



City of Lakewood
Planning Commission

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MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
FEBRUARY 5, 2026
6:00 P.M.
RECORDED

<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Members Present

Hannah Gall
Nicholas LaPointe, Chair
Nicholas Miller
Kyle Reisz
William Sanderson, Vice Chair

Staff Present

David Baas, Assistant Director P & D, Secretary
Mark Papke, Engineer
Michelle Nochta, Senior Planner

2. APPROVE THE MINUTES OF THE JANUARY 6, 2026 MEETING

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to **APPROVE** the JANUARY 6, 2026 meeting minutes. Mr. Reisz abstained. All of the members voted yea; the motion passed.

3. OPENING REMARKS

Mr. Baas read the Opening Remarks into record.

NEW BUSINESS

4. Docket No. 02-02-26
Marlowe Ave.

Frank Camardo, Greenlight Building Company, LLC, applicant, request the review and approval of minor modifications for the development of 16 for sale townhouses – pursuant to Chapter 1156 – planned development (PD). The property/project, at the corner of Marlowe and Madison Avenues, was previously approved as a PD at the May 7, 2020 Planning Commission meeting.

This item has been DEFERRED per the request of the applicant

A motion was made by Ms. Gall, seconded by Mr. LaPointe to DEFER Docket No. 02-02-26. Mr. Sanderson recused himself. All of the members voted yea; the motion passed.

ORDINANCE AMENDMENT

5. Docket No. 02-03-26
Conditional Use: Pet Grooming Services

On November 17, 2025, City Council referred this proposed amendment to 1129.02, 1129.18, and 1161.03 of the Lakewood Codified Ordinances pertaining to Pet Grooming Services to the Planning Commission for review/recommendation.

Discussion was made by Mr. Baas to commissioners about the code and what the issues are currently and why the amendment is necessary. Key issues being:

- No discernable difference between interspersed C-2/C-3 districts, predominance of mixed-use structures
- Prohibition on mixed-use is counter to Community Vision (Economic Development)
- Parking requirement appears arbitrary; vastly exceeds other retail uses with similar business models, customer turnover, etc.

The amendment would include the following:

- Permits Pet Grooming in both C-2 and C-3
- Delineates from Pet Boarding (defined/covered by ORC Chapter 956)
- Establishes common pet grooming supplemental regulations (1129.18)
- Parking treated like any other retail use

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to APPROVE/ADOPT Docket No. 02-02-26 with the following condition: The amendment should define and/or cover the difference between pet grooming and pet daycare services, specifically those without overnight services (boarding).

All of the members voted yea; the motion passed.

COMMUNICATION

6. Docket No. 02-04-26
Communication from Planning and Development Staff
Madison Ave. and Hilliard Road Safety Analysis Study

On January 20, 2026, City Council referred this study to the Planning Commission for review/recommendation. The study was conducted from April to October 2025 and included field surveys of the intersection(s) and all the current traffic control measures, signals,

operations, and cycles. Historic and current traffic data was collected and analyzed as well as the past five years of accident reports. Additionally, the study included safety improvement alternatives and short-term/long-term recommendations.

Mr. John Albeck, representing Iteris, called in to lead the discussion on the study and the alternatives analysis/recommendations. Mr. Albeck mentioned that the city has already implemented some of the recommendations listed. Green bike lanes, high visibility crosswalks, and delineation between vehicular lane and bike lane at the intersection.

Public Comment was made about reducing speed limit, exploring other options for the north side, left turn protection for bikers, and other considerations.

Mr. Miller discussed left-hand turning cyclists and maybe a bike box is needed and also was interested in the transit vehicles and any issues with them.

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to APPROVE Docket No. 02-02-26 with the following conditions:

- Long Term evaluation involving the closure of Carabel Ave;
- Evaluate bike signals in addition to pedestrian signals;
- Assess the short-term and long-term recommendation impacts on transit – specifically the location of bus stops and merging/movement through intersection;
- Evaluate left turns for bicyclists and the possibility of adding bike boxes.

ADJOURN

A motion was made by Mr. LaPointe and seconded by Mr. Sanderson to ADJOURN the meeting at 7:38pm.

All the members voted yea; the motion passed, meeting adjourned.



Signature

7/5/26

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
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9.	_____	_____
10.	_____	_____
11.	_____	_____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: THURSDAY, FEBRUARY 5, 2026

From: [christopher egervary](#)
To: [David Baas](#)
Subject: Comment on Planning Commission Docket No. 02-04-26
Date: Thursday, January 29, 2026 9:57:05 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to provide public comment in regards to Planning Commission Docket No. 02-04-26 in the upcoming February meeting.

As both a parent that lives nearby and frequents Wagar Park and many of the shops, restaurants, and other businesses on Madison, as well as a parent of one (soon to be two) students at Grant Elementary, the conditions for both pedestrians and bicyclists at the Hilliard-Madison intersection is very important.

While I find many of the suggested improvements welcome, I believe this plan as presented represents a base line of items that should have probably been enacted when the bike lanes were initially added and does not go nearly far enough in improving safety for all users of this site. This is a great opportunity to make substantial changes and should not be taken lightly.

All of the pedestrian specific changes, bumpouts, updated light timing, additional light location, etc, are great and should be implemented, however I cannot help but see that the bike condition has been largely unchanged here. This is especially concerning to me as someone who bikes daily for both elementary school pickup and drop-off with my child in tow. In the last month alone, I have been yelled at by drivers for simply using the existing bike lanes as marked, and just today I was berated by a driver with my child in the bike trailer farther north on Hilliard. Conditions throughout this corridor are not safe for bikers and often pedestrians on the narrow sidewalks leading to this intersection. Improving safety for bikes improves safety for all. A number of things I believe should be considered in addition to the proposed changes include:

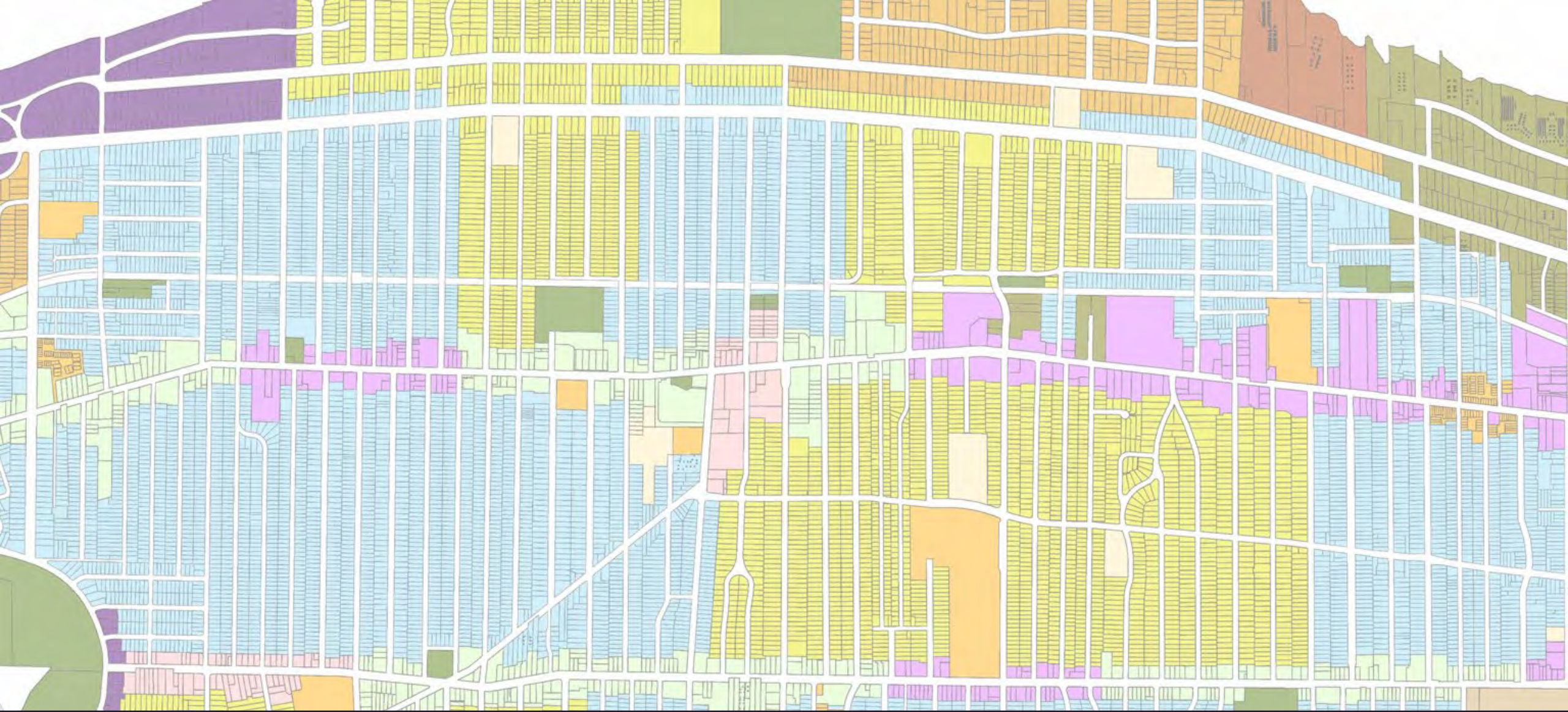
- Reducing the speed limit on Hilliard to at least 25 mph to match both Madison and Detroit. This road has in some locations a 4' bike lane with no separation next to a narrow sidewalk and 35 mph traffic. It is not surprising kids do not feel safe to use the marked lane and instead use the already constrained sidewalk.
- Explore options for the north side of Madison between Hilliard and Orchard Grove. There is a parking lane on a stretch of street with no parking and no bus stop. A number of alternatives could be protecting a bike lane for this block, adding rain gardens to the unused parking lane, or simply adding a substantial tree lawn.
- Left turn protections for bikers regardless of approach direction, potentially similar to the intersections along Lake.
- I also believe that more drastic changes should be considered, traffic circle, closing additional streets (like Rosewood has been previously), and more extensive road diet measures all along Madison.

I applaud the Council and Planning Commission on the pushes and efforts throughout the city to improve conditions for both pedestrians and bicyclists and encourage both bodies to continue to push and not settle for good enough. When we moved to Lakewood the one thing that was routinely brought up to us was how walkable, bikeable, child friendly the city was.

While I find this to be true in many ways, there are still many opportunities to improve, this intersection being a prime example.

Thank you for taking the time to read my concerns.

chris egervary . [com](http://chrisegervary.com)



Planning Commission

February 2026





Planning Commission
February 2026 Agenda

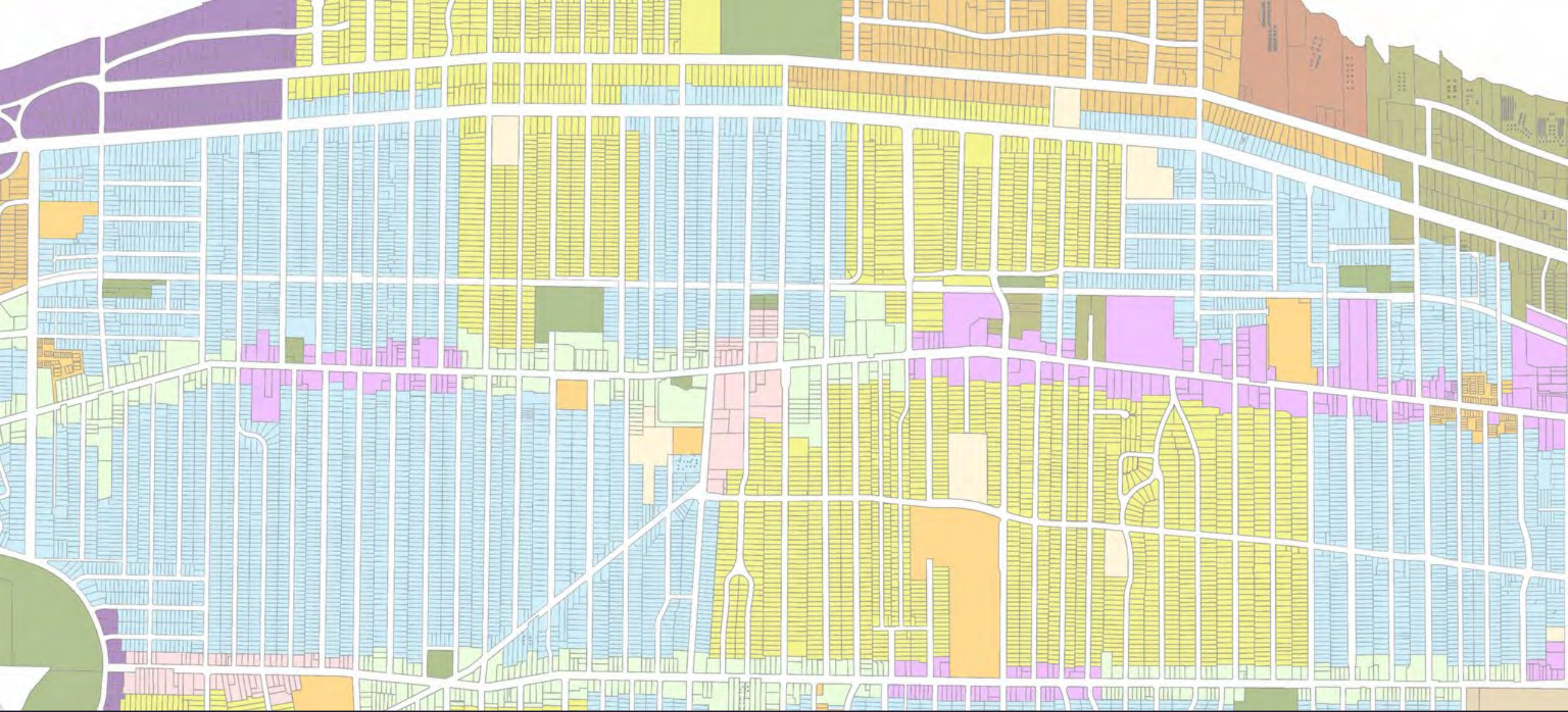
1. Roll call
2. Adoption of minutes – January 2025 meeting
3. Opening Remarks
4. **02-02-26: Marlowe Avenue (Planned Development – Minor Modification) - DEFERRED**
5. 02-03-26: Proposed Code Amendment – Conditional Use/Pet Grooming (Council Referral)
6. 02-04-26: Madison & Hilliard Intersection Safety Analysis Study (Council Referral)
7. Adjourn



Applicant requests deferral to March

**Docket 02-02-26 – Marlowe Avenue
Planned Development – Minor Modification**





**Docket 02-03-26 – Proposed Code Amendment
Conditional Use/Pet Grooming (Council Referral)**

Request (02-03-26)

Review and recommendation on the **Proposed Code Amendment** pursuant to:

- Schedule 1129.02 (Permitted Uses in Commercial Districts)
- Section 1129.18 (Commercial Districts - Supplemental Regulations)
- Section 1161.03 (Conditional Uses; Supplemental Regulations)



Current Code – Pet Grooming (Council Docket 11/17/2025)

<i>SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS</i>				
	<i>C1 OFFICE</i>	C2 RETAIL	C3 GENERAL BUSINESS	<i>C4 PUBLIC SCHOOL</i>
OTHER RETAIL/SERVICES <i>Including:</i>				
Animal Clinics/Hospitals,	-	C	P	C ⁷
Veterinarian Offices, and	-	C	P	C ⁷
Grooming Services.	-	C	P	C ⁷

1161.03 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.

(b) ANIMAL CLINICS/HOSPITALS, VETERINARIAN OFFICES, AND GROOMING SERVICES.

In a C2 Retail District, animal clinics/hospitals, veterinarian offices, and grooming services may be permitted as a conditional use provided that:

- 1) There shall be four (4) off-street parking spaces for each veterinarian or groomer practicing at the location of the proposed use;
- 2) No outside animal runs, stalls, or cages shall be permitted on the lot; and
- 3) The proposed use shall not be located in any structure housing a residential use.

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

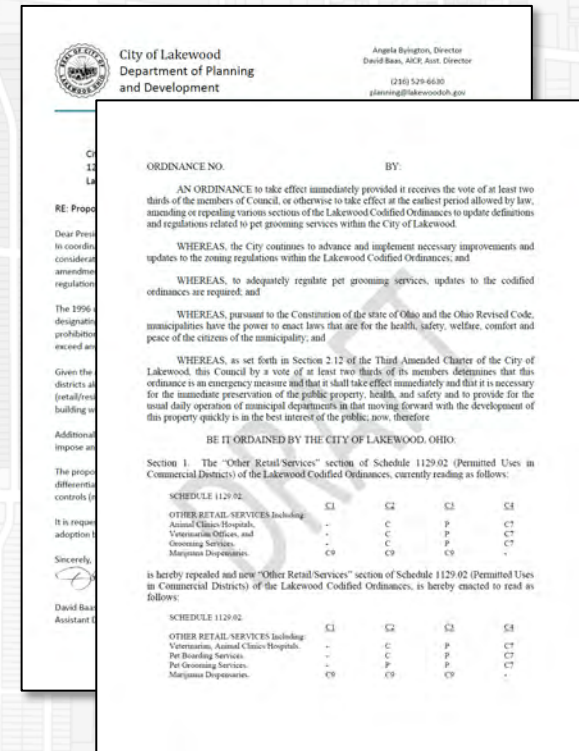
Key Issues:

- No discernable difference between interspersed C-2/C-3 districts; predominance of mixed-use structures.
- Prohibition on mixed-use is counter to Community Vision (Economic Development)
- Parking requirement appears arbitrary; vastly exceeds other retail uses with similar business models, customer turnover, etc.



Code Amendment – Pet Grooming (Council Docket 11/17/2025)

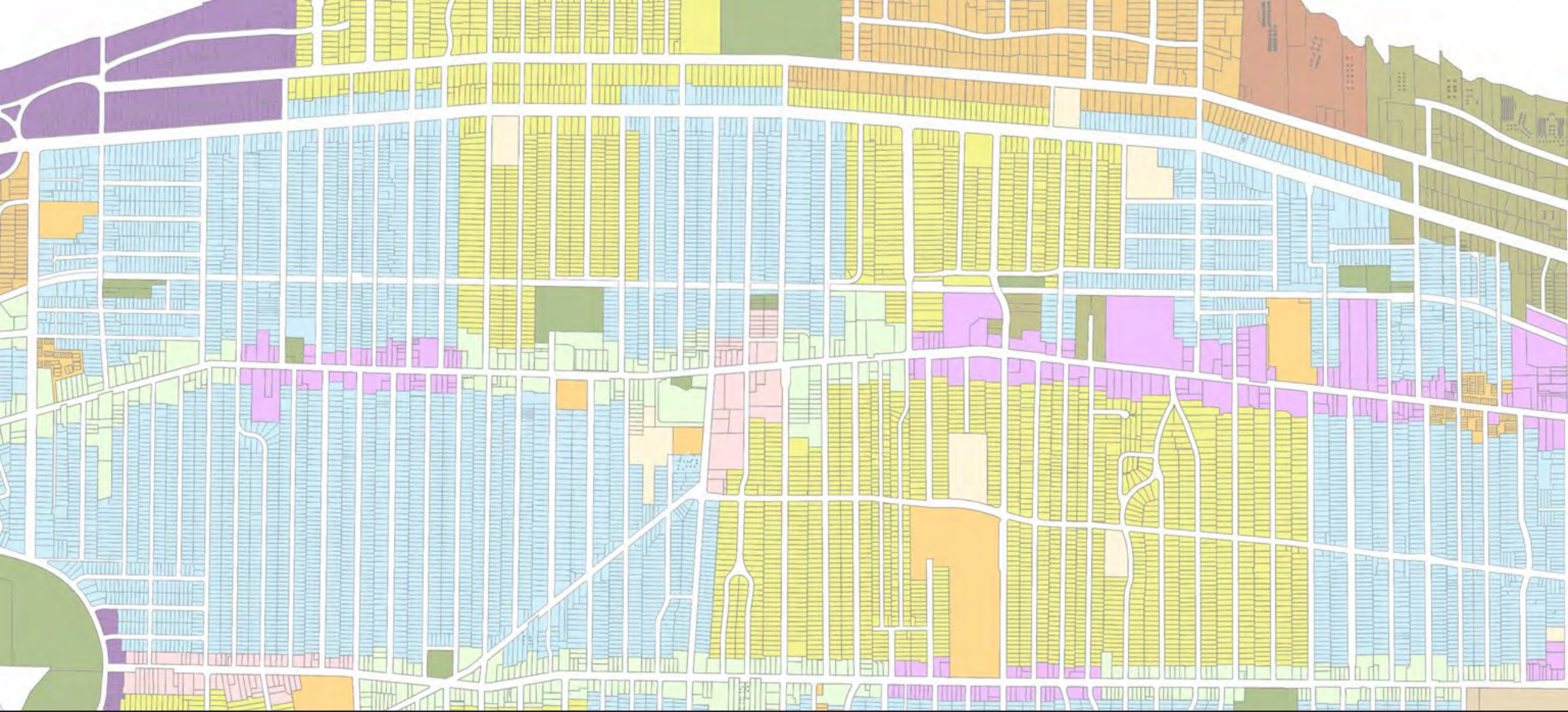
- Permits Pet Grooming in both C-2 and C-3.
 - Addresses inconsistent standard for same mixed use building type across interspersed C-2/C-3 zoning blocks along commercial corridors for retail use.
- Delineates from Pet Boarding (defined/covered by ORC Chapter 956).
 - ORC Chapter 956 (Regulation And Licensing Of Dog Kennels) – more intensive (overnight) use
 - “Pet Boarding” would remain as Conditional “C” in C-2, Permitted “P” in C-3.
 - General Standards would apply in C-2 for Pet Boarding, Clinics/Vet Offices.
- Establishes common pet grooming supplemental regulations (1129.18)
 - No overnight boarding or outside animal runs, stalls, or cages shall be permitted...
 - If adjacent to residential use, provide for adequate ventilation/odor control, sound-proofing measures...
- Parking treated like any other retail use.
 - Current requirement for four parking spaces per groomer (dating to 1996) is inconsistent with current (2016) parking code.





Recommendation (02-02-26) – Proposed Code Amendment

Return to Council with recommendation for approval/adoption.



Docket 02-04-26 – Safety Analysis Study
Hilliard-Madison Intersection

Request (02-04-26)

Review and recommendation on the **Hilliard/Madison Safety Analysis Study** pursuant to:


- Council referral (20 January 2026)




Study Components

1. Introduction
2. Data Collection
3. Site Survey
4. Crash Analysis
5. Traffic Operations Analysis
6. Alternatives Analysis
7. Recommendations


Madison Ave & Hilliard Rd/Carabel Ave
Safety Analysis Study
Final Version
January 2026



PREPARED FOR:
City of Lakewood
Division of Engineering & Construction
12650 Detroit Avenue
Lakewood, OH 4417



PREPARED BY:
Iteris, Inc
1907 N US 301, Suite 120
Tampa FL 33619



SEAL OF CITY OF LAKWOOD OHIO

Alternatives and Recommendations

Traffic Signal Operations & Upgrades

- Leading Pedestrian Interval (Short Term - ST)
- Signal Retiming and Coordination
- Pedestrian Countdown Signals (IN PLACE)
- Accessible Pedestrian Signals (ST)
- Protected Only Left Turn Phasing (ST)
- Flashing Yellow Arrows (FYA) (Long Term - LT)
- Exclusive Pedestrian Phasing (Not Recommended)
- Prohibit Left Turn Movement on Madison (Not Recommended)

Geometric, Delineation, and Signing Treatments

- Delineation between vehicular lane and bike lane (IN PLACE)
- Green Bike Lanes (IN PLACE)
- No Turn on Red (IN PLACE)
- Auxiliary Right Side Signal Indications (LT)
- High Visibility Crosswalks (IN PLACE)
- Tight Corner Radii/Reduced Curb Radius (Curb Extensions) (LT)
- Lighting Enhancements (LT; Include w/APD below)
- Raised Crosswalks (Not Recommended)
- Convert Orchard Grove to Right in, Right out (ST)
- Roundabout (Not Recommended)

Safety Technologies

- Automated Pedestrian Detection (LT)
- Dynamic Warning Signals (LT; Include w/APD above)
- Vehicle to Infrastructure (V2I) or V2X technologies
- Real Time Analytics

Proposed Intersection Performance (ST)





Short-Term Recommendations:

- 1 Convert Protected/Permissive left turn indications on Madison to Protected-Only
- 2 Include a Leading Pedestrian Interval (LPI) for all pedestrian indications
- 3 Add High Visibility Crosswalk marking (previously done)
- 4 Add Green Pavement markings and delineation for bike lanes (previously done)
- 5 No turn on red signs (in place)
- 6 Accessible Pedestrian Signals
- 7 Updates to local intersection safety intervals
- 8 Signal coordination during STOP
- 9 Convert Orchard Grove to Right in-Right out

Long-Term Recommendations:

- 10 Tight Corner Radii/Reduced Curb Radius, Curb Bulb-Outs, Curb Extensions
- 11 Automated Pedestrian Detection with Blank-Out Signs, controller features and analytics
- 12 Flashing Yellow Arrow Operation
- 13 Auxillary Near-side Signals on Uprights



Figure 21
Summary of Short-Term and Long-Term
Recommendations for Madison Ave &
Hilliard Rd/Carabel Ave Intersection

Public Comment (02-04-26) – Hilliard/Madison Safety Study

Submitted in Advance:

- Chris Egervary (Email)
 - Reduce speed limit on Hilliard to 25mph.
 - Explore options for north side of Madison between Hilliard/Orchard Grove.
 - Left turn protection for bikers (all approaches).
 - Additional considerations – traffic circle, road closures, road diet along Madison.

Recommendation (02-04-26) – Hilliard/Madison Safety Study

Return to Council with concurrence/comment.



Planning Commission

January 2026

