

**MINUTES  
PLANNING COMMISSION  
FEBRUARY 3, 2022  
CITY OF LAKEWOOD  
6:30 P.M.  
VIRTUAL  
MEETING – RECORDED  
<https://www.lakewoodoh.gov/videos-2/>**

The meeting was called to order at 6:30 p.m.

**1. Roll Call**

Members Present

Kyle Krewson, Chair  
Nicholas LaPointe  
Sean McDermott, Vice Chair  
Kyle Reisz

Others Present

Michelle Nochta, Acting Secretary, Senior Planner  
Shawn Leininger, Director, Planning and Development  
Mark Papke, City Engineer

**2. APPROVE THE MINUTES OF THE JANUARY 6, 2022 MEETING**

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **APPROVE** the January 6, 2022 meeting minutes. All the members voting yea, the motion passed.

**3. OPENING REMARKS**

Administrative staff ("staff") read the Opening Remarks into record.

**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.

The members acknowledged that the applicant withdrew the request for a conditional use permit. No further action was required.

**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 C3 – General Commercial District. (Page 5)

Dru Siley, Liberty Development Co., applicant, was present to explain the request. Staff provided an analysis of the proposal; administration supported the request. Public comment was taken. The members asked about interruption of utilities, completion date, were improvements dependent on the award of tax credits, cross access and parking easements, preservation of the pedestrian access on south side of the property. It was suggested the community's support could bolster the request for the award of tax credits.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to APPROVE the request with the following conditions:

1. Comply with any review comments provided by the City Engineer.
2. Building cannot be occupied until either:
  - a. The connector is removed between the two building resulting in compliance with all required setbacks of the C3Zoning District, or
  - b. An application reconfiguring the property in a manner compliant with all regulations is submitted, approved, and recorded.
3. Either of the actions set forth in condition #2 must be completed on or before September 1, 2022.
4. Require cross access and parking easements if either property is sold.

All the members voting, yea, the motion passed.

## COMMUNICATION

### 5. 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 7)

Shawn Leininger, Director of Planning and Development, and Patrick Thornton, SIXMO, Consultant presented the communication. Mark Papke, City Engineer stated the City collaborated with the Board of Education Recreation Department and Public Works for safety and maintenance issues. The members asked about illumination for evening swim, said that shade was necessary, asked about the budget and materials, ensure that ADA compliance is throughout the project, consider the circulation area by the slides and diving board, concerned about the location of the splash pad, possibly adjust the fencing to allow for more lounge chairs, asked about the fence material, stated the current pool design encompassed the needs of the swimmers. The e-mail communications were received and read (made part of record). Public comment was taken.

Concerns:

- Use textured concrete flooring in the bathhouse and around the pool to address mobility issues (do not paint or use tiles).
- ADA compliance for showers and snack bar counter
- Need more ADA compliant parking spaces.
  - Not at that stage in design but the concerns are considered.
- Need to work on the splash pad location.
- Charlie Foster's vision for the pool is being lost; wants another plan revision.
- Need diving at the relay end.
- Raise the depth rather than lowering it.
- Lap lanes lines.
- Solicit Lakewood Business for financial support.
  - The raised depth area was considered.

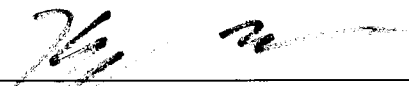
Chat questions were addressed.

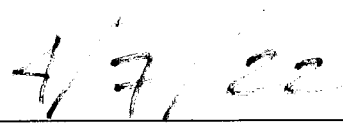
- Were the tanning chairs in the water eliminated?
  - Yes.
- Annual maintenance costs?
  - To be determined.
- Consider relocating the concession building.
  - Project was designed to work within the current footprint.

There were no further questions or comments from the public, members or staff. The members Received and Filed the Communication.

**6. ADJOURN**

A motion was made by Mr. Krewson, seconded by Mr. McDermott to **ADJOURN** the meeting at 8:12 p.m. All the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

LAKELAND  
OHIO

Planning Commission  
February 3, 2022



## **Agenda**

1. Withdrawn- Conditional Use – 11824 Detroit Avenue, Medical Marijuana
2. Lot Split – 1470 Warren- East Rockport (former Board of Education Building)
3. Foster Pool Communication - 14532 Lake Avenue- Renovation plans





Docket No. 01-01-22

11824 DETROIT-AVENUE

**MEDICAL MARIJUANA - WITHDRAWN**



Docket No. 02-03-22

# **LOT SPLIT -1470 WARREN RD**

**EAST ROCKPORT CENTRAL SCHOOL HISTORIC BUILDING**

**FORMER BOARD OF EDUCATION**

**PRESENTED BY DRU SILEY- LIBERTY DEVELOPMENT**

## **Request**

The review and approval of a lot split per 1153.07 Procedures for Lot Splits. The property is located in a C3 – Commercial, General district.

1470 Warren Road



## **Vision**

- Preserves and respects historic context in commercial development projects
- Strengthens economic development efforts to increase commercial occupancy
- Repurposes or renovates obsolete and vacant retail spaces
- Supports Downtown Lakewood and other commercial districts via public/private partnerships
- Maintains sustained private reinvestment in commercial and residential property

1470 Warren Road

## Recommendations

The Administration recommends approval with the following conditions:

1. Comply with any review comments provided by the City Engineer.
2. Building cannot be occupied until either:
  - a. The connector is removed between the two buildings resulting in compliance with all required setbacks of the C3 Zoning District; or
  - b. An application reconfiguring the property in a manner compliant with all regulations is submitted, approved, and recorded.
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1470 Warren Road

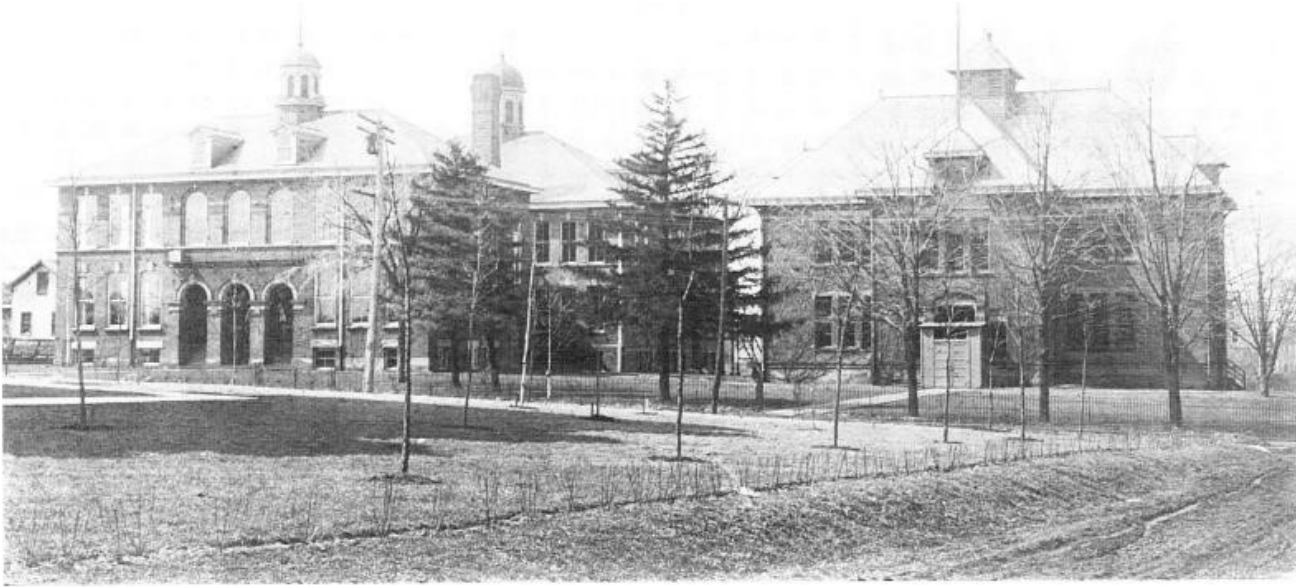


**Lot B**  
1470 Warren Road  
54,000 SF  
140' frontage

1983 Connector to be Removed

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









**EAST ROCKPORT CENTRAL SCHOOL—BUILT IN 1879**  
Photo taken in 1883. In 1948, used as Board of Education Annex

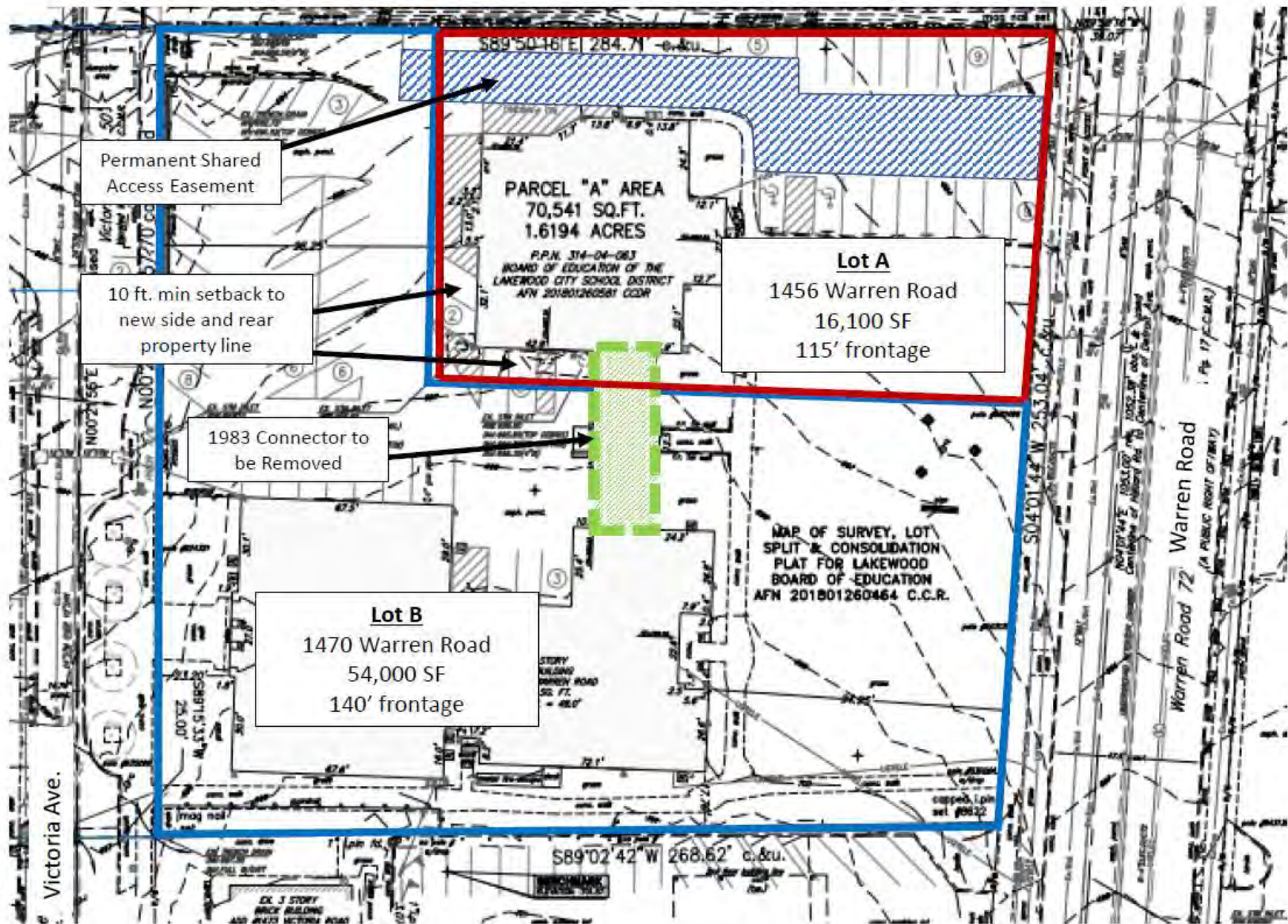
FROM:  
The Lakewood Story, Margaret Manor Butler, 1949

SERVED AS THE MANUAL TRAINING SCHOOL  
AFTER THE NEW CENTRAL SCHOOL (LATER,  
RENAIRED GRANT SCHOOL) WAS BUILT NEXT  
DOOR IN 1899





1958 photo showing East elevation of Grant School



Permanent Shared Access Easement

10 ft. min setback to new side and rear property line

1983 Connector to be Removed

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

S89°50'18"E | 284.71' c.c.u.  
**PARCEL "A" AREA**  
70,541 SQ.FT.  
1.6194 ACRES  
P.P.N. 314-04-063  
BOARD OF EDUCATION OF THE LAKEWOOD CITY SCHOOL DISTRICT  
AFN 201801260581 C.C.R.

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

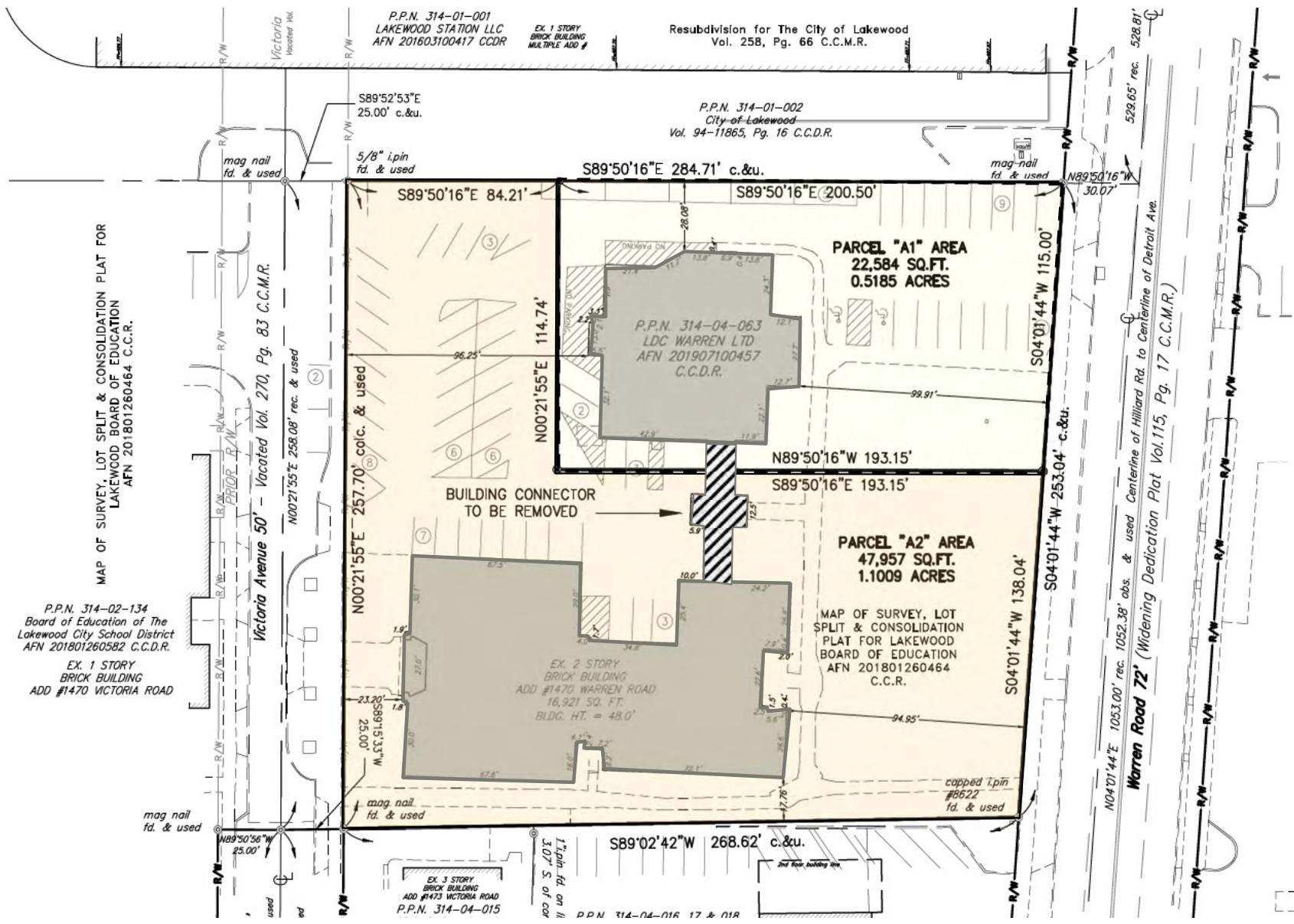
MAP OF SURVEY, LOT SPLIT & CONSOLIDATION PLAT FOR LAKEWOOD BOARD OF EDUCATION  
AFN 201801260464 C.C.R.

Victoria Ave.

Warren Road  
Warren Road 72  
(A PUBLIC RIGHT OF WAY)  
Pg 17 C.C.R.

S89°02'42"W | 268.62' c.c.u.

S04°01'44"W | 253.04' c.c.u.



P.P.N. 314-02-134  
Board of Education of The  
Lakewood City School District  
AFN 201801260582 C.C.R.  
EX. 1 STORY  
BRICK BUILDING  
ADD #1470 VICTORIA ROAD

EX. 3 STORY  
BRICK BUILDING  
ADD #1473 VICTORIA ROAD  
P.P.N. 314-04-015

EX. 2 STORY  
BRICK BUILDING  
ADD #1470 WARREN ROAD  
16,921 SQ. FT.  
BLDG. HT. = 48.0'

Resubdivision for The City of Lakewood  
Vol. 258, Pg. 66 C.C.M.R.

P.P.N. 314-01-002  
City of Lakewood  
Vol. 94-11865, Pg. 16 C.C.D.R.

P.P.N. 314-01-001  
LAKEWOOD STATION LLC  
AFN 201603100417 CCDR

EX. 1 STORY  
BRICK BUILDING  
MULTIPLE ADD #

**OWNERS ACCEPTANCE**

I, the undersigned representative of LDC WARREN LTD, P.P.N. 314-04-063, do hereby accept this map.

By: \_\_\_\_\_

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

**NOTARY**

County of \_\_\_\_\_  
State of \_\_\_\_\_ SS

Before me, a Notary Public in and for said County of \_\_\_\_\_, Ohio, the undersigned representative for LDC WARREN LTD, Owners of the signing of the foregoing instrument to be recorded.

In witness whereof, I have hereunto set my hand and the seal of my office this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public \_\_\_\_\_

**APPROVALS:**

**CITY ENGINEER**

THIS PLAT IS HEREBY APPROVED, BY THE LAKEWOOD, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

LAKEWOOD, OHIO CITY ENGINEER \_\_\_\_\_

**PLANNING COMMISSION**

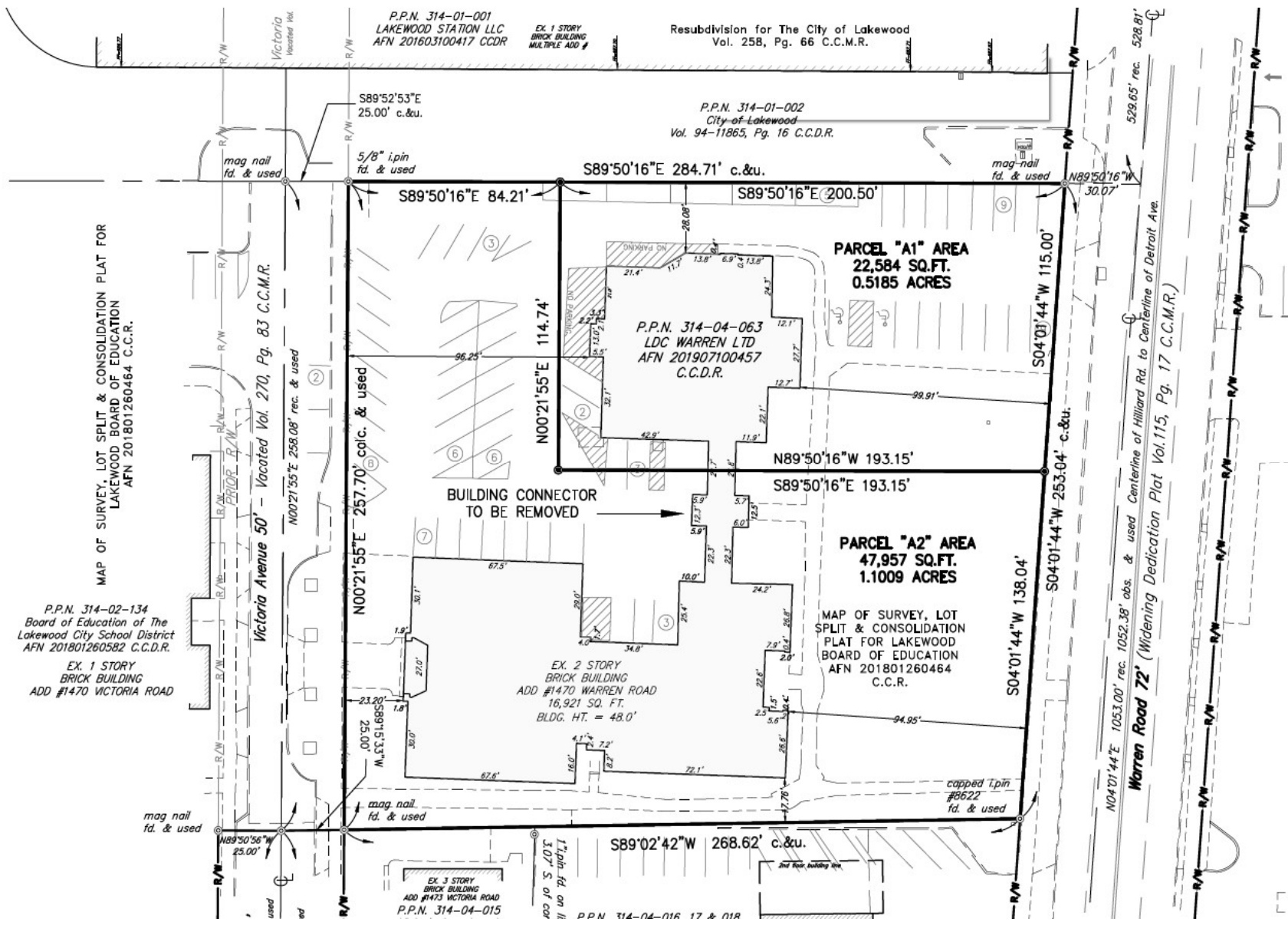
THIS PLAT IS HEREBY APPROVED, BY THE LAKEWOOD, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

PLANNING COMMISSION SECRETARY \_\_\_\_\_

**SURVEY CERTIFICATION**

This survey on which it is based was prepared in accordance with the standards for boundary surveys by the State of Ohio.



**OWNERS ACCEPTANCE**

I, the undersigned representative of LDC WARREN LTD, P.P.N. 314-04-063, do hereby accept this map.

By: \_\_\_\_\_

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

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County of \_\_\_\_\_  
 State of \_\_\_\_\_ SS

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Notary Public \_\_\_\_\_

**APPROVALS:**

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

LAKEWOOD, OHIO CITY ENGINEER \_\_\_\_\_

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

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

PLANNING COMMISSION SECRETARY \_\_\_\_\_

**SURVEY CERTIFICATION**

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## Recommendations

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1470 Warren Road



Docket No. 02-04-22

# **FOSTER POOL RENOVATION COMMUNICATION**

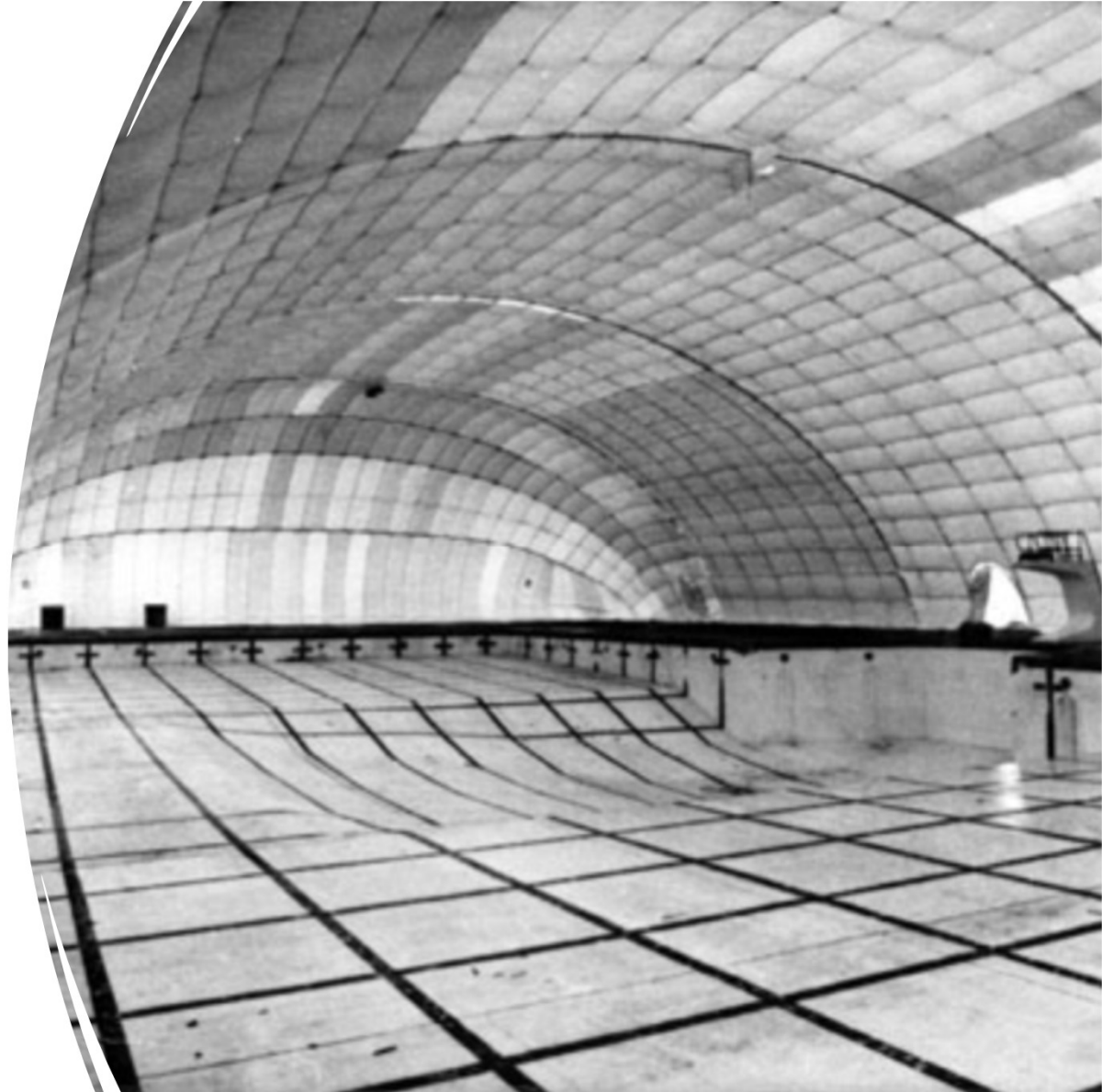
**14532 LAKE AVE-LAKEWOOD PARK**

**CITY OF LAKEWOOD, LAKEWOOD RECREATION DEPARTMENT AND SIXMO**

# AGENDA

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- Overview of Project Team
- About Foster Pool
- Past Pool Planning Efforts
- Community Surveys Review
- Open Houses Review
- Foster Pool Final Draft Plans



# PROJECT TEAM

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- **City of Lakewood** - Owner
  - Project Lead
  - Financing Project
- **Recreation Department** - Operator
  - Lakewood Board of Education
  - Partner involved at all stages
- **Community** – Stakeholders / Users
  - Provided input through online surveys
  - Attended two open houses
  - Provided feedback on concepts and written communications to the team
- **Sixmo** - Consultant
  - Lead designer
  - Extensive pool design experience



# HISTORY

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- The Foster Pool at Lakewood Park opened in 1953 and is named in honor of Charles A. Foster, Commissioner of the Lakewood Recreation Department from 1936 - 1967.
- Last renovated in the mid-1980s.



# TODAY

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- Main pool contains 5 50-meter lanes and 7 25-yard lanes with depth varying from 3 - 12 feet
- Diving well is part of main pool with a single diving board
- Kiddie pool
- Hydraulic floor in main pool is not operable
- Water loss of approximately 1,000,000 gallons per season
- Facilities need modernization





## Master Plan for Lakewood Park

Prepared by:  
Brandstetter Carroll Zofcin Inc.  
Architects Engineers Planners

Adopted by the Lakewood Planning Commission  
as Amended on November 26, 2001  
and revised January 7, 2002  
and Amended on May 17, 2004

# PLANNING - Master Plan 2001

- ❖ Replace the pool with a state-of-the-art facility that includes 8 lanes of 25 meter lap swimming, a diving well, an activity area, wading pool and other features such as water slides and interactive play features, along with the zero-depth entry for ADA accessibility.



# PLANNING – Active Living 2015

C. Lakewood pools are a valuable community asset. Implement thoughtful and creative renovations to Lakewood Pools.

1. Utilize momentum of other City park investments, such as Solstice Steps, to assess needs for Foster and Becks Pools.

**2. Advocate that at least one outdoor pool has dimensions that are compliant with competition standards.**

3. Ensure that pool programming and pool environs accommodate many activities that serve all ages and abilities.

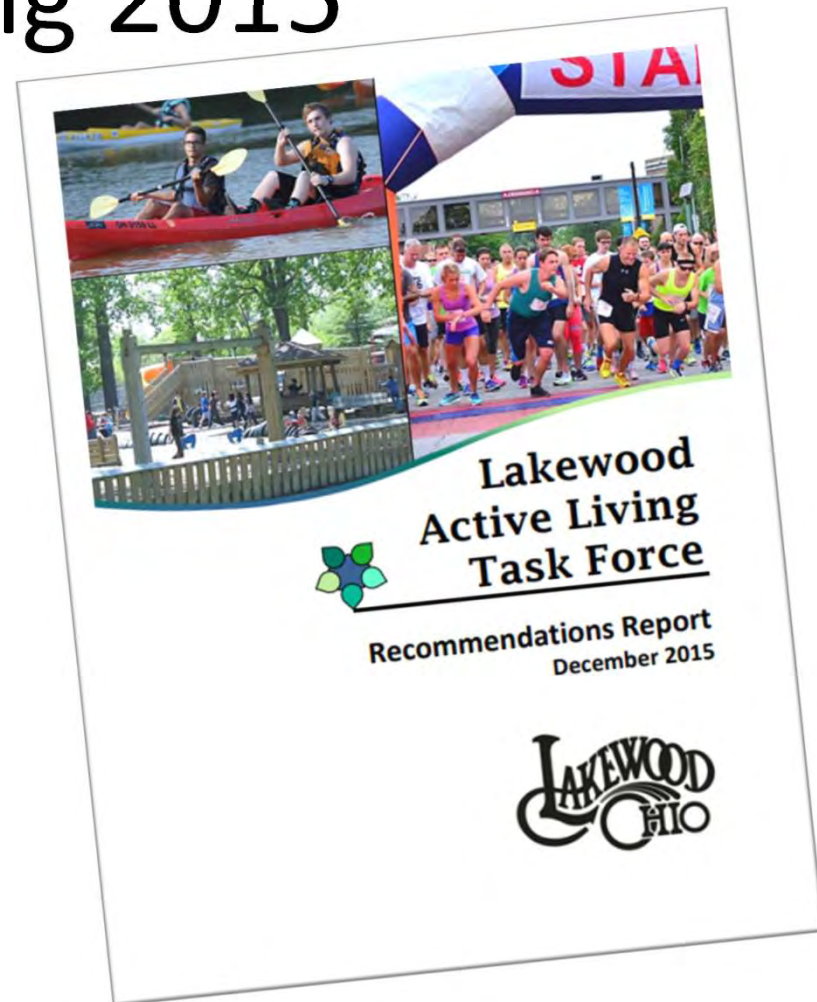
a) Investigate the possibility of constructing a creative and family-friendly feature that will draw people into the community—such as a slide, lazy river, splash pad, etc.

b) Consider how the features, structures, and surroundings of pools impacts access for different ages as abilities—such as pool temperature, railings, poolside surfaces, and locker rooms (see also Goal V).

c) Address needs for additional or enhanced infrastructure or amenities. Examples include the need for more chairs and umbrellas around the pools. Create program for business to sponsor improvements in return for advertising (see Goal I. B.2).

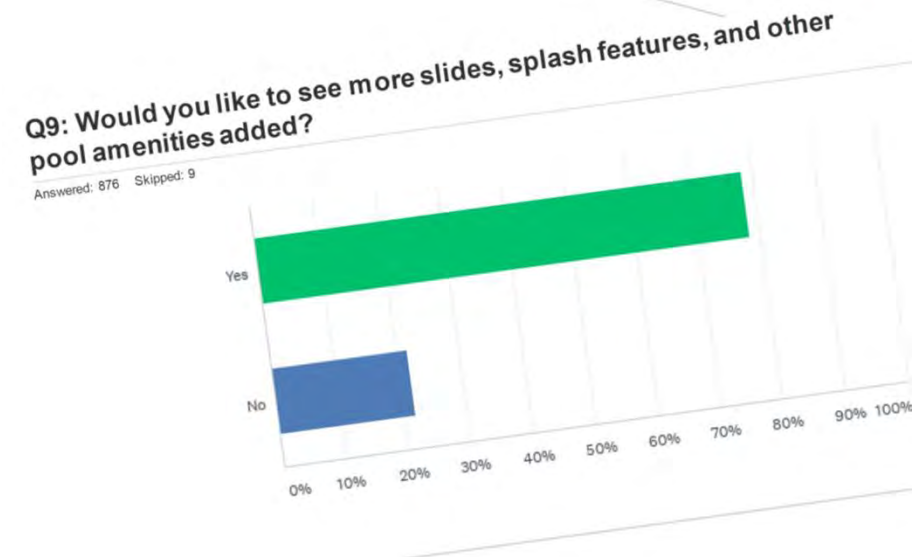
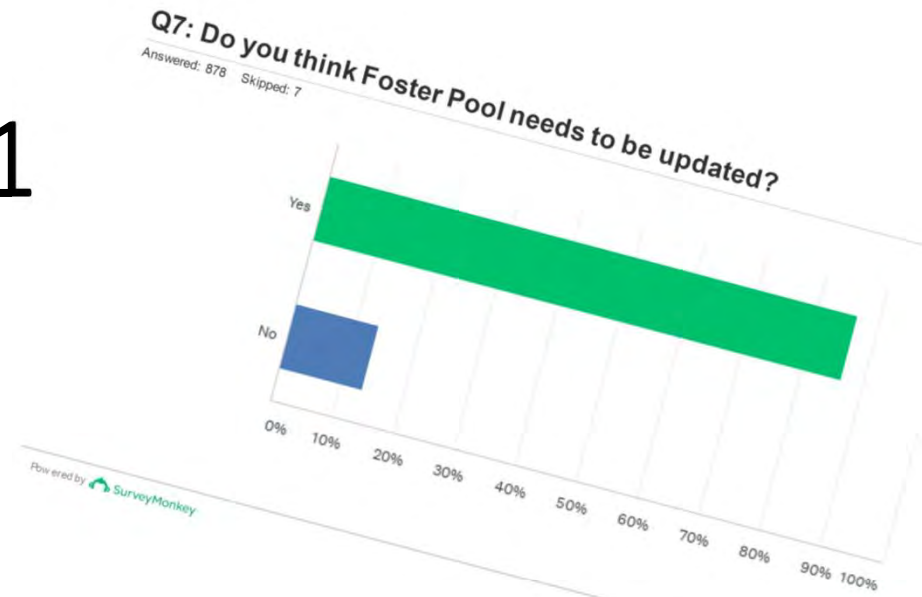
4. Investigate the possibility to make Foster partially enclosed in order to extend its usefulness into the off-season and allow for flexible programming.

5. Ensure that proposed plans take the recommendations and findings of the City's Master Parks Plan into consideration.



# SURVEY #1 – May 2021

- Prior to project kick-off and submitting a grant application to ODNR for \$150,000 in NatureWorks funding
- General online survey using SurveyMonkey
- Received 885 responses
- Key results:
  - Respondents were Lakewood residents and generally pool users
  - Foster Pool is an important facility for the community (99%)
  - Renovation and update of the pool was supported (86%)
  - Generally pool satisfaction was fair with accessibility receiving the highest marks and the kiddie pool receiving the lowest marks
  - The kiddie pool should be increased in size (68%)
  - More slides, splash features, and other amenities should be added (78%)

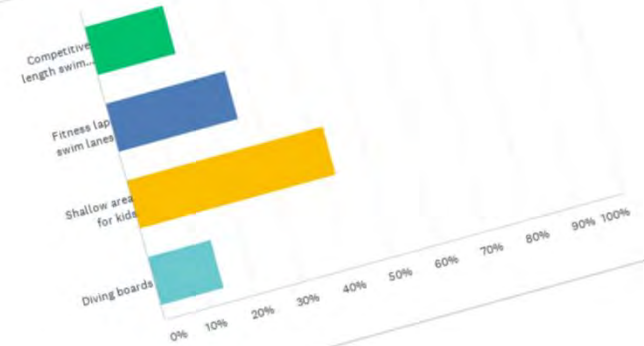


# SURVEY #2 – July 2021

- More detailed, specific online survey using SurveyMonkey
- Received 1066 responses
- Key results:
  - Shallow area for kids (43%) and fitness lap lanes (26%) were two most important considerations in new design
  - Most important features:
    - Splashpad (50%), shaded area (45%)
    - Jet flow channel with whirlpool (43%),
    - Slide for all ages (41%)
    - Zero depth entry (38%)
    - Slides for 48 inches and above (36%)
    - Tanning ledge (35%)
    - Lilly pad / water walk (32%)
  - Splashpad be accessible off-season and outside of pool hours (87%)
  - Shade was most important feature for rest areas (51%)

Q1: Which of the following is most important to you in the new pool design?

Answered: 1,053 Skipped: 13



be  
Answer

Powered by SurveyMonkey

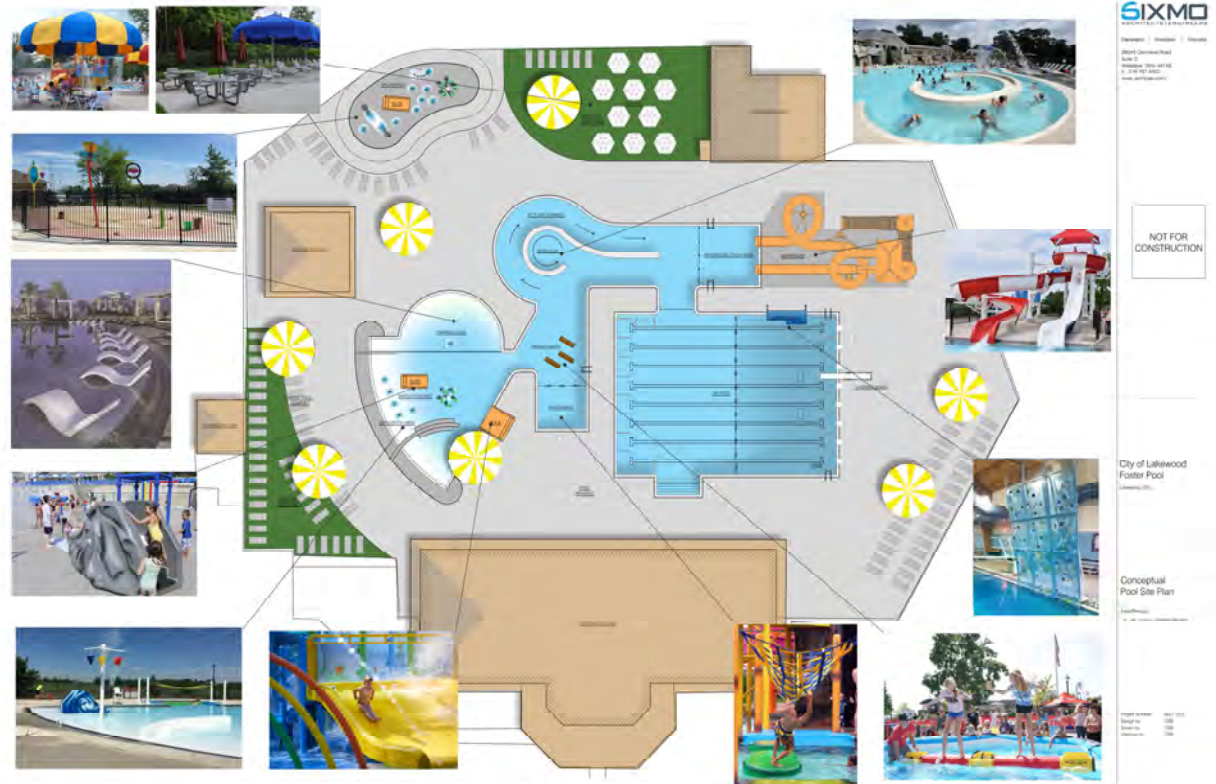
Most important features to you in the new pool design for images of certain examples



Powered by SurveyMonkey

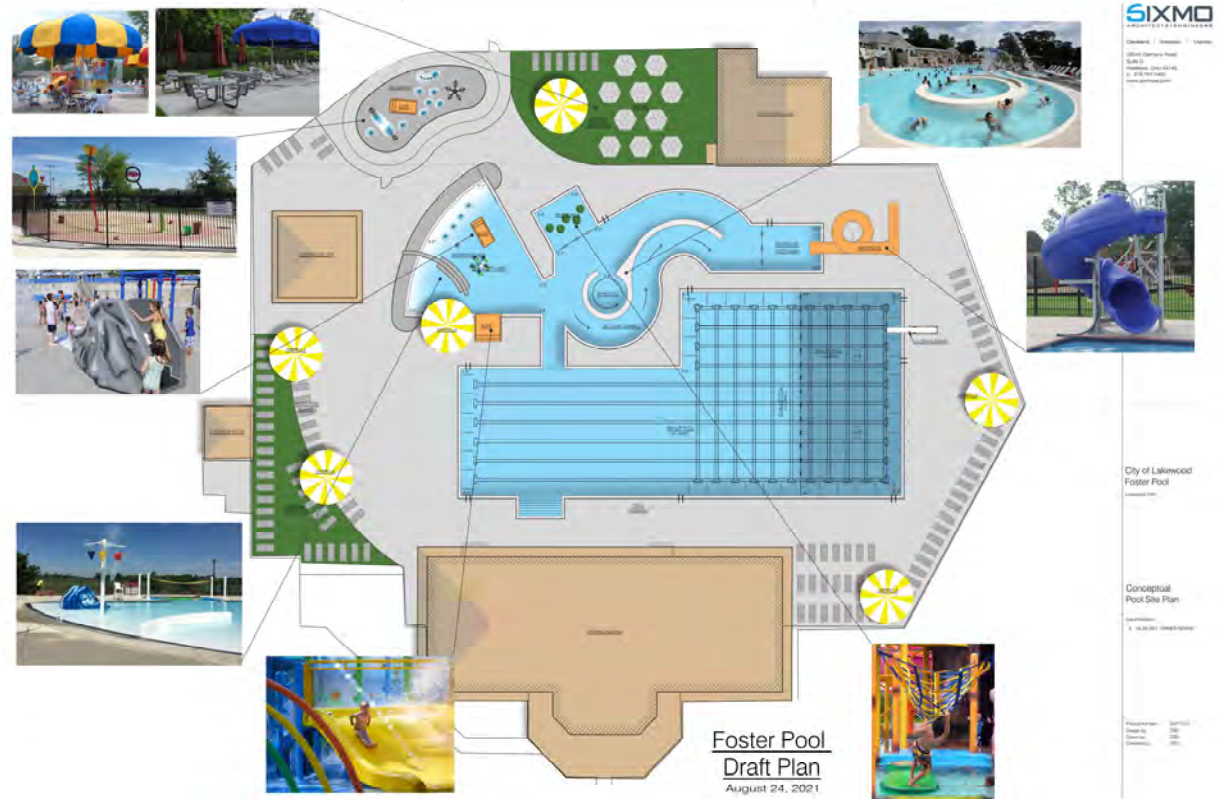
# OPEN HOUSE #1 – August 2021

- Shared initial concept plan based on past planning and input from survey #1
- Key comments:
  - Maintain 50-meter swim lanes
  - Meet competitive standards (i.e., depth for entry and flip-turns)
  - Too much focus on kids and families – put those amenities at Madison
  - Good design
  - More family and kid amenities
  - More lounge chairs



# OPEN HOUSE #2 – September 2021

- Shared preliminary plan based on past planning and input from surveys #1, #2, and open house #1.
- Key comments:
  - Overall positive feedback on revisions
  - Liked the number of swimming options for all ages and abilities
  - Appreciated change to maintain 6 50-meter lanes and 10 25-yard lanes
  - Provide 8 50-meter lanes
  - Disconnect the pools from each other
  - More lounge chairs
  - More shaded areas



**EXISTING POOL**

Area Main Pool: 12,880 sf  
Area Wading Pool: 720 sf

Total Area: 13,600 sf

Total Occupants: 680

(Theoretical Peak Occupancy 2018 Model Aquatic Health Code)

**PROPOSED POOL**

Lap Pool: 10,369 sf  
520 occupants

Rec pool: 4,054 sf  
311 occupants

Spray Ground: 937 sf  
94 occupants

Total Pool Area: 14,423 sf

Total Occupants: 925 occupants

(Theoretical Peak Occupancy – 2018 Model Aquatic Health Code)

**SUMMARY**

Water surface area increased by 6%

Total active water area increased by 13%

Occupants increased by 36%



**SITE PLAN**



**PERSPECTIVE**  
with color palette



 waterplay

Foster Pool

**ZERO-DEPTH AREA**

Copyright 2019 Waterplay Solutions Corp. Artist's visual interpretation of the project. Cannot be considered a factual representation of



waterplay®

Foster Pool

ZERO-DEPTH AREA

Copyright 2019 Waterplay Solutions Corp. Artist's visual interpretation of the project. Cannot be considered a factual representation of the final product.



POOL FEATURES



POOL FEATURES





See Specification Sheet for product data.

**SPLASH BLASTER**  
0010-0403





See Specification Sheet for product data.

**RAINBOW**  
0010-0640





See Specification Sheet for product data.

**SNEAKY SOAKER 5**  
0010-8195

## ZERO-DEPTH AREA FEATURES

**waterplay**



**CAUSE • EFFECT**  
Jump on the puddle  
to make the sprays  
shoot higher!



See Specification Sheet for product data.

**PUDDLE 1**  
0010-7466

**waterplay**




See Specification Sheet for product data.

**WATER WEAVER 2**  
0010-5724

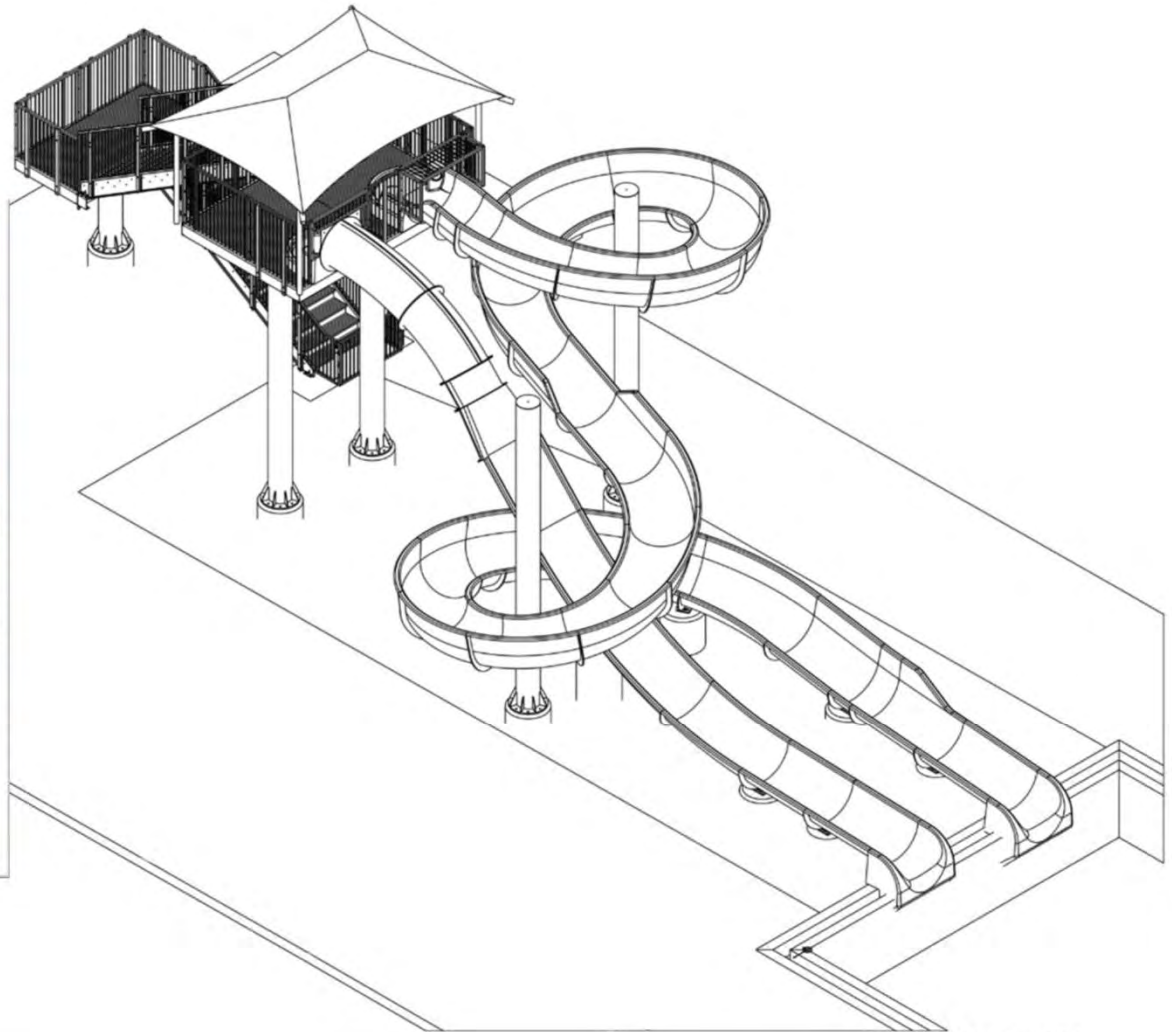
**waterplay**




See Specification Sheet for product data.

**FUN-BRELLA**  
0010-0485

## ZERO-DEPTH AREA FEATURES

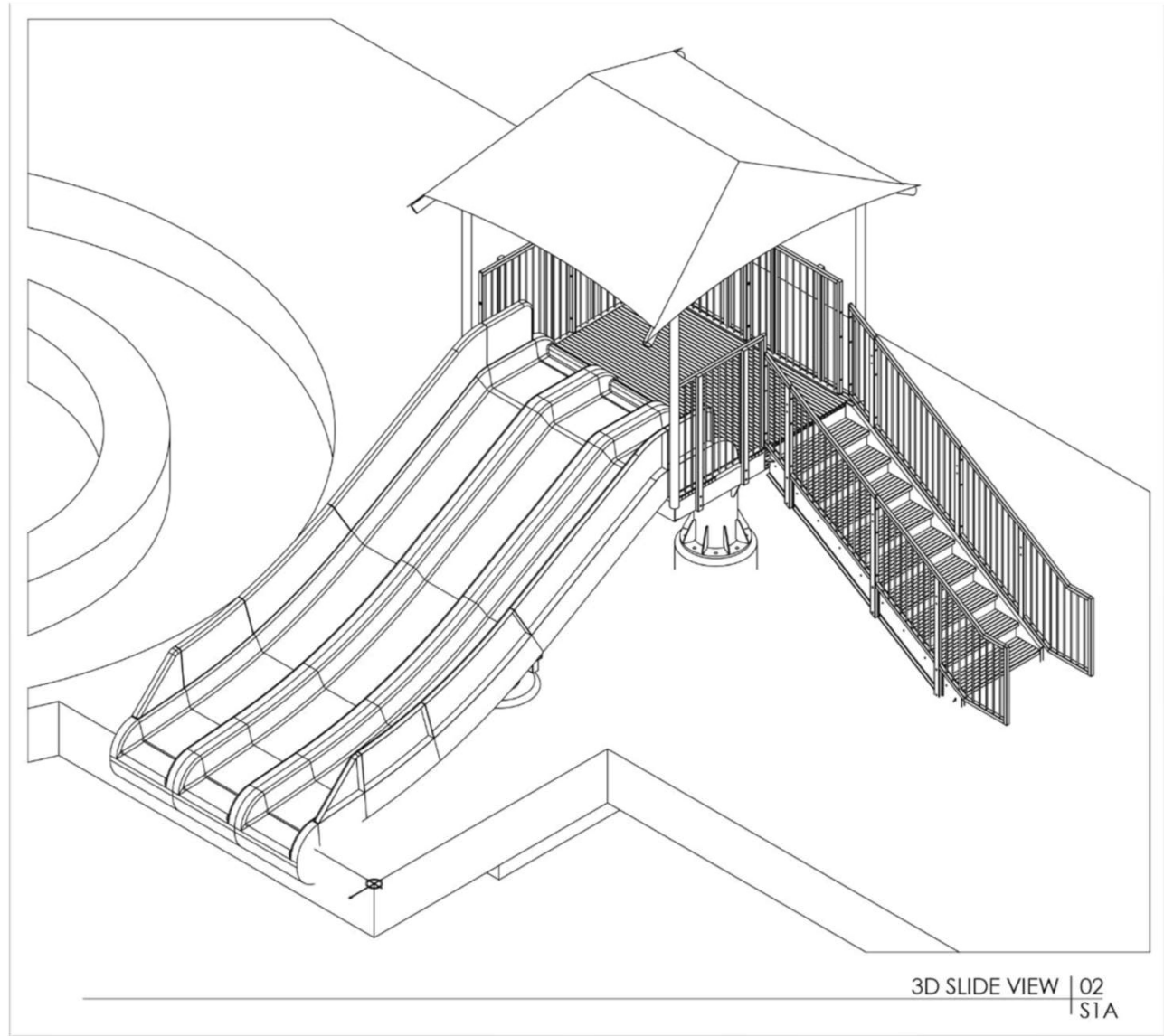


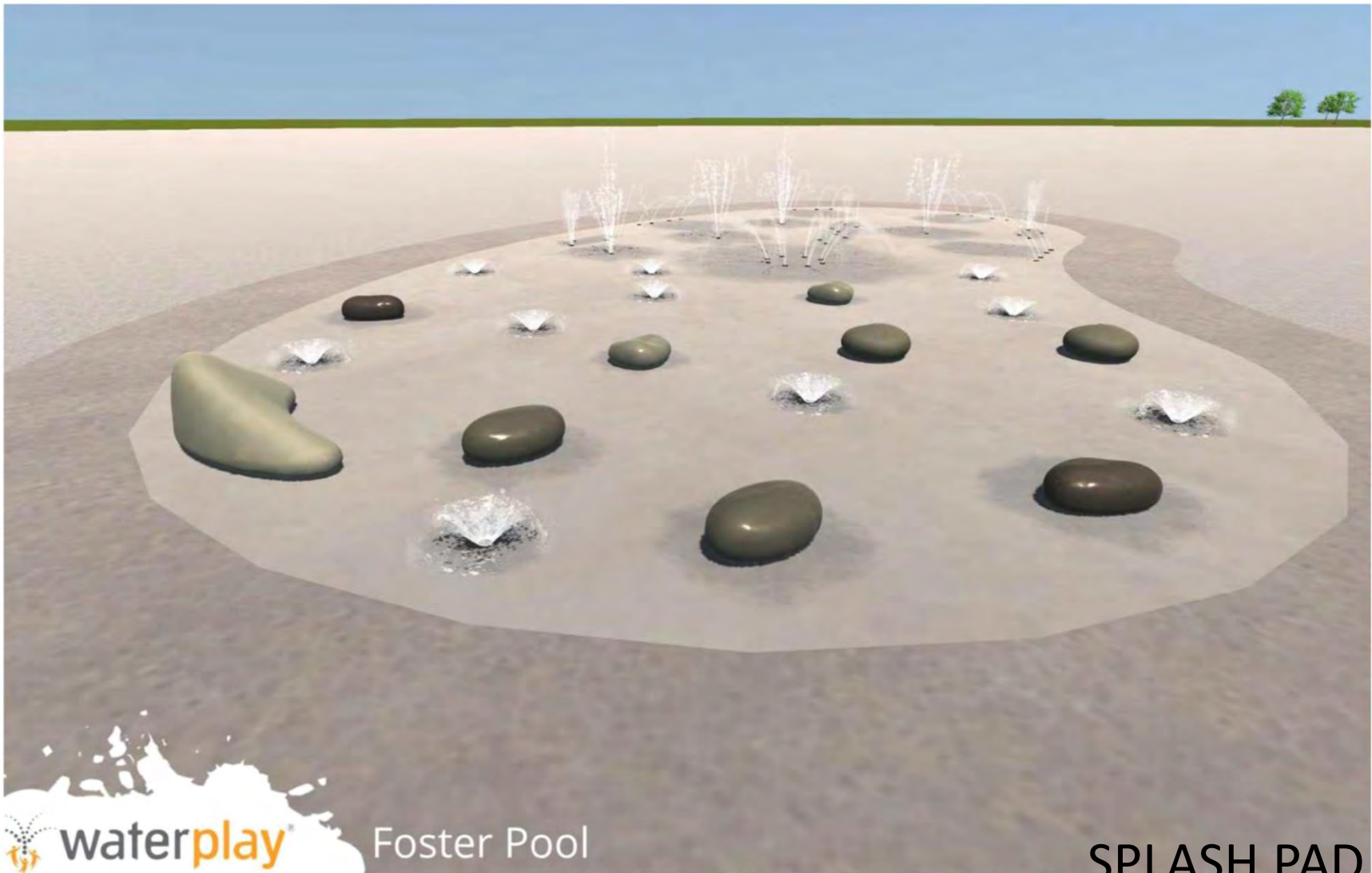
SPEED SLIDE

3D SLIDE VIEW | 02  
STA



FAMILY SLIDE





Foster Pool

**SPLASH PAD**

Copyright 2019 Waterplay Solutions Corp. Artist's visual interpretation of the project. Cannot be considered a factual representation of the final product.



 waterplay®

Foster Pool

SPLASH PAD

Copyright 2019 Waterplay Solutions Corp. Artist's visual interpretation of the project. Cannot be considered a factual representation of the final product.



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.](#)



Cover the nozzles to make the sprays shoot higher!



[See Specification Sheet for product data.](#)




**DOUGHNUT**  
0010-7494




[See Specification Sheet for product data.](#)

**TEAM EFFECT MINI**  
0010-9815



Run through or sneak under!

# SPLASH PAD FEATURES



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



See Specification Sheet for product data.



### SURF STONE 3

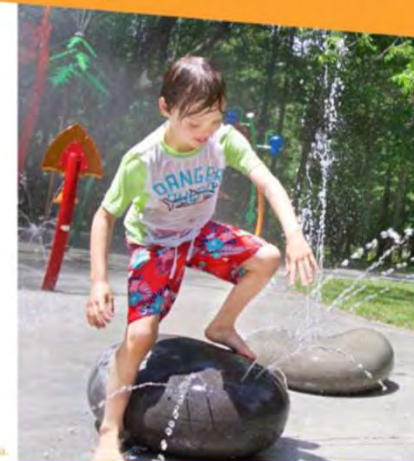
0010-7473



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

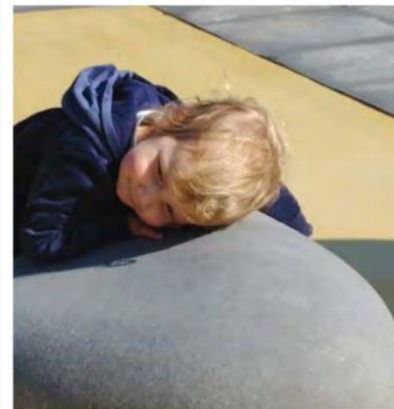


See Specification Sheet for product data.



### SURF STONE 2

0010-7472



# SPLASH PAD FEATURES

00 : 03 : 00



QUESTIONS?

LAKELAND  
OHIO

Planning Commission  
February 3, 2022

