

**AMENDED AGENDA
PLANNING COMMISSION
OCTOBER 5, 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 July 25, 2017, Special Joint meeting, Planning Commission and Architectural Board of Review
3. Approve the Minutes of the September 7, 2017 meeting
4. Opening Remarks

NEW BUSINESS

LOT CONSOLIDATION

5. **Docket No. 10-18-17
1279 Beach Avenue**

David J. Wyatt, property owner and applicant requests the review and approval for the consolidation of two lots (PPN 312-29-063 and 312-29-102); pursuant to Section 1155.06 – procedures for lot consolidations and resubdivisions. Both lots are located in a R2- residential, single and two family districts. (Page 3)

SIMILAR USE

6. **Docket No. 10-19-17
14133 Detroit Avenue
McGorray-Hanna Funeral Home**

Mark Reinhold, architect and applicant requests the review and approval for the expansion of a non-conforming garage structure; pursuant to Section 1149.03 – non-conforming use of structures or structures and land in combination. The property is located in a R1H – Residential, Single Family (High Density). (Page 5)

CONDITIONAL USE

7. **Docket No. 10-20-17
18508 Detroit Avenue
Insomnia Cookies**

Michael Sannuti, business owner and applicant requests the review and approval of the conditionally permitted hours of operation for Insomnia Cookies, pursuant to Section 1129.16- Supplemental regulations for extended business hours of operation. The property is located in a C2– Commercial, Retail zoning district. (Page 12)

8. **Docket No. 10-21-17**
13367-69 Madison Avenue
Great Lakes Medicinal, Inc.

Stephen Ernst, business owner and applicant requests the review and approval of a Conditional Use in order to operate the Great Lakes Medicinal medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses; subject to final approval of the changes to the code by City Council at its October 2, 2017 meeting. The property is located in a C2 - Commercial, Retail district. (Page 14)

COMMUNICATION

9. **Docket No. 10-22-17**
Proposed Changes to Chapter 1161, Conditional Use Permit to Allow the Operation of Body Art Establishments

The Department of Planning and Development staff will deliver a communication regarding the proposed changes to Chapter 1161, Conditional Uses, to conditionally permit body art establishments in the City. (Page 19)

10. **Docket No. 10-23-17**
Proposed Changes to Chapter 1103.02, Definition of Outdoor Dining

The Department of Planning and Development staff will deliver a communication for review and recommendation to City Council regarding the proposed changes to Chapter 1103.02, Definitions, to update the "Outdoor Dining" definition so that multiple dining areas could be considered. (Page 20)

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. PL17-002138
DOCKET No. 10-18-17
FEE PAID \$200.00 js check

APPLICATION
LAKESWOOD PLANNING COMMISSION

Property Address 1279 Beech Ave. Business/Tenant Name David J. Wyatt
Property Owner Name David J. Wyatt Owner Phone 440-336-1460
Owner E-mail Slywy55@gmail Zoning _____ Parcel Number 312-29-063 & 102
Project Summary _____
Consolidate 2 lots

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): David J. Wyatt Company N/A
Applicant Address: 1279 Beech Ave.
Phone: 440-336-1460 Fax: N/A E-mail: Slywy55@gmail
Signature: David J. Wyatt Date: 9-4-2017

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 24-98 1155.06 SECTION 1155.06

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: David J. Wyatt
 Property Address: 1279 Beech Ave. / 1270 Clifton Prado
 Owner/Agent Phone: 440-336-1460
 Tenant Name N/A Tenant Phone N/A


 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.

CONSOLIDATED LEGAL DESCRIPTION
Permanent Parcel Numbers 312-29-063 & 102
September 20, 2016

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of subplot numbers 48, 49, 62 and 63 in the Henry Beach Subdivision as recorded in Map Volume 30, Page 4 of Cuyahoga county records of part of Original Rockport Township Section Number 21, being land conveyed to David J. Wyatt, Jr. and Rajka Wyatt in automated file numbers 201604260745 & 201606100093 of Cuyahoga county deed records and being further described as follows:

Beginning at a 5/8" iron pin found in a monument box at the intersection of Clifton Boulevard (120 feet wide) and the centerline of Beach Avenue (44 feet wide);

Thence South 0° East (basis for bearings used hereon referencing an assumed meridian) along the centerline of Beach Avenue, 445.95 feet to a point;

Thence North 90° East, 22.00 feet to the easterly right-of-way line of said Beach Avenue being the northwesterly corner of said Wyatt and the Principal Place of Beginning of the parcel herein intended to be described, from which point a reference iron pin was set North 90° East, 1.00 foot;

Thence North 90° East along the northerly line of said Wyatt (passing through said pin at 1.00 feet) 100.00 feet to an iron pin set;

Thence South 0° West continuing along said line 1.00 foot to an iron pin set;



JOHN R. HOY and ASSOCIATES, INC.

Planners, Surveyors, Land Consultants

4558 West 130th Street ● Cleveland, Ohio 44135-3538 ● (216) 476-3600
jhoy.7419@att.net

Celebrating over Fifty Years of Service to Northeast Ohio

CONSOLIDATED LEGAL DESCRIPTION
Permanent Parcel Numbers 312-29-063 & 102
September 20, 2016
Page 2

Thence North 90° East continuing along said line 56.07 feet to the westerly right-of-way line of Clifton Prado (width varies) as dedicated in Map Volume 239, Page 52 with portions vacated in Map Volume 257, Page 65 of Cuyahoga county records, being also the northeasterly corner of said Wyatt, from which point a reference drill hole was set North 90° East, 1.50 feet;

Thence South 0° West along said line 40.00 feet to the southeasterly corner of said Wyatt, from which point a reference drill hole was set North 90° East, 1.50 feet;

Thence North 90° West along the southerly line of said Wyatt 56.07 feet to an iron pin set;

Thence North 0° West continuing along said line 1.00 foot to a 1/2" iron pin found;

Thence North 90° West continuing along said line 100.00 feet to the southwesterly corner of said Wyatt and the aforementioned easterly right-of-way line of Beach Avenue from which point a reference drill hole was found North 32°06'03" East 0.04 feet;

Thence North 0° West along said line 40.00 feet to the Principal Place of Beginning and containing 6,242 square feet or about 0.1432 acres according to a survey by John G. Hoy, Registered Professional Land Surveyor No. 7419, of John R. Hoy and Associates, Inc. in August of 2016, be the same more or less but subject to all legal highways. Iron pins set are 5/8" rebar, 30 inches long with a plastic cap that reads "John G. Hoy P.S. 7419".



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jhoy.7419@att.net

Celebrating over Fifty Years of Service to Northeast Ohio

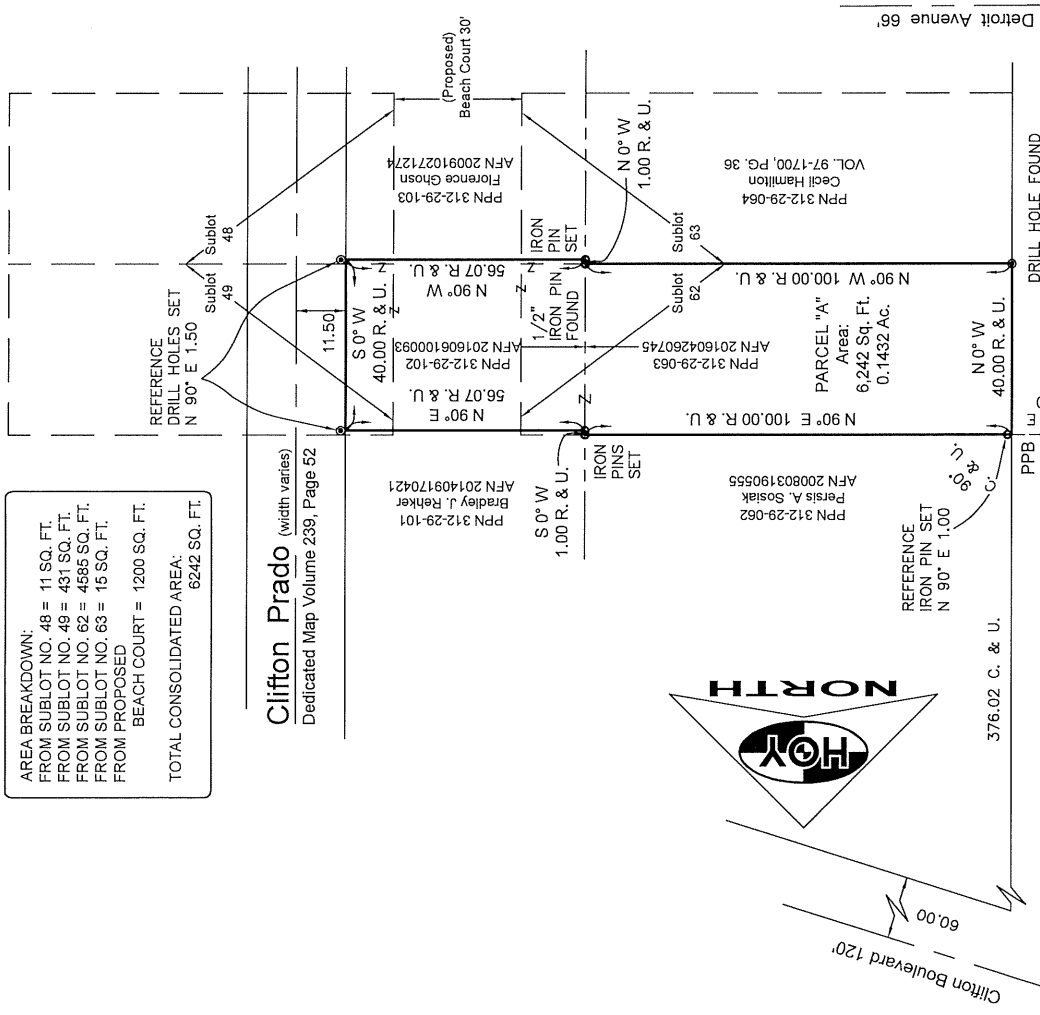
THE WYATT LOT CONSOLIDATION SURVEY

Made at the instance of:
David J. Wyatt, Jr. and Rajka Wyatt
 BEING PART OF SUBLOTS NOS. 48, 49, 62 AND 63 AND PART OF BEACH COURT (PROPOSED)
 IN THE HENRY BEACH SUBDIVISION AS RECORDED IN MAP VOLUME 30, PAGE 4 OF
 CUYAHOGA COUNTY RECORDS OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 21
 AS CONVEYED IN AFN 201604260745 & 201606100093
 BEING ALL OF PERMANENT PARCEL NUMBERS 312-29-063 & 102
 NOW IN THE CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO

AREA BREAKDOWN:
 FROM SUBLOT NO. 48 = 11 SQ. FT.
 FROM SUBLOT NO. 49 = 431 SQ. FT.
 FROM SUBLOT NO. 62 = 4585 SQ. FT.
 FROM SUBLOT NO. 63 = 15 SQ. FT.
 FROM PROPOSED
 BEACH COURT = 1200 SQ. FT.
 TOTAL CONSOLIDATED AREA: 6242 SQ. FT.

Clifton Prado

(width varies)
 Dedicated Map Volume 239, Page 52



OWNER'S ACCEPTANCES

WE, THE UNDERSIGNED, OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS SURVEY PLAT AND THE LOT CONSOLIDATION OF THE SAME.

David J. Wyatt, Jr. Rajka Wyatt

NOTARY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR CUYAHOGA COUNTY, OHIO PERSONALLY APPEARED THE ABOVE OWNERS NAMED HEREON WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREELY AND DEED.
 IN WITNESS WHEREOF I HAVE HEREUNTO FIXED MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ 2017.

Signature _____ Notary Public
 My Commission Expires: _____

APPROVALS

THIS LOT CONSOLIDATION IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD THIS ____ DAY OF ____ 2017.

Chairman Signature _____ Printed Name _____ Secretary Signature _____ Printed Name _____

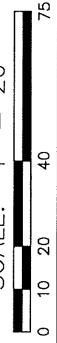
THIS LOT CONSOLIDATION IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD THIS ____ DAY OF ____ 2017.

Engineer Signature _____ Printed Name _____

NOTES:

- All distances shown are in feet and decimal parts thereof. "IRON PINS SET" are 5/8" re-bar, 30" long with plastic identification caps as required unless otherwise noted.
- The basis for the bearings used hereon is that of an assumed meridian used to indicate angles only.
- Survey references used: Record Plats and Deeds as noted hereon. Monuments on Clifton Prado were compromised.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.
- Abbreviations used: N = North, S = South, E = East, W = West, Vol = Volume, Pg = Page, AFN = Automated File Number, O or Obs = observed, C or Cal = calculated, M or Meas = measured, R or Rec = record, No = number, PPN = Permanent Parcel Number, CDMR = Cuyahoga County Map Records, Sq. Ft. = Square Feet, Ac. = Acres, POB = Point of Beginning, PPB = Principal Place of Beginning.
- This survey map is a guide to retrace the physical monuments that are shown as "Set, Found or Used" on this boundary survey. Any future retracements of said set boundary and monuments "Set" will hold the location of the physical original monuments. The mathematical values as shown on this map will yield to the monument position as retraced. The only exception to this would be the discovery of evidence that would hold precedence over the boundary determination as shown on this map.

SCALE: 1" = 20'



Line Styles

- Vacated R/W Line _____
- Property-R/W Line _____
- Sublot Line _____
- Centerline _____
- Parcel Line _____

I hereby certify that I have made this survey, on the ground, and that this plat represents graphically, in so far as is possible, the results of said survey. Made in accordance with provisions of article 4733.37 of the Ohio Administrative Code to the best of my knowledge, information and belief.

By: John R. Hoy and Associates, Inc.

John G. Hoy, President
 Registered Professional Ohio Surveyor 7419

WYATT LOT CONSOLIDATION SURVEY



JOHN R. HOY AND ASSOCIATES, INC.
 PLANNERS, SURVEYORS, LAND CONSULTANTS
 j.hoy.7419@att.net
 4588 West 130 Street Cleveland, OH 44135-3538 (216) 776-3600



Drawn By: J.G.H. Date of Survey: Aug. 23, 2016
 Checked By: J.G.H. Sheet 1 of 1
 Hoy File No. 2783-1 Drawing No. 2783-1

4c

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. PL17-002139
DOCKET No. 10-19-17
FEE PAID \$50.00 ja check

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 17133 DETROIT Business/Tenant Name McGORRAY
Property Owner Name McGORRAY Owner Phone 216-226-5356
Owner E-mail _____ Zoning _____ Parcel Number _____
Project Summary REPLACE EXISTING STORAGE GARAGE

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): MARK REINHOLD Company TERRY STANTON McGORRAY ARCHITECT

Applicant Address: 1120 FOREST RD. LKWD. 44107

Phone: 216 906 7097 Fax: — E-mail: mhrrein@201.com

Signature: [Signature] Date: 9.19.2017

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: Expansion of a non-conformity. Garage being rebuilt to 960 sq. ft.

ORD. 91-95 SECTION 1149.03

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: TERRY STANTON / MARK REINHOLD

Property Address: 14133 DETROIT RD

Owner/Agent Phone: 214-226-5356

Tenant Name MCGORRAY. Tenant Phone _____

Terry Stanton / *Mark Reinhold*

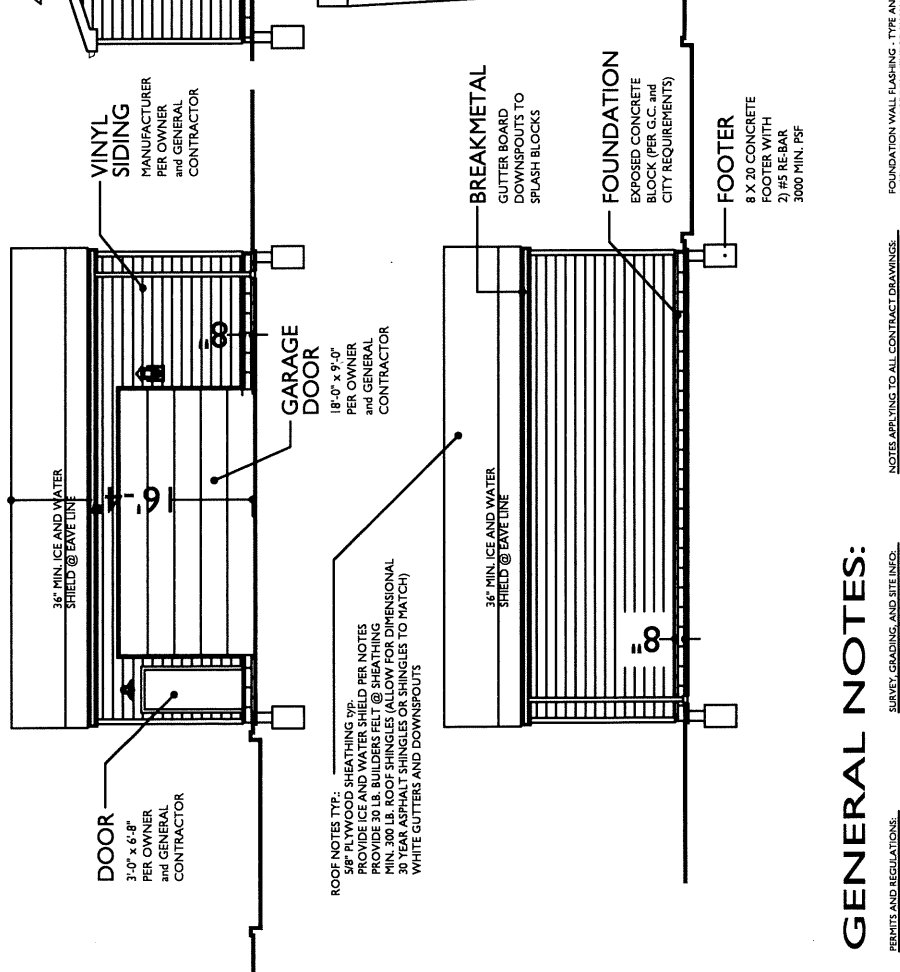
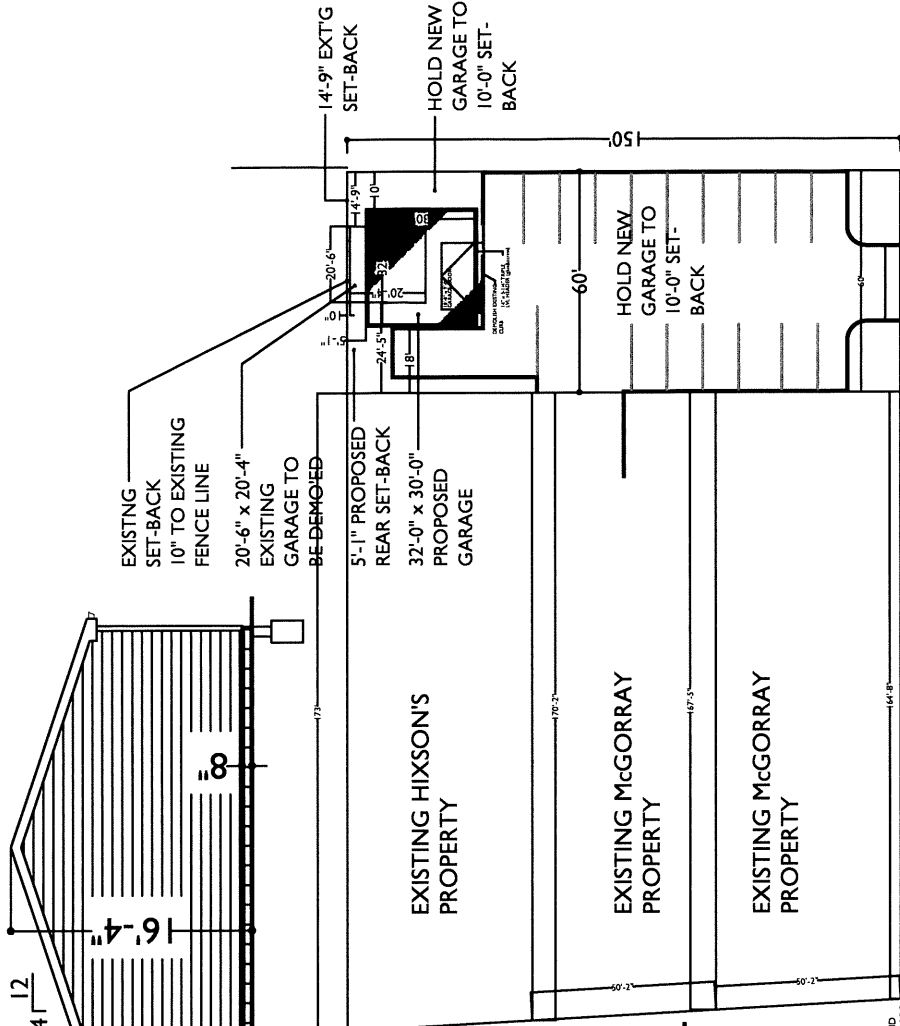
 Owner/Agent Signature

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
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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
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January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18

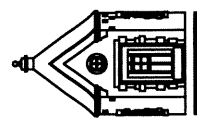
Pre-Review Meetings for the Commission commence at **6:30 P.M.** in the **Council Conference Room.**

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.



GENERAL NOTES:

- PERMITS AND REGULATIONS: CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS REQUIRED BY LOCAL GOVERNING AUTHORITIES.
- SUB-CONTRACTORS AND SUPPLIERS: CONTRACTORS SHALL MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS FOR THE PROTECTION OF PUBLIC SAFETY AND SANITARY PRECAUTIONS DURING BUILDING OPERATIONS INCLUDING OHIO UTILITIES PROTECTION SERVICE.
- ROUGH GRADE AROUND BUILDING SHALL BE FINISHED TO MATCH EXISTING FOUNDATION WALLS AT MIN. 1/4" PER FOOT FOR A MIN. DISTANCE OF 10 FEET FROM FOUNDATION WALLS.
- CONTRACTORS ARE TO COORDINATE WITH ALL UTILITIES FOR THE LOCATION AND DEPTH OF MATERIALS AND EQUIPMENT STORAGE OF MATERIALS.
- FOUNDATION WALL FLASHING - TYPE AND INSTALLATION AS RECOMMENDED BY WASCO SHALL BE PROVIDED IMMEDIATELY ABOVE FLASHING.
- FOUNDATION WALL - EXPOSED CONCRETE BLOCK, NO WATERPROOFING EXPOSED.
- REPAIR TO EXISTING CONCRETE SHALL BE AS REQUIRED.
- PROVIDE TERMOX WATERPROOFING BARRIER TO EXISTING CONCRETE AND DO NOT CORNER FOUNDATION INSULATION AT FOUNDATION AT EXTERIOR (OR APPROVED EQUAL) AND THICKNESS AT BARRIER INTERIOR.

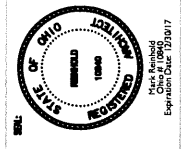


MARK REINHOLD architect

MCGORRAY FUNERAL HOME LOT #33 ROBINWOOD

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

COZ and COMPANY
5.18.2017
PLANNING



DRAWINGS A-1





9





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. PL17-002141
DOCKET No. 10-20-17
FEE PAID *150.00 jk CC

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 18508 Detroit Ave Business/Tenant Name Insomnia Cookies
Property Owner Name Jim Sancin Sancin Prop llc Owner Phone 216-211-2036
Owner E-mail info@lakewoodfurnace.com Zoning _____ Parcel Number _____
Project Summary Tenant improvement for retail cookie bakery

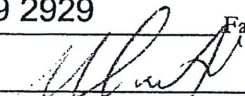
Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

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): Michael Sannuti Company Insomnia Cookies
Applicant Address: 10 Campus Blvd Newtown Square Pa 19073
Phone: 646 659 2929 Fax: _____ E-mail: Msannuti@insomniacookies.com
Signature:  Date: _____

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 124-05 SECTION 1129.16

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. PL17-002137
DOCKET No. 10-21-17
FEE PAID \$150.00 je check

**APPLICATION
LAKEWOOD PLANNING COMMISSION**

Property Address 13367 and 13369 Madison Ave. Business/Tenant Name Great Lakes Medicinal, Inc.
Property Owner Name Welcome Site, LLC Owner Phone 440.670.7788
Owner E-mail sta464@msn.com Zoning C-2 Parcel Number 315-18-007
Project Summary Seeking a conditional use permit to operate a medical marijuana dispensary
Subject to approval by city council.

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)
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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): Stephen Ernst Company Great Lakes Medicinal, Inc.
Applicant Address: 31213 Manchester Lane, Bay Village, Ohio 44140
Phone: (440) 346-3055 Fax: n/a E-mail: events@steveernst.com
Signature: *Stephen M. Ernst* Date: Sept. 20, 2017

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. TBD SECTION _____

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

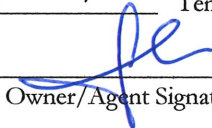
Please Print or Type:

Owner/Agent Name: Welcome Site, LLC

Property Address: 13367 and 13369 Madison Ave., Lakewood

Owner/Agent Phone: 440.670.7788

Tenant Name Great Lakes Medicinal, Inc. Tenant Phone (440) 346-3055



 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.

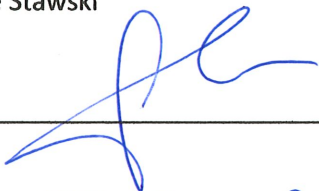
I, Steve Stawski on behalf of Welcome Site, LLC, authorize Great Lakes Medicinal, Inc., to seek a conditional use permit to operate a medical marijuana dispensary at 13367 and 13369 Madison Avenue, Lakewood, Ohio 44107. Welcome Site has a lease option with Great Lakes Medicinal, Inc. at this address.

Signed,

Welcome Site, LLC

By: Steve Stawski

Its: _____



Date: _____

09-20-2017

GREAT LAKES MEDICINAL, INC.

31213 MANCHESTER LANE

BAY VILLAGE, OHIO

44140

440-346-3055

Re: Application narrative for Conditional Use

Great Lakes Medicinal, Inc. is seeking a conditional use permit to operate a medical marijuana dispensary (subject to approval by city council) to be located at the proposed sight of 13367 and 13369 Madison Avenue.

This narrative is to address items found within drafts of Codified Ordinances of the City of Lakewood as regulated by Chapters 1165 and 779. This narrative shall aim to ensure a safe and secure medical marijuana retail operation in compliance with Ohio House Bill 523.

Narrative to address Chapter 779 & 1165 and Medical Marijuana Dispensary Operations:

- 779.04 – Great Lakes Medicinal, Inc. shall only operate a state licensed medical marijuana dispensary and no other type of medical marijuana business.

- Great Lakes Medicinal, Inc. will be submitting an application under the Codified Ordinances of the City of Lakewood for a local medical marijuana dispensary license, and will make all necessary disclosures regarding pertinent conviction histories, corporate officers and directors and corporate agents. Great Lakes Medicinal will also certify that the appropriate individuals have not been convicted of a disqualifying offense, per the Codified Ordinances of the City of Lakewood and rules developed by the Ohio Board of Pharmacy.

- 779.06 (c) – Stephen M. Ernst, Jeffrey Hrehrocik will be signing as the responsible parties. As operations mature, daily operations shall be shifted to dispensary managers that will be vetted by via the Ohio (Medical Marijuana Control Program) MMCP worker registration compliance requirements.

GREAT LAKES MEDICINAL, INC.

31213 MANCHESTER LANE

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44140

440-346-3055

- 779.06 (9) – Great Lakes Medicinal, Inc. is to meet with the city's police Chief and define the desired role of Lakewood's police department as it pertains to supplying "off duty" consultants, armed protection officers and/or reception staff; as well as insurance requirements with these associated services.
 - o Lighting for the building's exterior shall create substantial illumination and deflect away from adjacent properties (see attached (draft) façade rendering)
 - o Operable interior and exterior cameras will be supplied and have day & night hi resolution (see attached (draft) security overlay diagram) – Camera review/access to Lakewood police and a minimum of 30 day storage shall be protocol
 - o Location shall maintain a monitored alarm system for both police and fire – to be monitored 24/7. The site shall offer multiple strategic panic alarms, window/door and movement sensors
 - o Armed security shall be present during open hours (subject to police Chief approval)
 - o No public entry shall be allowed – upon entry an individual shall check in with security to prove eligibility as a patient in the MMCP, a registered employee or authorized/scheduled visitor. Once approved, secondary access shall be allowed via remote / keyless entry protocols

GREAT LAKES MEDICINAL, INC.

31213 MANCHESTER LANE

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44140

440-346-3055

- Great Lakes Medicinal, Inc. is now preparing a lease with Brian Benchek and Jared Plotts of the BottleHouse Brewery and Mead Hall located across the street at 13368 Madison Ave, Lakewood. This lease **shall secure up to 4 off-street reserved parking spots for daily employees.**
- GLM would like to respectfully request consideration for “permitted” parking in the three (currently metered) parking spots located along the west side of the facility on Chesterland.
- GLM is further exploring the potential purchase of the empty lot located at 13351 Madison Avenue toward to possibility of creating a cooperative (subject to approval) lighted parking area to serve several local businesses
- 779.07 – GLM shall operate within compliances of all local and state Building, Zoning and Maintenance codes and application requirements
- 779.09 – GLM shall allow for any and all necessary inspections – announced or unannounced
- 779.15 – GLM facility is not located within 500 feet of any parcel containing a school, church, public library, public playground/park
 - Operating hours shall not exceed 7a-9p

GREAT LAKES MEDICINAL, INC.

31213 MANCHESTER LANE

BAY VILLAGE, OHIO

44140

440-346-3055

- Interior lighting shall be not less than five foot candles at floor height, it shall further be of energy efficient track lighting nature (subject to approval)
- Exterior signage shall all be in complete compliance – see attached rendering (pending approval). No signage will contain images of marijuana leaves or the combustion of plant material. All advertising will be compliant with rules promulgated by the Ohio Board of Pharmacy.
- 779.16 – Shall initiate and enforce a no loitering policy, with signage and exterior camera monitoring.
- 1165.03 GLM is not located within 1000 feet of another dispensary, and there will not be more than one dispensary in the building in which GLM is located.
- 1165.04 – GLM is located within a 2,080 square foot retail location and shall comply with local parking regulations set for that size retail business. (subject to approval)
 - Building entrance shall be located on the Madison Street side and the corner of the building.
- 1165.05 - Great Lakes Medicinal, Inc is now preparing a lease with Brian Benchek and Jared Plotts of the BottleHouse Brewery and Mead Hall located across the street at 13368 Madison Ave, Lakewood. This lease **shall secure up to 4 off-street reserved parking spots for daily employees**. GLM will construct a fence that complies with Ord. 1165.05(c).

GREAT LAKES MEDICINAL, INC.

31213 MANCHESTER LANE

BAY VILLAGE, OHIO

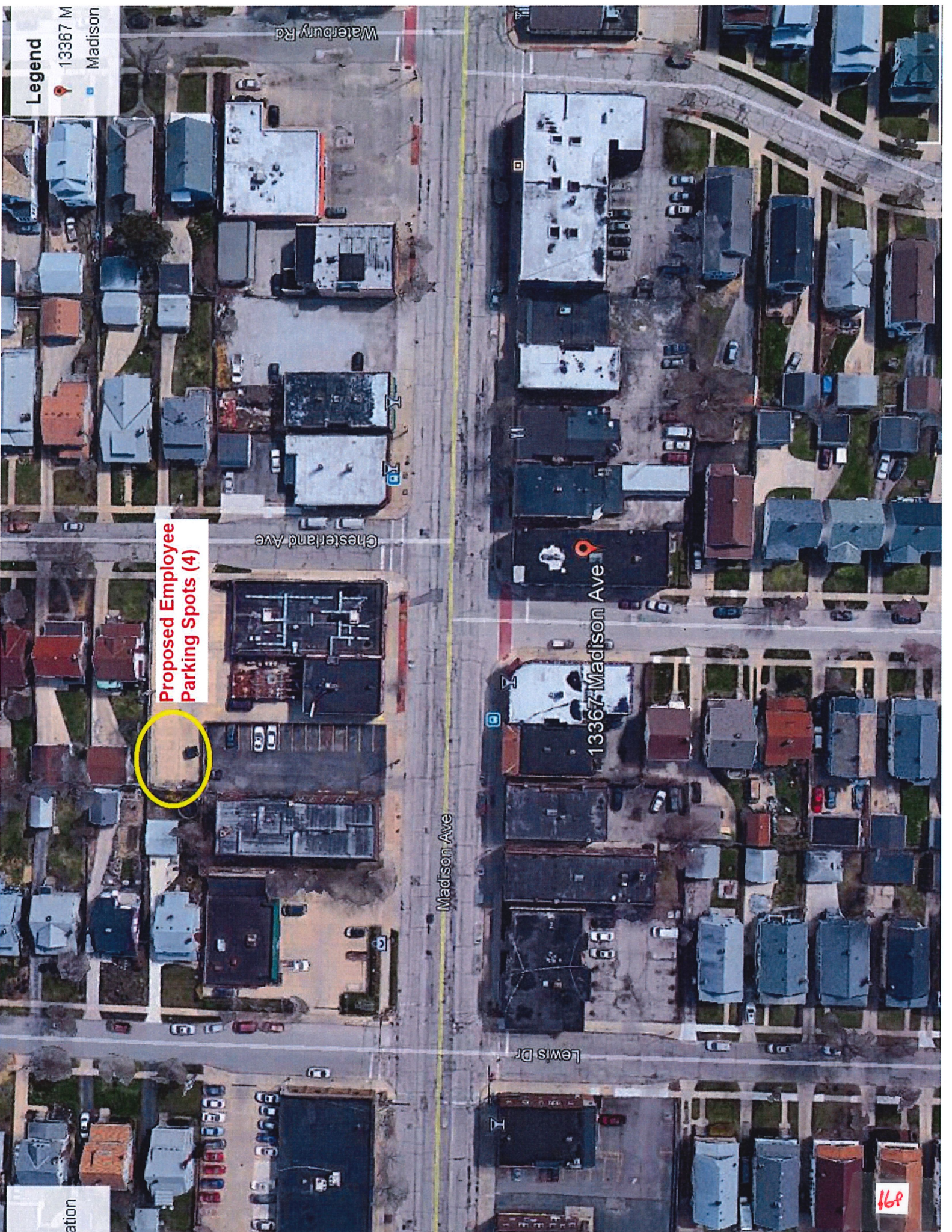
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440-346-3055

- 1165.06 – See attached (Draft) diagram for desired signage rendering

GLM will also attempt to remediate the graffiti on the west side (along Chesterland) of the building as well (see attached photo)

Great Lakes Medicinal, Inc. would like to extend our most sincere thanks to the Planning Commission toward consideration of approval of this project.



Legend

- 13367 M
- Madison

Proposed Employee Parking Spots (4)



Waterbury Rd

Chesterland Ave

Madison Ave

Lewis Dr

13367 Madison Ave

ation

168





Facts:

Ohio's Medical Marijuana Program became law in House Bill 523 on Sept 8, 2016 - Ohio has an obligation to have the program fully operational by Sept 8, 2018.

Ohio's Medical Marijuana program will be one of the most heavily regulated in the world. Every patient, worker and investor must be pre approved by the State Board of Pharmacy. Patients can only get a recommendation by a physician certified by the State Medical Board and prove an ongoing doctor/patient relationship.

Medical Marijuana medicines are created to address 21 different medical conditions – Cancer, Alzheimer's disease, amyotrophic lateral sclerosis, Alzheimer's disease, cancer, chronic traumatic encephalopathy, Crohn's disease, epilepsy or another seizure disorder, fibromyalgia, glaucoma, hepatitis C, inflammatory bowel disease, multiple sclerosis, pain that is either chronic and severe or intractable, Parkinson's disease, positive status for HIV, post-traumatic stress disorder, sickle cell anemia, spinal cord disease or injury, Tourette's syndrome, traumatic brain injury, and ulcerative colitis.

Medical Marijuana facilities must maintain detailed security protocols, cameras internally and externally viewable 24 hours 365 days a year in real time by State authorities. They must maintain on site security as well as only employ workers who are approved by the program



MEDICINAL
INC

Great Lakes Medicinal, Inc. is owned by a physician and 5 life-long northern Ohio professionals that are committed to Lakewood, Ohio and have recently made property commitments in a 1800 sq ft facility. The business represents the equivalent of approximately 12 new skilled jobs to the City of Lakewood within the next 2-3 years.

Medicinal

Marijuana Dispensary

Great Lakes Medicinal, Inc.

Info@greatlakesmedicinal.com

440-467-0110



MEDICINAL
INC

Great Lakes Medicinal, Inc. is owned and operated by a physician and 5 life-long northern Ohio businessmen who understand that medical marijuana offers pain relief and other significant medical solutions to millions of Ohio residents seeking alternative medical treatments. Many out of state investors are applying for licenses from the State of Ohio, but we are a locally owned and operated business. We are committed to a significant investment to upgrade/beautify the property to meet community standards.



CURRENT BUILDING
(Prior to Improvements)

PROPOSED BUILDING
(Pending Approval)

Benefits of a Dispensary at 13367 Madison Ave.

Very Accessible to Patients, Many of Whom Will be Elderly or Infirmed

Located on a Safe, Clean, & Well-Policed Street

Easy Access to Public Transportation & Highways
(located within 1 mile of Interstate 90 and Bunts Rd)

Building Remodel and Investment will Enhance the Neighborhood

Contact us to learn more and share your feelings on the issue

1173.02 CONDITIONAL USE PERMITS.

(a) Submission Requirements.

(1) An application for a Conditional Use Permit shall be on a form approved by the Director and shall contain the following information:

- A. The name, address, and telephone number of the applicant.
- B. The address and zoning district of the subject property.
- C. A narrative description of the existing use.
- D. A narrative description of the proposed conditional use, including a discussion of the compatibility of the proposed use with the existing uses of adjacent properties and the impact of the proposed use on adjacent properties considering such elements as parking, traffic, noise, lighting, fumes, and the outdoor storage of goods.
- E. Where applicable, a site plan of the proposed conditional use showing the locations of all buildings, parking and loading areas, streets and access ways, service areas, utilities, signs, yards, landscaping, and other information the Commission may require.
- F. Whether or not the property is listed on the federal, state, or local register of historic places.
- G. Any documents reasonably deemed necessary by the Director.
- H. The fee as established pursuant to Section **1173.06.**

(2) Upon receipt of an application for a Conditional Use Permit, the Director shall, within three (3) working days, make a preliminary review of the application to determine compliance with the requirements of paragraph (a)(1) herein. If the Director determines that the application is not complete, the Director shall immediately notify the applicant; otherwise, the Director shall forward the application to the Commission for review at its next regularly scheduled meeting.

(b) In addition to the specific criteria for a conditionally permitted use specified in Chapters **1135**, **1159** or **1161**, the Commission shall consider and weigh the following factors when reviewing an application for a Conditional Use Permit:

- (1) Whether the proposed use is consistent with the comprehensive plan;
- (2) Whether the proposed use will be designed, constructed, operated, and maintained so as to be harmonious with existing and/or intended adjacent uses;
- (3) Whether the proposed use will be served adequately by existing public utilities and services, and the impact of the proposed use on such utilities and services;
- (4) Whether the proposed use will have a substantially detrimental impact on the public health, safety, and welfare;
- (5) Whether the proposed use will interfere substantially with vehicular and pedestrian traffic on surrounding public rights-of-way;
- (6) Whether the proposed use will result in the destruction, loss, or damage to a property listed on the federal, state, or local register of historic places; and
- (7) Any other factors the Commission reasonably deems applicable.

(Ord. 91-95. Passed 10-7-1996.)

(c) Notice Procedures. Where a Conditional Use Permit is requested, notice of the public hearing held pursuant to Section **1171.03**(i) shall be made in a newspaper of general circulation no less than seven (7) days before the hearing; said notice shall state the time and place of the hearing in accordance with Chapter **107** (Publication of Legal Notices) of the Ordinances.

(Ord. 124-05. Passed 2-6-2006.)

(1) In addition, notice, indicating the time, place, and subject of the hearing, shall be sent by regular mail to the owners of:

A. All properties abutting the subject property;
(Ord. 91-95. Passed 10-7-1996.)

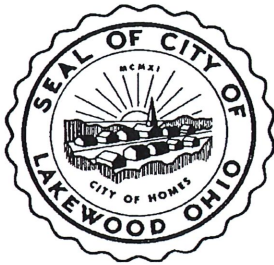
B. All properties abutting such properties described in subsection (c)(1)A. hereof, excepting properties located across the right-of-way from or behind said abutting properties.
(Ord. 24-98. Passed 5-18-1998.)

C. Any other property the Director deems affected by the proposed variance.

(2) Where a lot described in subsection (c)(1) hereof contains a condominium of more than ten (10) units, notice shall be sent to the president of the condominium association and the management company responsible for the building; the management company shall receive sufficient copies of the notice to post two (2) on every floor of the building at locations determined by the company.

(d) A Conditional Use Permit shall be deemed to authorize only one (1) particular conditional use and said permit shall automatically expire if such conditionally permitted use has not been instituted or utilized within one (1) year of the date on which the permit was issued or if for any reason such use shall be discontinued for more than one (1) year.

(Ord. 91-95. Passed 10-7-96; Ord. 61-04. Passed 7-6-2004.)



PLANNING COMMISSION

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

October 5, 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 Body Art Businesses

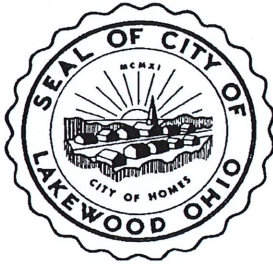
Dear Members of the Planning Commission:

The Department of Planning and Development staff will deliver a communication regarding the proposed changes to Chapter 1161, Conditional Uses, to conditionally permit body art establishments in the City.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Commission Secretary



PLANNING COMMISSION

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

October 5, 2017

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

Communication: Proposed Changes to Chapter 1103.02, Definition of Outdoor Dining

Dear Members of the Planning Commission:

The Department of Planning and Development staff will deliver a communication for review and recommendation to City Council regarding the proposed changes to Chapter 1103.02, Definitions, to update the "Outdoor Dining" definition so that multiple dining areas could be considered.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Commission Secretary