

Sincerely,

Angelo J Coutris

Property Owner / Americon Inc.

440-343-4051

4/10/20



Timestamp

Score

Dear Valued Clients,
I had hoped to make this announcement independent
With this petition I am seeking your support to relocate
This location is crucial for several reasons: It is very
Your support will help demonstrate to the City of Lancaster
If you would like to support this petition, **please print**
Thank you for your continued support.
Regards,
Mariah Murphy

Column 3

10/15/2025 11:20:29

Mariah Murphy 216-673-9326

10/15/2025 11:26:33

Clover Murphy 2162354652

10/17/2025 17:58:31

Kim Szabo. 2168578199

10/17/2025 17:59:06

KellyAnne Kitchin - 540.398.7027

10/17/2025 17:59:12

Ann Stratton

10/17/2025 17:59:51

Ofcourse! Samantha Perdue 440-420-9112

10/17/2025 18:00:01

10/17/2025 18:00:20

Yes, Alona Wingfield 216-374-9965

10/17/2025 18:00:25

Dawn Pyne 216-956-3314

10/17/2025 18:00:57

Les Tucker 440-654-6160

10/17/2025 18:01:13

I support you !

10/17/2025 18:01:20

Francine Moore

10/17/2025 18:02:11

Tracey Richards 2165364689

10/17/2025 18:02:24

PJ Bennett. 216-235-1518

10/17/2025 18:02:28

Jennifer Lizanich

10/17/2025 18:02:40

I support this business and the movw

10/17/2025 18:02:44

Vivian Clemens/330-740-7587

10/17/2025 18:02:53

10/17/2025 18:03:03

Edward leventry 2163742978

10/17/2025 18:04:02

Kaylee Gialamas 440-376-4962

10/17/2025 18:04:29

Richard kmetz 216 323 9724

10/17/2025 18:04:30

Eric Lowrey 216-650-0365

10/17/2025 18:04:57

Kate Coghlan, 440-320-1759

10/17/2025 18:05:05

Deborah Paul 216-409-0886

10/17/2025 18:05:06

Gary Rossen 216-482-7977

10/17/2025 18:05:47

Heidi, Kennedy, and Hayden Byroads 216-401-3951

10/17/2025 18:06:24

Kelly & Jim Babak. 614-330-8005

10/17/2025 18:06:26

Marjorie lightbody (216) 374 - 5895

Timestamp

Score

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Column 3

10/17/2025 18:06:38

Kim Dorsey 216-392-0212

10/17/2025 18:06:42

10/17/2025 18:07:06

David Angelo (216) 972-5852

10/17/2025 18:07:19

Karen 2163758773

10/17/2025 18:07:20

Michelle smith

10/17/2025 18:07:22

Elizabeth Juran: 216-870-2268

10/17/2025 18:07:39

Pat Lang: 440-915-5569

10/17/2025 18:07:48

Julie Warren 216-905-6681

10/17/2025 18:07:56

Nick Kopera

10/17/2025 18:08:05

Michael Allan 216-926-2068

10/17/2025 18:08:06

Michelle smith 4194637350

10/17/2025 18:08:06

John Graham 216-403-5293

10/17/2025 18:08:12

Shannon Mace

10/17/2025 18:08:13

Sarah Lynn Reinwald 216-255-4562

10/17/2025 18:08:13

Virginia Gibson 646 337 6969

10/17/2025 18:08:21

Taylor Sachs

10/17/2025 18:08:32

Colin McKay 216-956-8823

10/17/2025 18:08:32

Shawn L. Ramirez cell:440-666-1940

10/17/2025 18:08:45

Cole Mellino 216-570-2491

10/17/2025 18:09:04

Katie Martin 440.708.6664

10/17/2025 18:09:05

Giselle galarza

10/17/2025 18:09:44

Pat Caine 216-543-2172

10/17/2025 18:09:51

Lauren Walters

10/17/2025 18:09:52

John Hisel. 216-906-3893

10/17/2025 18:10:16

10/17/2025 18:10:30

Jorge and Nina Davila

10/17/2025 18:10:46

Nancy Rowell 216 644-1694

10/17/2025 18:11:18

Timothy Rowell 216. 533-3421

Timestamp

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Column 3

10/17/2025 18:11:55

Heather Orton 814-392-7890

10/17/2025 18:12:43

Lesley Demagall 740-368-7677

10/17/2025 18:13:02

Michelle Lammers 440-610-1733

10/17/2025 18:13:33

Zech Hansen 2166507226

10/17/2025 18:13:35

Douglas Kautzman 216-832-3782

10/17/2025 18:13:38

Ilka R Nieves

10/17/2025 18:14:17

Teresa Andreani 216.410.0481

10/17/2025 18:15:09

Theresa Kloos, 917-544-1208

10/17/2025 18:15:28

Caroline Rowell 516-510-0179

10/17/2025 18:15:30

Sue DeChant 216-906-4716

10/17/2025 18:15:44

John Rowell 216-970-9233

10/17/2025 18:16:39

Max Gimperling 4193578352

10/17/2025 18:16:46

Ciarra Kozar 216-337-7838

10/17/2025 18:17:27

Elizabeth Bodziony

10/17/2025 18:17:35

Jason McMinn 216-978-6035

10/17/2025 18:19:33

Charlotte Noble 2168323262

10/17/2025 18:20:21

Marilyn Graham 216-288-6305

10/17/2025 18:21:04

Mary Beth Gramuglia 216-647-5805

10/17/2025 18:21:19

Laura Bentley 908-752-0250

10/17/2025 18:21:39

Thomas Mahall 440 465 4755

10/17/2025 18:21:41

Ronelle Taylor

10/17/2025 18:22:18

Gaharta Peck 216-375-2723

10/17/2025 18:22:20

Kimberly Jenkins (216) 224-5100

10/17/2025 18:22:21

Katie Aschenbrener 2167986977

10/17/2025 18:24:46

Lisa Hegemier 3746 W 169th St Cleveland Oh 4411

10/17/2025 18:24:53

Wendy Villafane 216-287-4028

10/17/2025 18:25:15

Rachel Berkowitz- (203) 812-9112

10/17/2025 18:25:28

Ruby Magalla (419)460-7704

Timestamp

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10/17/2025 18:25:35	Brad Makula 440.622.4661
10/17/2025 18:26:01	Sean Berry. (216) 337-8916
10/17/2025 18:26:26	Derek Lewallen 440-821-6266
10/17/2025 18:27:35	Erin Colleran (440) 506-8765
10/17/2025 18:29:36	Lacey Cagle 216-780-3051
10/17/2025 18:29:52	Jenna Lawhead 727-776-0002
10/17/2025 18:32:21	Bailey Folk 440-670-8915
10/17/2025 18:33:15	Terri Harrison 216-394-8467
10/17/2025 18:33:48	Shannon Heidinger 2163949774
10/17/2025 18:33:52	Margie Huey 216-316-2105
10/17/2025 18:35:51	Dave Huey 2163105398
10/17/2025 18:38:09	Maria Hoke 216 870-0001
10/17/2025 18:38:12	Valerie Priebe 2164963993
10/17/2025 18:38:25	Marianne Daoust 781 956-2028
10/17/2025 18:38:35	Diana L Mende Bueno 2169703435
10/17/2025 18:38:55	Reynaldo Zabala 2169904425
10/17/2025 18:39:34	Chastity Moore 216.255.2937
10/17/2025 18:40:07	Kathleen Jouriles 216-316-5389
10/17/2025 18:40:34	Stephen Jouriles 216-316-0072
10/17/2025 18:42:16	Elizabeth evans 2165071456
10/17/2025 18:47:01	Sherryl Comer. 440 465 3652
10/17/2025 18:48:08	Annemarie Polito 216-496-6429
10/17/2025 18:48:13	Mandi Jules 440-522-0779
10/17/2025 18:48:33	Miguelita 216-647-6484
10/17/2025 18:49:04	Chris Murphy 631 338 7711
10/17/2025 18:50:33	Amy Dilzell 216-509-2438
10/17/2025 18:52:29	Charles Reinwald, 216-255-2941
10/17/2025 18:53:02	Sandy Mendenhall 2165348587

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10/17/2025 18:53:48

Mara Holt, 440-289-5663

10/17/2025 18:53:50

Eva schindler 216-288-0640

10/17/2025 18:56:57

Linda Braschwitz 216-389-3748

10/17/2025 18:58:32

Sarah Schelat 330.389.9020

10/17/2025 18:59:28

Amy Hansel 330.990.8432

10/17/2025 19:00:16

10/17/2025 19:01:53

Mark kretschmar 440-759-4449

10/17/2025 19:02:46

Melissa McCarty 216-538-9642

10/17/2025 19:04:22

Pam Brockett 216-226-3030

10/17/2025 19:12:25

John Blainer, 216-374-7480

10/17/2025 19:15:52

You have my full support! Laurie Murru

10/17/2025 19:17:41

Kathleen Burke

10/17/2025 19:18:50

Laurie Murru 4077169938

10/17/2025 19:22:36

Mary Rita Grealis

10/17/2025 19:24:27

10/17/2025 19:25:00

Paula Smith 440-668-0753

10/17/2025 19:25:46

10/17/2025 19:26:34

Patti Melaragno

10/17/2025 19:28:30

Paul Smith 216-406-7609

10/17/2025 19:29:37

Beth Stearns 973-214-6301

10/17/2025 19:31:53

Kimberly Roach 216-227-1185

10/17/2025 19:35:37

Kenny Callari 216-205-5034

10/17/2025 19:36:27

Shari Wilkins. 216-401-5981

10/17/2025 19:38:16

Lori Uldricks 216-536-7277

10/17/2025 19:48:29

Kelly Toman

10/17/2025 19:52:40

Bethany Beckham

10/17/2025 19:54:36

Sharon Behringer 330-562-3486

10/17/2025 19:57:36

Louise walunis 216 905 7299

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10/17/2025 19:58:38	Patricia Vorous. 216 970 3900
10/17/2025 20:04:28	Terry Francis 216-624-8668
10/17/2025 20:15:52	Isabella Rybak - (440)-623-6579
10/17/2025 20:22:37	Josetta Rayner 216-215-1649
10/17/2025 20:29:04	John Marshall 216 534 4102
10/17/2025 20:31:01	Laura Lovequist 440-552-9617
10/17/2025 20:44:19	clifford jones (216) 889-3217
10/17/2025 20:52:02	
10/17/2025 20:52:45	Corey O'Donnell 216-902-1957
10/17/2025 20:53:03	Mike Plzak 2165334391
10/17/2025 20:56:06	Rachel Shurtleff
10/17/2025 20:56:48	Nick Shurtleff
10/17/2025 21:03:50	Diane Mester 216-322-2669
10/17/2025 21:20:52	Debbie Bonezzi. 330 722 5832
10/17/2025 21:21:28	Mike Bonezzi. 330 421 8145
10/17/2025 21:37:15	Kathy Jakubs. 216-521-3941
10/17/2025 21:37:32	Dragana Troca 440-655-7526
10/17/2025 21:50:42	Sharon Hamilton 2166994445
10/17/2025 22:14:33	Meagan Stein 216-536-2818
10/17/2025 22:54:44	Dave Cimperman 440-463-7194
10/17/2025 23:23:15	Andrew Kaplan 216-650-2428
10/17/2025 23:29:06	Rachel Herring
10/17/2025 23:29:15	Joshua Herring
10/17/2025 23:39:18	Darko Marinkovic
10/17/2025 23:48:06	
10/18/2025 4:30:59	David Martin 216-835-3006
10/18/2025 4:42:08	Brandi Schwarz (216)440-2128
10/18/2025 4:43:23	Carol McArdle 216-509-2280

Timestamp

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10/18/2025 4:46:22

Peggy Stash 216-509-7914

10/18/2025 5:46:01

Patrice Silvestrini

10/18/2025 7:07:32

Debra Toth 2164022100

10/18/2025 7:27:47

Melissa Medina 216-544-6099

10/18/2025 7:42:30

Katie Kurtz 216-789-9726

10/18/2025 7:58:54

Shannon Hanrahan 216-513-8781

10/18/2025 8:00:01

Pat Hanrahan 2169520602

10/18/2025 8:15:13

Deborah Northrop 440-785-2472

10/18/2025 8:32:57

Lynne Borsos 440-864-0629

10/18/2025 8:33:34

Dan Siber 330-391-1272

10/18/2025 8:54:09

10/18/2025 8:55:15

I support her venture. Chef Jim Cox 216-544-4852

10/18/2025 9:00:41

Ann McDonald, 614-592-5906

10/18/2025 10:16:35

Carole Cox 216-533-1028

10/18/2025 10:30:38

Tara Maggi - 724-880-1304

10/18/2025 10:32:05

Gina Jokilehto 440-623-3822

10/18/2025 11:16:54

Susan McIntyre 440-465-7309

10/18/2025 12:16:07

Stephen Vernia 330-730-9580

10/18/2025 12:35:47

Kit Hannum 440-610-8447

10/18/2025 12:51:44

Isabel Lopez (954) 303-7725

10/18/2025 12:51:54

Andy Reyes ,216-577-4586

10/18/2025 13:26:01

Lori Dean, 216-702-2322

10/18/2025 13:31:16

Lori Kennedy 216-313-0615

10/18/2025 14:07:25

Stephanie Simpson 773-369-4518

10/18/2025 14:55:14

Sarah Brennan 330-620-0365

10/18/2025 15:10:11

Bonita A. Foy (216) 269-9859

10/18/2025 15:13:16

Patrick M. Foy (216) 392-9992

10/18/2025 17:00:41

Kathleen White 216-548-1708

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10/18/2025 17:01:19

Richard White 216-548-7456

10/18/2025 17:04:39

Christine Staviscak 216-392-0380

10/18/2025 20:39:04

Mary Gonsowski 773-251-4092

10/19/2025 0:27:00

Paige Miller 216-501-0011

10/19/2025 7:41:11

Yes, I support you! Bonnie Kostan 216-233-1127

10/19/2025 9:06:30

Stephanie Dziemianzuk 440.487.4867

10/19/2025 10:41:30

Peter Grealis (216) 298-3471

10/19/2025 10:54:36

Cindy Marx, Ward 4 Lkwd City Council 216-534-177

10/19/2025 14:49:58

Yes, Rob Richenburg at 216 570 3455.

10/19/2025 15:33:20

Marie Robbins 2165330185

10/19/2025 16:19:48

Hanna Spears

10/19/2025 17:25:22

Elizabeth Brandt 419-564-9286

10/19/2025 18:09:34

Sandy Milenski 413-563-9553

10/19/2025 18:55:53

Jill vitaz 2163194515

10/19/2025 22:43:26

Gaynel Mellino 216470-0007

10/20/2025 13:35:35

Diane Smith

10/20/2025 14:40:33

Amanda Schnirman 216 213 6721

10/21/2025 9:33:08

Anne Pietromica 216-212-1895

10/21/2025 10:14:19

Debra James 713-502-0455

10/21/2025 16:26:18

Shirin Boose

10/21/2025 18:09:05

Dominique Gillespie 216-288-1354