

**MINUTES  
PLANNING COMMISSION  
MARCH 7, 2019  
LAKEWOOD CITY HALL  
7:00 P.M.  
AUDITORIUM**

The meeting was called to order at 7:00 p.m.

1. Introduction and Oath of new members, Kyle Krewson and Matt Sattler

The oath was administered by Ms. Swallow.

2. Roll Call

Members Present

Kyle Baker, Vice Chair

Kyle Krewson

Lou McMahon, Chair

Matt Sattler

Others Present

Katelyn Milius, City Planner, Secretary

Jennifer Swallow, Executive Assistant Law Director

Bryce Sylvester, Director

Mark Papke, City Engineer

A motion was made by Mr. McMahon, seconded by Mr. Baker to **EXCUSE** the absence of Monica Rossiter. All of the members voting yea, the motion passed.

3. Approve the Minutes of the February 7, 2019 meeting

A motion was made by Mr. McMahon, seconded by Mr. Baker to **APPROVE** the February 7, 2019 meeting minutes. Mr. McMahon and Mr. Baker voting yea, Mr. Krewson and Mr. Sattler voting to abstain, the motion passed.

4. Opening Remarks

**OLD BUSINESS**

**CONDITIONAL USE**

**PLANNED DEVELOPMENT**

5. **Docket No. 09-28-18  
14519 Detroit Avenue  
One Lakewood Place**

George Papandreas, Carnegie Management and Development Corp., applicant requests the review and approval of a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces, pursuant to section 1156 – planned development. The property is located in a C1 – Commercial, Office district. (Page 3)

Administrative staff (“staff”) said the discussion would focus on the public plaza; next month’s focus would be on the traffic impact analysis.

George Papandreas, Carnegie Management and Development Corp., applicant, Greg Soltis, RDL Architects, and Tom Zarfoss, Behnke Associates were present to explain the request.

The Commission members (“commission”) liked the progress of the project. Clarification of the project to date was provided for the new members. Public comment was taken.

- What is the approval target date?
  - Approval target date could be granted in May 2019.
- What about incorporating the Franklin Avenue and any other traffic studies?
  - Traffic study information has been shared with the Carnegie team already.
- Was landscaping planned for the northeast, Curtis Block corner?
  - That section of the project was not designed yet.

There was no further discussion.

A motion was made by Mr. McMahon, seconded by Mr. Baker to **DEFER** the request until the April 4, 2019 meeting.

#### **PLANNED DEVELOPMENT**

6. **Docket No. 02-03-19**  
**13701 and 13901 Detroit Avenue and 1406 Wyandotte Avenue**  
**Detroit and Bunts Market Rate Apartments**

Jerome Solove, Jerome Solove, Development, Inc., applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is located in a C3 - Commercial, General Business district. This item was deferred from the January meeting. (Page 5)

Staff informed the commission and the public that the applicant requested a deferral until the next meeting; updated plans would be presented in April. For the record, the commission acknowledged receipt of six public comment letters (made part of record).

A motion was made by Mr. Baker, seconded by Mr. Sattler to **DEFER** the request until the April 4, 2019 meeting.

#### **NEW BUSINESS** **CONDITIONAL USE**

7. **Docket No. 03-04-19**  
**15027 Detroit Avenue**  
**Starbucks Coffee**

Daniel Brennan, dpa Design, applicant requests the review and approval of an outdoor dining area with seating, umbrellas and fencing, pursuant to Chapter 1129.13. The property is located in a C2 - Commercial, Retail Business district. (Page 8)

Daniel Brennan, dpa Design, applicant was present to explain the request.

Staff said the applicant could provide seating for up to 10 patrons as it did not exceed 25% of indoor seating; an earlier start time and open beyond April through October could be granted by the commission because it was on private property. It was suggested to close the gap in the railing at the northeast corner of the building.

Public comment was taken. The commission suggested the patio could remain open year-round. Staff said the extended hours should be discussed, as this case could be precedence setting.

A motion was made by Mr. Baker, seconded Mr. Sattler to **APPROVE with the following condition(s)**:

- Hours of operation are from 6:00 a.m. through 11:00 p.m. because
  1. The principle use of the property is a coffee house.
  2. The patio fronts the Detroit Avenue commercial corridor and is not adjacent to residential.
- Gap in the railing on the eastern end of the patio will be closed.
- Outdoor patio is approved for year-round use.

All of the members voting yea, the motion passed.

## **PLANNED DEVELOPMENT**

### **8. Docket No. 03-05-19 13900 Lake Avenue Lake Avenue Homes**

David L. Swindell, WXZ Residential, LLC, applicant requests the review and approval for the construction of five, two-story cluster homes, pursuant to section 1156 – planned development. The property is located in a R1M - Single Family, Medium Density district. (Page 37)

Jim Weimer, WXZ Development, LLC, David L. Swindell, WXZ Development, LLC, and Paul Glowacki, Dimit Architects were present to explain the request.

Staff provided a synopsis of the project. Discussion ensued about the units: would they be for sale, what was the square footage?

Public comment was taken.

- Cluster homes require 30' setbacks from the property line.
- Leave the wall around the perimeter of the property.
- Reduce the number of units.
- Setbacks at the rear property line are too close to the adjacent properties.
- Front yard setbacks too close to sidewalk, not in keeping with the neighborhood homes.
- The architecture is the best so far.
- Five clusters homes should be reduced to three.
- Is the property being rezoned?
- Where are numbers: remediation, economics?
- The development is needed.
- Planned Developments belong in commercial districts, not high density residential districts.
- The development will have a negative impact on the neighboring homes.

It was noted by the commission there was an e-mail of support (made part of record).

Staff defined the Planning Development chapter and the process for the development.

Response to comments:

- The purchase agreement is in line with the tax value.
- There were two gas stations and tanks that require remediation.
- Five units are required to make the project.
- The existing wall would remain in place.
- Per 1156, setbacks were adaptable.
- Rear building to building setbacks were reviewed compared to the other building to building setbacks in the neighborhood. The building to building setback is in line or close to what surrounds it.
- The developer would be responsible for clean-up of the site.
- No local subsidies.
- Property values would be supported.

Comments/questions were taken from the commission. Need clarification of the 3'-4" setback in relation to the wall that is on the property and staying as part of the project. Commission stated that the meeting was the start of a process for the site specific zoning; this is just the start of additional public involvement as this goes forward. The commission asked the developer to review front and rear setbacks.

A motion was made by Mr. McMahon, seconded by Mr. Krewson for the **RECOMMENDATION to the Director APPROVE the Preliminary Plan Review with the condition that particular attention is paid to the setbacks**. All of the members voting yea, the motion passed.

## **CONDITIONAL USE**

9. **Docket No. 03-06-19**  
**16000 Detroit Avenue and 15801 Detroit Avenue**  
**Market Rate Apartments**

Jerome Solove, Jerome Solove, Development, Inc., applicant requests the review and approval of a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues, pursuant to section 1135 – mixed use overlay. The property is located in a C3 - Commercial, General Business district. (Page 57)

Staff provided an overview of the proposal.

Jerome Solove, Jerome Solove, Development, Inc., applicant and Bhakti Bania, BBCo Design were present to explain the request.

The commission asked if the buildings were new construction, asked about parking and the code, the pocket park being used as a dog park, the number of parking spots in relationship to the number of apartments.

Staff provided a synopsis regarding building heights, parking analysis, property line setbacks, floor plans and rendering of the site.

Public comment was taken.

- Concerns about parking.
- Height of the buildings.
- Property values of rentals/owner occupied homes.
- There is a problem with water draining into the neighboring yards to the north.
- How many bedrooms per unit?
- Congested parking throughout the neighborhood.
- What will be the rental rates?
- What will be the location of the garbage/recycling containers?
- How many apartments per parcel?
- Concern about pedestrians crossing Detroit Avenue to get to the pool/amenities.
- Setback is too close to property line.
- How many units will there be?
- What is the square footage of the units?
- Can there be extra width added to the Detroit sidewalk?
- Concern about privacy of neighboring yards.
- Angle corners of the buildings.
- Transition the building as it approaches the residential uses.
- Likes the concealed parking.

- Increase the number of parking spots per unit, change the code.
- Are there any plans for additional lights on Detroit?
- What about adding crosswalks?

Response to comments:

- Garage and recycling areas had not been designed yet.
- The interior of the buildings had not been done yet; as pertaining to square footage of units and number of units per building.
- Ground breaking was anticipated for the end of the year.
- Rental rates had not been set yet – perhaps \$900 to \$1,600 or more per unit.
- The developer was aware of potential issue with street crossing and parking.
- The privacy issue would be explored. Three-story buildings and close setbacks were common in Lakewood.
- Concerns would be taken into consideration when designing the units.
- The depth of the sidewalk was existing and typical for Lakewood.
- Parking exceeded the City's code.
- Storm water issues would be remedied as per the current code.
- A thorough traffic study would be done.
- Letters were communicated to the members and would be made part of record.

Comments/questions from the commission included snow removal, a shade study, number of bedrooms per unit, was a thoughtful proposal, concerns about transition from commercial to residential, lighting, buffers, maintenance of landscaping, safety issues.

A motion was made by Mr. McMahan, seconded by Mr. Baker to **DEFER** the request until the April 4, 2019 meeting.

#### **CONDITIONAL USE**

10. **Docket No. 03-07-19**  
**18607-09 Detroit Avenue**  
**GTI Ohio LLC**

Robert George, GTI Ohio, LLC, applicant requests the review and approval for the construction and operation of a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. This request was approved originally at the November 2, 2017 meeting. (Page 71)

Adam Robbins, Marketing Development Manager, GTI; Joe George, GTI Ohio; John Oberle, Regulatory Counsel; James Trakas, a special advisor for GTI; and Margaret Blum, Greenberg Farrow Architects were present to explain the request for Docket 03-07-19, 18607-09 Detroit Avenue and Docket 03-08-19, 11808 Madison Avenue.

The commission asked if there was planned second floor to the building. Staff recapped the meeting from November 2017. The commission asked for clarification about the 500 and 1,000 foot buffers, annual reviews, site plan and parking spots. Public comment was closed.

A motion was made by Mr. Baker, seconded by Mr. McMahan to **APPROVE with the following condition(s)**:

- The new building is built to city code and approved by ABR.
- The security plan is approved by the Chief of Police including cameras approval.
- A security guard will be onsite for all hours.
- Compliance to all ABR requirements.

- Comply with all city business licensing requirements.
- A mandatory one year annual review.
- Compliant with all state codes and licenses granted.
- Approved bollards in front and rear of the building.
- They will respond to the City within 24 hours after the City has contacted them.

There was discussion about whom at the City was to be contacted.

An amended motion was made by Mr. Baker, seconded by Mr. McMahon to **APPROVE with the following condition(s)**:

- The new building is built to city code and approved by ABR.
- The security plan is approved by the Chief of Police including cameras approval.
- A security guard will be onsite for all hours.
- Compliance to all ABR requirements.
- Comply with all city business licensing requirements.
- A mandatory one year annual review.
- Compliant with all state codes and licenses granted.
- Approved bollards in front and rear of the building.
- GTI management will respond to the City management within 24 hours after the City personnel had contacted them.

All of the members voting yea, the motion passed.

#### CONDITIONAL USE

11. **Docket No. 03-08-19**  
**11818 Madison Avenue**  
**GTI Ohio LLC**

Robert George, GTI Ohio, LLC, applicant requests the review and approval for the construction and operation of a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business district. (Page 97)

Staff did not support location of the building on the site because of the front yard setback, did not meet many of the commercial design guidelines, and did not approve the parking plan. The proposal needed to be heard first by the Board of Zoning Appeals at its March 21<sup>st</sup> meeting. The commission concurred that many issues were to be discussed. The applicant was pleased the City would submit a letter of support to the State of Ohio. Public comment was closed.

A motion was made by Mr. McMahon, seconded by Mr. Krewson to **DEFER** the request until the April 4, 2019 meeting.

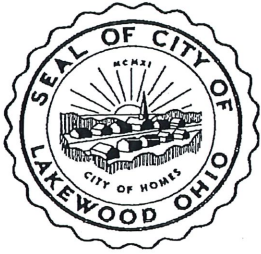
#### ADJOURN

11:20 AM

A motion was made by Mr. McMahon seconded by Mr. Baker to **ADJOURN** the meeting at ~~10:00~~ P.M. All of the members voting yea, the motion passed.

Katelyn Milius  
 Signature  
 (on behalf of chair)

4/4/19  
 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. GREGORY SJ SOLTIS

Gregory SJ Soltis

2. ~~TOM BERNICE ZARKE~~

Tom Zepos

T. Zepos

4. Jesse Shedden

Jesse Shedden

5. SAM O'LEARY

Sam O'Leary

6. Candyn Gregory

Candyn Gregory

7. Sean McCoy

Sean McCoy

8. Paula Reed

Paula Reed

9. Whitney Callahan

Whitney Callahan

10. Heather Pudge

Heather Pudge

11. Virginia McGowan

Virginia McGowan

BHAKTI BANIA

Bhakti Bania

Beth Hefner

Beth Hefner

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, March 7, 2019

Tom Bullock 1508 Lakewood



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. Jerome Solove

2. ~~John J. ...~~

3. Steve Skantus

4. PATTY RYAN

5. MARK ZOBY

6. SAM O'LEARY

7. Adam Robbins

8. Joe George

9. John Oberle

10. Travis, James P.

11. Margaret Blum

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, March 7, 2019

## Schwarz, Johanna

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**From:** Nicole Shedden <nfshedden@gmail.com>  
**Sent:** Thursday, February 7, 2019 9:20 PM  
**To:** Planning Dept  
**Subject:** Comments on Parkwood

Hi Katelyn,

A comment on the Parkwood proposal. While the rest of the property has been well-designed (albeit too close for the height to neighbors), the garage facade to the south and east has no aesthetic appeal and no noise buffer. I would encourage the developer to look at the One Lakewood Place design to see how well the garage is hidden.

Best regards,  
Nicole Shedden  
1488 Marlowe Ave.

On Tue, Feb 5, 2019 at 3:47 PM Planning Dept <[Planning@lakewoodoh.net](mailto:Planning@lakewoodoh.net)> wrote:

Dear Neighbors of One Lakewood Place,

Due to an error on our part, One Lakewood Place was not included on the agenda for the Planning Commission meeting, but it **will be heard this Thursday, February 7<sup>th</sup> at 7PM**. The agenda has been updated on our website. The Carnegie team will update Planning Commission on the Plaza public meeting and updates to the residential portion of the site. The item will be deferred and no vote will be taken.

I wanted to let you know so that you can share this with neighbors and others that might want to join. A similar update will be given to Architectural Board of Review on February 14<sup>th</sup>.

I apologize for the late notice. Please let me know if you have any questions.

Katelyn

**Katelyn Milius, PE**

City Planner

Department of Planning & Development

[City of Lakewood](#)

[12650 Detroit Avenue](#)

Lakewood, OH 44107

216-529-6634

**Schwarz, Johanna**

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**From:** Steve Mariakis <stevemariakis@gmail.com>  
**Sent:** Friday, February 8, 2019 8:26 AM  
**To:** Milius, Katelyn; Planning Dept  
**Subject:** Parkwood project

Thank you for the informative session with the Planning Commission last night.

I believe we are all in the same thought process regarding the magnitude of this project.

Is it possible for the development to span across Parkwood thus adding square footage, closing Parkwood and perhaps allowing the reduction of size making the possibility of transition the building better on the south side?

Additionally, does Mr. Solove have the current ability to move forward with the project as designed because of how its zoned and simply not give any consideration to the city planners or the residents? I guess what I'm asking is does the city have any veto power in the build?

As residents we do not have little if any leverage except to voice our concerns.

Thank you,

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Steve Mariakis  
[stevemariakis@gmail.com](mailto:stevemariakis@gmail.com)

**Schwarz, Johanna**

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**From:** Lena Lakewood <helenz2001@yahoo.com>  
**Sent:** Friday, February 8, 2019 10:58 PM  
**To:** Planning Dept  
**Subject:** Future project

Hello,

We are one of the concerned residents who live on Parkwood. There have been numerous emails sent with all the concerns from our neighbors, so we just hope that our voices will be heard and our opinions will be taken into consideration. We have three little kids and what scares me the most is the huge amount of cars traveling on Parkwood. Lots of children like to play in their front yards and ride bikes and we are afraid it won't be possible anymore due to the safety and health concerns.

Thank you for taking your time to read this email and your attention to our opinions and thoughts.

Parkwood residents.

[Sent from Yahoo Mail for iPhone](#)

**From:** Steve Mariakis <stevemariakis@gmail.com>  
**Sent:** Monday, February 11, 2019 12:30 PM  
**To:** Milius, Katelyn; Planning Dept  
**Subject:** Parkwood Project

Good morning and thank you for taking the time to review this email.

I was in attendance for the Planning Commission meeting last week as it gave me a better understanding of how the process works. I was able to see Mr. Solove, once again, introduce his project to the group (I had attended the initial meeting to the residents).

Many residents had the opportunity to speak to the commission regarding the project and Mr. Solove was able (attempt) to address the concerns and questions from residents and commission members as well. He was non committal on all concerns.

I am not aware of ANY resident on Parkwood, Bunts, Wyandotte or Giel that supports this project as it currently sits.

The Planning Commission has a *very* difficult assignment for a 6 year commitment. I realize the pressures you face on a daily basis are challenging being that you are also residents *and* volunteering for the position too. **Thank you for your service.**

I had a few observations from last weeks meeting:

1. Mr. Solove is willing to bring Lakewood a highly coveted residential property on Detroit Ave. and not ask for any tax relief in the process. He is proposing a development that falls very closely within the zoning guidelines of the city.
2. The city wants and needs a project like this on Detroit Ave. There is minimal financial risk on the part of the city to allow this to happen. It addresses residential single floor living as a rental property. It brings additional tax to the city, etc.

3. All of the above and now its a difficult balance. The city would hate to see Mr. Solove walk away from this project but at the same time there are a few hundred residents that are unhappy with the scale of this project. The unfortunate possible alternative is to see Spitzer sell the property that who might in turn build a Wendy's or other undesired business(s) in its place. I understand Mr. Solove is trying to maximize his investment with an 8 story building. He has every right to make money.

As residents, we would all like to see the property developed with residential units but not this behemoth. The million dollar question is...what can Mr. Solove "live with" in terms of size and number of rental units in this project and still make money. Its a gamble to call his bluff and risk him to walk away. Are you will to take this gamble?

My gut feeling is that he doesn't want to make any real sacrifices to the development to appease everyone involved. He's a businessman. He's here to make money, not friends. Conversely, I'm sure he doesn't want to be difficult and risk his professional reputation either. He would like to plant financial roots in the area.

As residents, aside from being organized and vigilant, we have little clout to get what we feel is right for our neighborhood. As members of the Planning Commission we can only hope that YOU will not allow this to go as planned and that it needs to be drastically altered in it size.

Do the right thing!

Regards,  
Steve Mariakis

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Steve Mariakis  
[stevemariakis@gmail.com](mailto:stevemariakis@gmail.com)

## Schwarz, Johanna

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**From:** Donalyn Pubal <dlpub@sbcglobal.net>  
**Sent:** Thursday, February 14, 2019 5:59 AM  
**To:** Planning Dept  
**Subject:** Fw: Concerning the Apartment Complex at the North end of Bunts, Parkwood Rd., and Wyandotte

----- Forwarded Message -----

**From:** Donalyn Pubal <[dlpub@sbcglobal.net](mailto:dlpub@sbcglobal.net)>  
**To:** Katelyn Milius <[katelynmilius@lakewoodoh.net](mailto:katelynmilius@lakewoodoh.net)>  
**Sent:** Wednesday, February 13, 2019, 11:04:11 PM EST  
**Subject:** Concerning the Apartment Complex at the North end of Bunts, Parkwood Rd., and Wyandotte

Dear Katelyn,

I am a resident at 1460 Parkwood Road. I am very concerned about the 8 story, 278 apartment building along with a 5 story garage that is planned.

Concerns:

The planned structures are a monstrosity and will tower over our neighborhood and dwarf the residential homes. The size and scope of these structures are too large for the size parcels available

400 plus cars daily adding to the traffic congestion on Detroit, Bunts, Parkwood, and Geil

Parkwood Rd. would get the brunt of all the traffic

Parking issues for home owners and visitors to the apartment complex

Safety issues. Buildings encroach on all sidewalks creating dangerous turn situations putting Bikers and Pedestrians and other drivers at risk

Two extra driveways on Bunts and Detroit adding to congestion at those intersections

Additional crosswalk puts both drivers and pedestrians at a serious risk

A Dog Park and Pool for the 278 units are place nest to existing residences causing noise and odor concerns

Lighting concerns from auto lights in the garage shining into private residences

Noise from several air conditioning units

Thank you for taking the time to read my email.

Donalyn Pubal-Kundmueller

Additional stress on Water supply and sewers

## Schwarz, Johanna

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**From:** Julie Nichols <amyjules@att.net>  
**Sent:** Thursday, February 28, 2019 8:28 AM  
**To:** Planning Dept  
**Subject:** Proposed development at Bunts, Parkwood, and Wyandotte

Good morning.

I live at 1432 Parkwood and will be greatly impacted by the proposed 8 story apartment complex. Like all of my neighbors, I am greatly concerned about the size, lack of transition into the neighborhood, parking, traffic and safety. I saw the article in Crains yesterday regarding Mr. Solove's proposed development in the Barry Buick lot. It seems to me that would be a better spot for the development he is proposing for Parkwood, Bunts and Wyandotte. Cramming that in 2.12 acres then proposing a smaller development on a larger doesn't make sense to me. Does it make sense to you? I support developing Lakewood and can understand the desire for people to become a part of what I have called home for 26 years. I grew up in a small town. I have found a city where I can enjoy the benefits of a suburb with the community feel of that small town I called home for the first 23 years of my life. I implore you help us ensure whatever development goes into our development, fits with the neighborhood and takes into consideration those of us that have called this neighborhood home for decades.

Thank you,  
Julie Nichols

Sent from my iPad

Sent from my iPad

## Schwarz, Johanna

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**From:** Bullock, Tom  
**Sent:** Friday, March 1, 2019 5:31 PM  
**To:** Amy Martin  
**Cc:** Mayor's Office; Anderson, David; George, Meghan; Rader, Tristan; O'Malley, Daniel; Litten, John; O'Leary, Sam; Planning Dept; Milius, Katelyn; Julie Nichols  
**Subject:** Re: Solove Development

Amy,  
The specifics you provide are helpful.

Yes, I will drive down your street and walk the site.

I look forward to speaking with you more,  
Tom

On Mar 1, 2019, at 4:48 PM, Amy Martin <[amyfrancine@att.net](mailto:amyfrancine@att.net)> wrote:

Dear Councilman Bullock,

Thank you for getting back to me so quickly.

I do not wish to see either proposal withdrawn in it's entirety. I am mostly concerned with the fact that the smaller parcel (Spitzer lot) has a development which is almost twice the size of that proposed for the Barry Buick site, which is a larger parcel. If you look at the plans for the Bunts to Wyandotte proposal, you will notice that mere **feet** from existing houses will be a building almost 90 feet in height, without any transition into the neighborhood. Not only that, but the complex swimming pool will be just feet from another house on Parkwood and across the street from not only my house but my neighbors as well. Can you imagine living less than 50 feet from an apartment building swimming pool and outdoor deck? Will those of us who live closest to this amenity ever be able to have our windows open in the summertime?

Safety is a major concern. Nowhere else in Lakewood (at least what I have seen during weeks of driving around looking specifically at apartment complexes) is the parking lot for a large complex located across a residential street from the largest building. In order to get to their cars or the swimming pool, hundreds of residents will be forced to cross Parkwood on a daily basis, with no crosswalk. I implore any of you who are reading this e-mail to visit Parkwood and imagine this scenario. Take a look at what is now an empty parking lot with a boat and motor home parked in it. That will be the complex deck and swimming pool. Imagine living in any of the houses that are just feet from this amenity. I have tried to find a similar situation with other developments in the City and am unable to find anything comparable.

Another major concern that we have is parking. Currently, due to the proximity of both St. Edwards and Lakewood High School, parking on Bunts, Parkwood and Wyandotte is at a premium. The development on our streets will have over 270 units with a 375 car parking garage. If half of the residents have more than 1 car, the garage won't be able to accommodate the volume of cars for the complex. Where will the other complex residents and their visitors park? No surface parking for guests is included in this plan. Our already crowded streets will become much more congested as a result.

Our goal would be to see the size, scope, and scale of the project dialed back to fit more suitably into the neighborhood. We know that new developments are to "transition" in to the neighborhoods that they are located in. But, to those of us on the South end of this development, we will essentially abut a 90 foot wall. One neighbor best described this scenario as living at "the bottom of a canyon". There is no transition in the current proposal whatsoever. We believe that the integrity of our neighborhood home values will be negatively impacted as a result. I have spoken to a real estate appraiser who has told me that this would be the case.

None of us wants to live next to an empty lot. But we feel that our voices need to be heard and concessions made. I know that these multi-million developments are attractive to the City. We are asking that the City also represent us as

constituents and act on our behalf to get JSDI to scale back on the size and scope of the project. Simply said, this overly-dense project in it's current incarnation is not a good fit for the size of the parcel in which it is located.

Thanks again for letting me elaborate further. I welcome any of you reading this to drive down any of our streets, especially Parkwood, and imagine the effect that this project will have on the neighboring homeowners.

Amy

On Friday, March 1, 2019, 1:09:44 PM EST, Bullock, Tom <[Tom.Bullock@lakewoodoh.net](mailto:Tom.Bullock@lakewoodoh.net)> wrote:

Ms. Martin,

I will be happy to speak with you and hope to attend the upcoming Planning and ABR meetings.

I live on Rosewood Avenue up the street from Solove's second proposed development.

I am glad you state you are not against development since there are many positives about these proposals, if we can get them to appropriately fit into the context of the neighborhood. I'm hopeful that we can, but will attend to learn more about the current state of the proposals. I understand that the developer thus far at its first proposed development hasn't shown sufficient responsiveness to community concerns. That's very problematic and must be addressed.

Is your view that you would like to see these proposals withdrawn entirely, or that adjustments must be made to address your concerns?

To answer your question about why Solove's first proposal is on a larger scale than its second: I don't know, and Solove would be the best to answer. I suspect it has to do with the financials of the deal (price of land, volume of tenants, etc.) and many of these specifics will be private. I view this personally as, "Great, the private section is proposing, without asking for tax abatements, two ambitious projects that will add new housing stock types, attract new residents, increase the tax base, support retail, and add vibrancy to the neighborhood. Let's see if we can get both to work so we can keep Lakewood growing in a strong manner."

As you can tell, I tend to look at these proposals as the glass half full. But it's also my job to help neighbor impacts be appropriately addressed, and I am committing to do so. I look forward to learning more of the specifics.

Thanks,  
Tom  
440-554-7203

On Mar 1, 2019, at 10:17 AM, Amy Martin <[amyfrancine@att.net](mailto:amyfrancine@att.net)> wrote:

Good morning,

My partner and I have lived at 1432 Parkwood Road for the past 20 years. As many of you are aware, we are actively involved with a neighborhood coalition who are attempting to bring about changes at the JSDI project taking place between Wyandotte and Bunts along Detroit Road. Our street is the most directly impacted by this proposal, as it will bear the brunt of this project including the only entrance/exit to the Parking garage, the drop-off leading to the 8 story building, the location of the swimming pool, and the main crossing area for residents to access their cars in the garage.

Our group has maintained a presence and members have spoken passionately at both City Council, Planning Commission, and Architectural Board of Review meetings. Some of you have been present at these same meetings.

We had heard rumors that JSDI was also looking at the former Barry Buick site at 16000 Detroit, but imagine our surprise when we found out about the actual proposal this week on [Cleveland.com](http://Cleveland.com) -

## **Former Lakewood car dealership to become apartments, commercial space**

As those of you who have been at the Planning Commission meeting on February 7th and the subsequent Architectural Board of Review meeting on February 14th are aware, we have been trying to work with JDSI to scale back the size, scope and scale of the development between Wyandotte and Bunts. We felt validated at the ABR meeting when everyone on that panel expressed the same concerns that we have by asking the developer to consider scaling back the height of the 8 story building, making changes to the layout and design of the garage, and moving the location of some amenities such as the pool and dog park. Mr. Solove was asked directly by Amy Haney, Vice-Chair of the Board, if he would consider adding a commercial/retail portion to the development on the Detroit Road side of the proposal. He emphatically stated that adding retail "wouldn't work with this project". When asked about making changes to the parking garage, he answer was that parking garages were already expensive to build.

I am asking all of you to consider the following - why is it that a smaller scale development(150 units at Barry Buick vs. 271 units at Spitzer) is being built on a larger lot - 2.7 acres at Barry Buick as opposed to 2.1 at the Spitzer property? Also, why is it that **"5,000 square feet of commercial/complementary uses"** can work at the Barry Buick site but not at the Spitzer parcel? Mr. Solove's assertion at the February 14th ARB meeting that this exact concept won't work at Spitzer seems to defy his own logic for the Barry Buick parcel.

The residents of our neighborhood (Wyandotte, Parkwood and Bunts), have made it clear at the meetings that we are not against development in Lakewood. We welcome a plan that fits in with our existing housing stock and addresses our concerns regarding safety, traffic, set-back, and noise. Our goal is to come up with a compromise that will work in the best interest for all of those involved. But to find out this week on [Cleveland.com](http://Cleveland.com) that the exact type of development we are asking for is being built down the road on a larger parcel defies logic and has many of us upset.

We will continue to attend and voice our opinions to all those involved in these negotiations. We realize that Mr. Solove is making a huge investment in Lakewood with these two developments, but also ask that our elected representatives and those of you who volunteer your time on various Boards and Committees try to help us to achieve a balance on these projects that maintains the integrity, safety, and character of our neighborhoods. As I stated to the Planning Commission meeting on February 7th - imagine this project being built just feet from your home. What could be done to make it more palatable to co-exist with?

I would welcome the opportunity to discuss these issues in person or in more detail if any of you would like.

Thank you,

Amy F. Martin  
1432 Parkwood Road  
(216) 773-9984

## Schwarz, Johanna

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**From:** Julie Nichols <amyjules@att.net>  
**Sent:** Friday, March 1, 2019 6:43 PM  
**To:** Bullock, Tom; Litten, John; George, Meghan; O'Malley, Daniel; Anderson, David; Mayor's Office; Rader, Tristan; O'Leary, Sam; Planning Dept; Milius, Katelyn  
**Cc:** Amy Martin  
**Subject:** Solove Development Buts/Parkwood/Wyandotte

First of all, thank you for the continued open dialogue regarding our concerns.

I would to reiterate the concerns my partner, Amy Martin, has expressed and perhaps add some additional comments. I understand the city is excited about the additional housing stock and revenue as well as the opportunity to reduce the number of vacant properties. I agree all of this is good for all of Lakewood.

We are for development *that fits with character of Lakewood and the specific neighborhood*. Our desire is to work with the developer, not drive him out of Lakewood.

- One of our primary concerns is the size, scope and scale. The current proposed building would be 8 stories abruptly abutting single family homes with no transition into lower structures. Something similar to what is being proposed at the Barry Buick site would be a better fit. It is smaller - which is more logical for the smaller, odd shaped lot we have here.
- We are not urban - we are suburban. Mr. Solove's current proposal has worked well in his previous endeavors because they are in totally different locations. They are in urban areas and college towns. I have yet to find any examples of Solove properties that are located in residential neighborhoods like ours. It appears the developer is trying to use a cookie cutter approach rather than adjust to the community he is building in.
- Traffic. There will be approximately 500 more cars on our street. As it is, it is a challenge to turn left, or even sometimes right, onto Detroit at certain peak times. Same for Franklin. We are a block from Lakewood High School and a few blocks from St. Ed's. There will be 500 more cars for parents with children to watch out for.
- Parkwood is bearing the brunt of the project. The entrance to the garage is planned to be on Parkwood. The crosswalk will be across our street. The swimming pool will be on our street. The noise from the pool will result in us not being able to sleep with windows open at night. We will constantly be dealing with cars pulling in and out of the garage. It was suggested that a sign be put up saying right turn only out of the parking garage. People will ignore it like they do the one for Drug Mart on Grace. The others will just use the turn around in front of the building that will be on the west side of Parkwood and still go down our street.
- Safety - the crosswalk offset from the intersection is a bad and dangerous idea. Being the second house from Detroit, I constantly see cars make the turn onto our street at high speeds. I walk our dogs at various times of the day and see it consistently. It will not be a question of IF but WHEN someone gets hit. Drivers will not be expecting a crosswalk offset like that.
- Parking - Mr. Solove believes he has enough parking spots planned. My math says otherwise. There will be 278 units. If half of them are occupied by two adults with cars, that is 417 cars. His proposal has 375 parking spots. That is 42 cars more than parking spots not even considering guests. Where will they park?

Amy encouraged those of you involved in this process to drive down our street and look at things from our perspective. I echo that sentiment. Please feel free to park in our driveway and envision living next to 8 stories.

At the ARB meeting, I heard Mr. Solove make some comments I, and others impacted by this proposed development, to be veiled threats. I heard references to his attorney. I heard a comment regarding his potential intention to change his zoning approach to avoid some of the roadblocks. Those kinds of comments do not make me feel he is willing to work

with residents in good faith. I feel the residents that will be impacted by this are making a good faith effort by expressing the specific concerns we have and giving him the opportunity to make changes. Mr. Solove seems to be digging his heels in deeper. We heard the developers of the hospital site talk and it was obvious they are taking the time to get to know the neighborhood they are building in so that their buildings transition nicely into the neighborhood.

Thank you again for taking the time to listen to our concerns. We appreciate that you are taking the responsibility of representing the residents seriously. We are willing to speak further with any of you.

Julie Nichols  
1432 Parkwood  
216-298-3521

## Schwarz, Johanna

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**From:** Corinne Lange <langecorinne@gmail.com>  
**Sent:** Wednesday, February 27, 2019 5:29 PM  
**To:** Planning Dept  
**Subject:** Lake Road Marathon Property

The project for 5 homes on Lake Ave. sounds fabulous!!!! Any idea what kind of price range they might fall into?

I am very interested in this project and potentially interested in purchasing one of the homes if it is in a price range I can afford.

I look forward to hearing more about this fantastic project.

Corinne Lange  
440-724-6860

## Schwarz, Johanna

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**From:** Richard Watkins <rswatkins8@netzero.net>  
**Sent:** Monday, March 4, 2019 9:53 PM  
**To:** Planning Dept  
**Cc:** rswatkins8@netzero.net  
**Subject:** Docket #03-06-19

Hello,  
My name is Richard Watkins, owner of the house on 1408 Rosewood Ave., which is a neighboring property to 15801 Detroit Ave. My wife and I have concerns on multiple levels concerning the ramifications of the proposed building project.

First, we would have a privacy issue. The property would directly overlook our backyard as well as the west bedrooms from a height above the fence level. There would be a nearly complete loss of privacy on the west side of the house, including being able to have windows and curtains being open in our westside bedrooms.

Second, the privacy issues, and the proximity of such a facility is likely to cause a steep decline in our property value, since it would likely become a very undesirable location, both from a living situation and a resale situation.

Third, should there be an attempt to purchase our house and property, it would put us in a very difficult situation. We have 9 occupants in this household and 1979 square feet of space. It is very difficult to find a house that accommodates a family of our size in a reasonably economical price range. In addition, my wife and I are 60 years of age, and the physical strength and stamina of moving is another difficult consideration for us.

Thank you for your consideration,

Richard J. Watkins  
1408 Rosewood Ave.  
Lakewood  
216-645-2660

Sent from [Mail](#) for Windows 10



Virus-free. [www.avast.com](http://www.avast.com)

## Schwarz, Johanna

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**From:** william shie <wdshie56@gmail.com>  
**Sent:** Wednesday, March 6, 2019 6:58 PM  
**To:** Planning Dept  
**Attachments:** IMG\_2065.JPG; IMG\_2064.JPG; IMG\_2063.JPG

From: william shie <[wdshie56@gmail.com](mailto:wdshie56@gmail.com)>

To: [Planning@lakewoodoh.net](mailto:Planning@lakewoodoh.net)

Cc:

Bcc:

Date: Wed, 6 Mar 2019 18:48:08 -0500

Subject: Market rate apartments

Dear Sirs,

In response to your letter about the new Market Rate Apartments: I own the house at 1368/1370 Brockley immediately adjacent to Barry Buick. I do have a few concerns about the new construction as follows:

1. Runoff/drainage. As my lot is quite a bit lower than the Barry Buick parking lot I have had to deal with basement flooding issues during hard rains. All of the water in Barry's parking lot is accumulated and drains out through the Northeast corner I have built up the wall by the Northeast corner of the parking lot as the lot was resurfaced sometime after the retaining wall was built raising the level of the pavement to almost flush with the top of the wall.. It still can flood during heavy rains as there is only a small difference in elevation between the drive and the wall. That and the sunken sewer grate in the drive can accumulate trash leading to flooding unless tended to on a regular basis. Please see pictures.
2. Rent ability during the construction: My lower unit is now vacant, how is the noise and dirt from construction going to affect the rent ability of my unit? And how long will construction last?
3. Cost of rentals: What will be the cost of the rental units and how will this affect what I can get for rent?
4. What is this going to do to my property values?

Thank you for the consideration of our concerns.

William and Susan Shie







## Schwarz, Johanna

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**From:** Nochta, Michelle  
**Sent:** Friday, March 1, 2019 1:54 PM  
**To:** Milius, Katelyn  
**Cc:** Planning Dept  
**Subject:** Public Comment- GTI Madison- Planning Commision

Dave Hoffman called to express his opinion about the medical marijuana dispensary on Madison. He has owned Liberty Auto wash for 15 years. He thinks it's a bad idea, his concerns are how to regulate drivers who are under the influence and he feels Colorado has endured negative impacts based on their decision to legalize medical and recreational marijuana. He would like his opinion to be made part of the record.

Thanks,  
Michelle Nochta, AICP  
City Planner  
Department of Planning and Development  
City of Lakewood  
216-529-5906  
[michelle.nochta@lakewoodoh.net](mailto:michelle.nochta@lakewoodoh.net)

*Lakewood's mission in the application of Lean Six Sigma principles is to provide exceptional customer service that meets or exceeds our citizens' expectations and maintains a vibrant, competitive community.*

## Schwarz, Johanna

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**From:** Beth Heffner <beth.heffner@yahoo.com>  
**Sent:** Tuesday, March 5, 2019 2:31 PM  
**To:** Planning Dept; O'Leary, Sam  
**Subject:** Steve Barry Buick Apartment Project

Good afternoon.

Here are some of the questions pertaining to the new project:

When was my property located at 1412 Rosewood Ave rezoned as commercial use?

Where will the dumpsters be located? What about recycling? For reference, Rosewood Place has one dumpster in the lot that is constantly overflowing and there are no recycling receptacles, therefore, random bottles, milk jugs, etc are placed on the curb and tend to blow into the road and into neighbors' property.

How are the 150 apartment locations being allocated? How many units will be on the south side of Detroit between Rosewood and Orchard Grove?

150 apartments could potentially hold 300 people. If there are at least 300 tenants with 300 vehicles, where will these people be parking?

What is planned start date? Completion?

How close to the property line will the buildings be located?

Thank you.

Beth Cook Heffner  
1412 Rosewood Ave  
Lakewood OH 44107

216-389-2384

# Liberty Auto Wash

4185 Liberty Ave  
Vermilion, OH 44089  
(440) 967-8634 or 8417

3/2/19

Lakewood Planning Commission  
12650 Detroit  
Lakewood, Ohio 44107

Attn: Planning Commission

Re: Docket 03-08-19 11818 Madison Ave

To whom it may concern:

I am the owner of Madison Ave Car Wash.

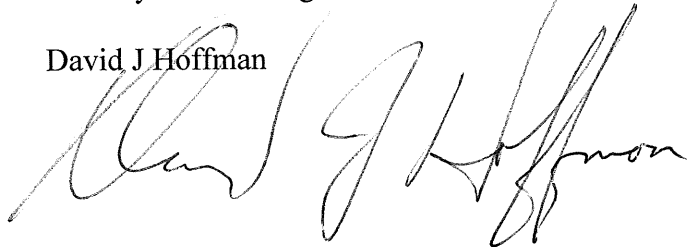
I am opposed. I was opposed at the last address in the old radio station.

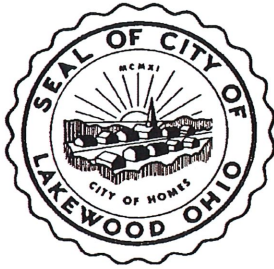
I would like to remind you that this proposed address is within about 2 blocks of the Keating Center. As members of the planning commission, I would hope that you have "public service" in mind as you make decisions based on the best interest of the community. Putting a drug dispensary 2 blocks from a treatment center does not make any more sense to me than attaching a bar or tavern to the treatment facility.

Also, I was a US Army officer responsible for apprehension and treatment of users. I still voluntarily work in rehabilitation efforts with individuals, many through the Keating Center, who would have to walk past this facility enroute to work. Somehow this makes no sense.

Thank you for taking this letter into consideration in your decision making process.

David J Hoffman

A handwritten signature in black ink, appearing to read "David J Hoffman", written over a white background.



PLANNING COMMISSION

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

**PUBLIC NOTICE**  
**02/27/2019**

Re: **Docket No. 03-08-19**  
**11818 MADISON AVE**  
**GTI Ohio LLC**

**Project Description:** The review and approval for the construction and operation of a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business district.

You are receiving this letter as the applicant or neighboring property of **11818 MADISON AVE**.

At its meeting on **Thursday, 03/07/2019**, the Planning Commission will consider the applicant's request.

The review meeting of the Planning Commission will begin at **7:00 p.m.** in the Auditorium of Lakewood City Hall, 12650 Detroit Avenue. The pre-review meeting will begin at 6:30 p.m. in the East Conference Room. Use the rear northeast door to the Auditorium.

**As a neighboring property owner/occupant**, if you wish to express your views on the above captioned property, you may do so in writing and send via e-mail to [Planning@lakewoodoh.net](mailto:Planning@lakewoodoh.net) or fax (216) 529-5907. If your building is tenant occupied, please advise your tenants of the scheduled meeting or post this notice in an area of general use. If your property has been sold within the last six (6) month period, please be sure this notice reaches the new owner. Additionally, you can find the full agenda posted online at [www.onelakewood.com/PublicNotices](http://www.onelakewood.com/PublicNotices).

**As the applicant**, pursuant to the rules of the Planning Commission, you or an authorized agent must appear at this meeting to have your request considered. If an agent is representing you, that agent must present written authorization to my attention, the Secretary of the Commission. If you fail to appear without requesting a continuance by contacting the Secretary of the Commission, you will be required to file a new application before your proposal is considered. If you have any questions or concerns, please do not hesitate to contact me at 216-529-6630 or e-mail [Planning@lakewoodoh.net](mailto:Planning@lakewoodoh.net).

Sincerely,

*Katelyn Z. Milius*

Katelyn Milius, Planner  
Commission Secretary

**GTI**

# LEAD U.S. CANNABIS BY EMPOWERING THE RIGHT TO WELLNESS

- > Authentic Family of Brands
- > People-First Retail Experiences
- > Commitment to Community
- > Sustainable Profitable Growth

## GTI AT A GLANCE



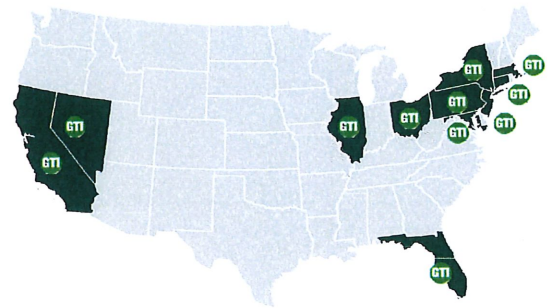
<p><b>Leading U.S. Operating Platform</b></p> <p>with first-mover advantage across 11 states, reaching 146 million people</p>	<p><b>Portfolio of Consumer Brands</b></p> <p>innovative, high-quality, consumer-centric distributed at scale</p>	<p><b>Cultivation, Manufacturing + Retail</b></p> <p>drives margins and scalable growth</p>	<p><b>Experienced Executive Team</b></p> <p>and a culture of shareholder alignment</p>
<p><b>Proven Track Record</b></p> <p>for entering markets, getting operational, and gaining market share</p>	<p><b>Disciplined Capital Allocation</b></p> <p>for strategic growth and new market expansion</p>	<p><b>Strong Balance Sheet</b></p> <p>and ample financial flexibility to support growth</p>	<p><b>Inspire Impact</b></p> <p>in the communities we serve</p>

# GTI BY THE NUMBERS



 <p><b>2014</b> Year Founded</p>	 <p><b>11</b> States</p>
 <p><b>\$2.2 B<sup>1</sup></b> Market Cap</p>	 <p><b>146M</b> Addressable market population</p>
 <p><b>800+</b> Employees Nationwide</p>	 <p><b>6</b> Brands and growing</p>
 <p><b>13</b> Production Facilities</p>	 <p><b>83</b> Retail licenses</p>
 <p><b>\$17.2 M</b> 3Q18 Revenue</p>	 <p><b>&gt;300</b> SKUs in Production</p>

## OUR GROWING FOOTPRINT 11 Markets & Growing



■ GTI Current Markets

(1) Based on fully diluted share count at market close February 14, 2019 USD\$13.54  
Includes the assets of Integral Associates which is pending close.  
**INSPIRE IMPACT.**

# SCALED PRODUCTION + DISTRIBUTION ACHIEVED THROUGH SUPPLY CHAIN OWNERSHIP



 <p><b>CULTIVATION</b> Significant capacity to cultivate raw cannabis to supply production needs</p>	 <p><b>MANUFACTURING</b> Robust processing and manufacturing with over 300 SKUs in current production</p>	 <p><b>WHOLESALE + RETAIL</b> Branded products distributed and sold wholesale + through GTI-owned <b>RISE</b> retail chain</p>
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## GTI EXECUTIVE TEAM



**BEN KOVLER**  
FOUNDER, CEO  
CHAIRMAN



**ANTHONY GEORGIADIS**  
CHIEF FINANCIAL OFFICER  
DIRECTOR



**JENNIFER DOOLEY**  
CHIEF STRATEGY OFFICER



**KATE DENTON**  
SVP MARKETING



**ANDREW GROSSMAN**  
HEAD OF CAPITAL MARKETS



**MATT MILLER**  
GENERAL COUNSEL

Decades of consumer experience creating, marketing, distributing, retailing beloved consumer brands



INSPIRE IMPACT.

## GTI BOARD OF DIRECTORS



### GLEN SENK | BRAND & RETAIL

GLEN is a creative leader who has worked with several of the world's most iconic brands. In 1994, he joined Urban Outfitters (NASDAQ: URBN) as president of Anthropologie, which was then a single-store prototype. During the course of growing Anthropologie into a billion-dollar brand, Glen was named executive vice president of URBN in 2002, elected to the company's board of directors in 2004, and named CEO of URBN in 2007.

Glen also served as CEO for America's leading fine jewelry brand David Yurman and founded Front Row Partners in April 2014. Glen currently serves on the board of directors of Ariztia (TSE: ATZ), Boden, Kendra Scott and Opening Ceremony.



### WENDY BERGER | REAL ESTATE

WENDY brings decades of experience in strategic planning, execution, and exits for rapid growth start-ups, in addition to a tenured career in real estate planning, development, and transactions. She co-founded and was COO of Neoglyphics Media Corporation, one of the country's first website development firms where she was integral in successfully scaling the organization from start up to an exit in March 1998 for \$65 million. Following, Ms. Berger was employee number 11 at Orbitz, the Travel website founded in 2000, where she was Director of Strategic Enterprise Planning.

Wendy is principal of WBS Equities, LLC, which specializes in ground-up construction, renovation, development, sale lease back transactions and acquisitions.



### WES MOORE | SOCIAL IMPACT

WES is a bestselling author, decorated army combat veteran, and Chief Executive Officer at Robin Hood, New York City's largest poverty-fighting organization. Before becoming CEO at Robin Hood, Wes was the founder and CEO at BridgeEdU, an innovative platform addressing the college completion and job placement crisis. Wes also hosts Oprah Winfrey Network's "Beyond Belief" and PBS's "American Graduate Day" and is the Executive Producer and host of PBS's "Coming Back with Wes Moore", focusing on the reintegration of Iraq and Afghanistan veterans.

Wes also served as a White House Fellow to Secretary of State Condoleezza Rice.

CEO Ben Kovler is Chairman and CFO Anthony Georgiadis is Director.

INSPIRE IMPACT.

# MEDICAL MARIJUANA PROGRAM OVERVIEW / TIMELINE



INSPIRE IMPACT.

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## ONSITE DISPENSARY OPERATIONS



### What Will Be Found At The Dispensary

- Safe, secure, and inviting environment to procure medical cannabis
- On site medical cannabis consultations with licensed pharmacists and trained patient care specialists with up to date educational materials
- Retail floor area only accessible to qualified patients and patient caregivers
- A responsible corporate citizen that believes in giving back to the patient and broader community

### What Will NOT Be Found At The Dispensary

- No onsite consumption of cannabis or cannabis products
- No distribution of cannabis or cannabis products during non-business hours
- No visible cannabis or cannabis paraphernalia from the exterior of the building

INSPIRE IMPACT.

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## SECURITY AND SAFETY

- **Robust Security Systems**
  - Access Control, CCTV, Intrusion Alarms, Panic/Duress Alarms
  - Direct video feed capabilities into Ohio Board of Pharmacy and local law enforcement
- **On Site Security Personnel**
- **Two Step Verification Process**
- **Seed to Sale Tracking System**
- **Experienced Operator With Shared Best Practices From 17 Operational Dispensaries**

INSPIRE IMPACT.

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## WASTE, DELIVERY, LOCAL REPORTING

- **Waste**
  - All cannabis and cannabis waste product will be segregated from inventory and stored inside secured containers within an access controlled room.
  - All waste cannabis materials will be returned to the licensed cultivator or manufacturer for destruction with proper documentation and manifests.
- **Delivery**
  - Delivery of inbound cannabis product will occur at random times from randomized routes.
  - All delivery of product will be done in a secure indoor garage to ensure safe and compliant offloading of cannabis outside the view of the public
- **Local Reporting**
  - GTI will provide City of Lakewood Department Officials with all local management contact information.
  - GTI will report to City of Lakewood within twelve (12) hours following a violation, potential violation, or any criminal, potential criminal, or attempted criminal activities on site.
  - GTI will respond by phone or email within twenty-four (24) hours of an inquiry regarding operations by a City official.

INSPIRE IMPACT.

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# CONDITIONAL USE PERMIT

Docket #03-07-19  
(previously approved PPN 311-18-088)

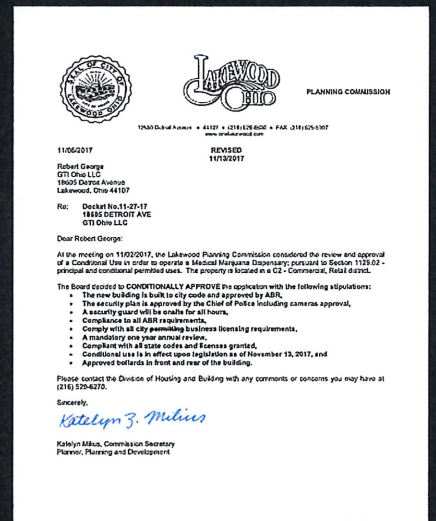


**MEDICAL MARIJUANA DISPENSARY – GTI OHIO, LLC**

18607-18609 DETROIT AVENUE, LAKEWOOD, OHIO

## CONDITIONAL USE PERMIT - HISTORY

- Initial Conditional Use Permit for MMD issued to GTI Ohio, LLC on November 2, 2017.
- MMD Conditional Use Permit has expired.
- GTI Ohio, LLC is seeking reinstatement / extension of the original Conditional Use Permit for MMD Use.
- There have been no substantive changes to the previously approved plans.
- Per City request, proposed bollards have been shifted and stamped concrete has been added along Detroit Avenue.
- Building elevations have been developed since the original submittal and are in ABR process.



**MEDICAL MARIJUANA DISPENSARY**

18607-18609 DETROIT AVENUE, LAKEWOOD, OHIO



## EXISTING CONDITIONS



18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

## EXISTING CONDITIONS



18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

## EXISTING CONDITIONS



Looking Southwest on Detroit Avenue

18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

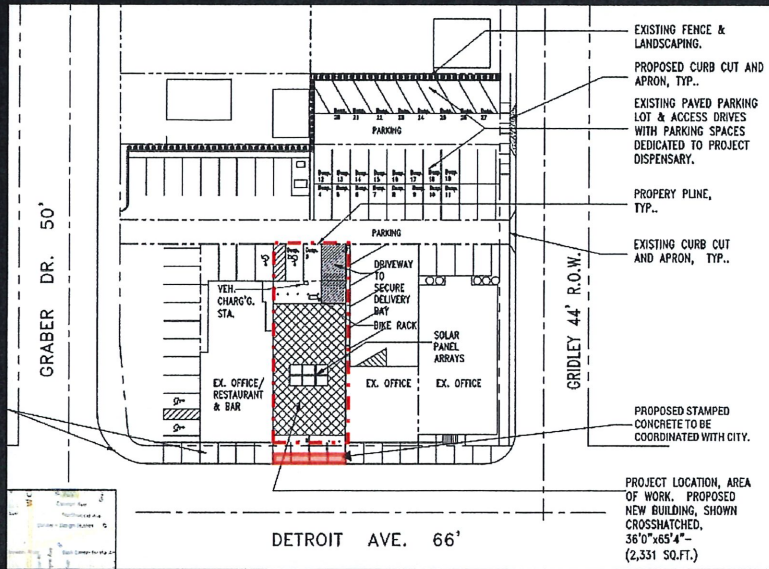
## EXISTING CONDITIONS



Looking Northeast on Detroit Avenue

18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

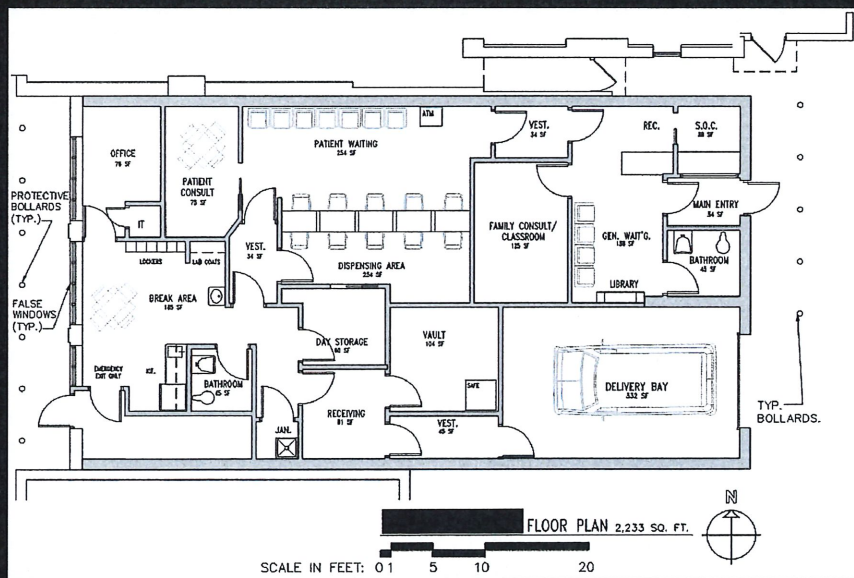
# SITE SUMMARY



- Site: 3,800 SF / 0.087 ac
- Zoning: C-2 Commercial Retail
- Building: 1-story, +/- 2,331 SF
  - 2<sup>nd</sup> level parapet / facade
- Distance requirement for MMDs met (500 ft. / 1,000 ft.)
- Parking / customer access at rear
- Parking: 27 spaces (2 ADA)
- Secure product delivery / unloading to occur via internal delivery bay

18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

# FLOOR PLAN



18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

## PROPOSED BUILDING ELEVATIONS



18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

## SUMMARY POINTS



- CTI recognizes the sensitive nature of its proposed use and intends for its location to balance patient accessibility with security and privacy.
- Site layout and elements, including downcast lighting, security cameras, entry, exit parking and delivery have been thoughtfully designed to maximize discretion, security and control.
- All products will be stored in a secure vault room in minimal quantities. No outside storage of medical marijuana, its related supplies, or educational materials will occur.
- Signage will be minimal. On-premises, signage or other marketing on the exterior of the building or visible from the public way will not promote or encourage use or abuse of marijuana or other drugs for non-medical purposes or by minors, and will not actively market marijuana or other drugs for medicinal purposes.

18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

## BENEFITS TO LAKEWOOD



- Equal opportunity employment providing well-compensated, full-time jobs with for Lakewood residents, with an emphasis on hiring veterans and those with physical and developmental disabilities.
- Hire Lakewood Police Department officers for security detail at the Site, if necessary.
- Engage local contractors to build and maintain the Site, as needed.
- Increase in economic activity to local business with patients coming to the site.
- Economic boost from the increased spending of the employed.
- Additional revenue from property taxes.
- Elimination of Hardship Cultivations which contribute to diversion of marijuana for non-medical purposes which can lead to increased crime.
- Partnership with an experienced and reputable company in the medical marijuana industry.
- Assist Lakewood with providing the benefits of medical marijuana to the local patient population.

18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

## CONDITIONS OF USE



- Is the use consistent with the comprehensive plan?
  - *The comprehensive plan designated this area as Commercial and the MMD use qualifies as a Commercial use.*
- Is the use designed, constructed, operated, and maintained so as to be harmonious with existing and/or intended adjacent uses?
  - *The proposed use will fit with adjacent commercial and residential uses as do other commercial uses established along Detroit Avenue.*
- Will the use be served adequately by existing public utilities and services, and the impact of the proposed use on such utilities and services?
  - *The use will be serviced by existing adjacent public utilities - no greater impact to public utilities or services are anticipated as compared to other Commercial uses.*

18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

## CONDITIONS OF USE



- Will the use have a substantially detrimental impact on the public health, safety, and welfare?
  - *The use will have no detrimental impact to public health, safety and welfare, and the Applicant intends to strictly abide by all rules and regulations as dictated by the City and the State for MMD use.*
- Will the use interfere substantially with vehicular and pedestrian traffic on surrounding public rights-of-way?
  - Site access will be provided utilizing existing public roads and alley ways. Based upon traffic impact studies for similar projects, no negative traffic impacts are anticipated.
- Will the use result in the destruction, loss, or damage to a property listed on the federal, state, or local register of historic places?
  - *There are no established historic places on the site.*

11818 MADISON AVENUE LAKEWOOD, OHIO



THANK YOU FOR YOUR CONSIDERATION.

QUESTIONS?

18607-18609 DETROIT AVENUE LAKEWOOD, OHIO

# CONDITIONAL USE PERMIT

Docket #03-08-19



MEDICAL MARIJUANA DISPENSARY – GTI OHIO, LLC

11818 MADISON AVENUE, LAKEWOOD, OHIO

## EXISTING CONDITIONS



11818 MADISON AVENUE LAKEWOOD, OHIO

# EXISTING CONDITIONS



11818 MADISON AVENUE LAKEWOOD, OHIO

# EXISTING CONDITIONS



11818 MADISON AVENUE LAKEWOOD, OHIO

## EXISTING CONDITIONS



11818 MADISON AVENUE LAKEWOOD, OHIO

## EXISTING CONDITIONS



Looking West on Madison Avenue

11818 MADISON AVENUE LAKEWOOD, OHIO

## EXISTING CONDITIONS

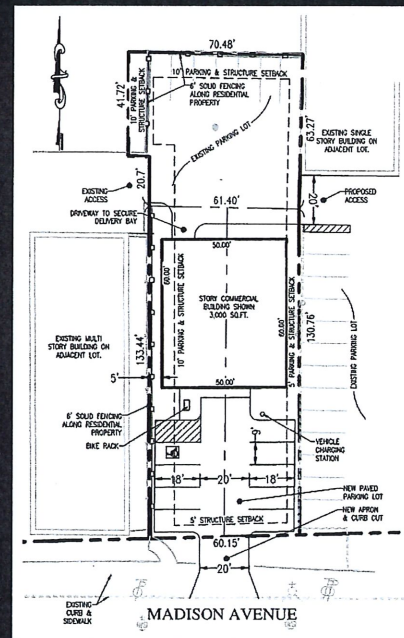


Looking East on Madison Avenue

11818 MADISON AVENUE LAKEWOOD, OHIO

## SITE SUMMARY

- Total acreage: (3) parcels at 12,465 SF / 0.29 acres.
- Proposed building at +/- 3,000 SF
- The parcels are zoned C-3 Commercial General.
- Distance requirement for MMDs met (500 ft. offset / 1,000 ft. separation).
- Patron parking is provided in front and employee parking at rear – 16 spaces total.
- Secure product delivery and unloading occurs via an internal delivery bay.
- Solid 6' fencing proposed N and W to provide screening from residential.
- Lot Consolidation and Variance Request application will be necessary.



11818 MADISON AVENUE LAKEWOOD, OHIO

## SUMMARY POINTS



- GTI recognizes the sensitive nature of its proposed use and intends for its location to balance patient accessibility with security and privacy.
- Site layout and elements, including downcast lighting, security cameras, entry, exit parking and delivery have been thoughtfully designed to maximize discretion, security and control.
- All products will be stored in a secure vault room in minimal quantities. No outside storage of medical marijuana, its related supplies, or educational materials will occur.
- Signage will be minimal. On-premises, signage or other marketing on the exterior of the building or visible from the public way will not promote or encourage use or abuse of marijuana or other drugs for non-medical purposes or by minors, and will not actively market marijuana or other drugs for medicinal purposes.

11818 MADISON AVENUE LAKEWOOD, OHIO

## BENEFITS TO LAKEWOOD



- Equal opportunity employment providing well-compensated, full-time jobs with benefits for Lakewood residents, with an emphasis on hiring veterans and those with physical and developmental disabilities.
- Hire Lakewood Police Department officers for security detail at the Site, if necessary.
- Engage local contractors to build and maintain the Site, as needed.
- Increase in economic activity to local business with patients coming to the site.
- Economic boost from the increased spending of the employed.
- Additional revenue from property taxes.
- Elimination of Hardship Cultivations which contribute to diversion of marijuana for non-medical purposes which can lead to increased crime.
- Partnership with an experienced and reputable company in the medical marijuana industry.
- Assist Lakewood with providing the benefits of medical marijuana to the local patient population.

11818 MADISON AVENUE LAKEWOOD, OHIO

## CONDITIONS OF USE - FINDINGS



- Is the use consistent with the comprehensive plan?
  - *The comprehensive plan designated this area as Commercial and the MMD use qualifies as a Commercial use.*
- Is the use designed, constructed, operated, and maintained so as to be harmonious with existing and/or intended adjacent uses?
  - *The proposed use will fit with adjacent commercial and multi-family uses as do other commercial uses established along Madison Avenue.*
- Will the use be served adequately by existing public utilities and services, and the impact of the proposed use on such utilities and services?
  - *The use will be serviced by existing adjacent public utilities - no greater impact to public utilities or services are anticipated as compared to other Commercial uses.*

11818 MADISON AVENUE LAKEWOOD, OHIO

## CONDITIONS OF USE



- Will the use have a substantially detrimental impact on the public health, safety, and welfare?
  - *The use will have no detrimental impact to public health, safety and welfare, and the Applicant intends to strictly abide by all rules and regulations as dictated by the City and the State for MMD use.*
- Will the use interfere substantially with vehicular and pedestrian traffic on surrounding public rights-of-way?
  - *Site access will be provided utilizing existing public road and via private property. Based upon traffic impact studies for similar projects, no negative traffic impacts are anticipated.*
- Will the use result in the destruction, loss, or damage to a property listed on the federal, state, or local register of historic places?
  - *There are no established historic places on the site.*

11818 MADISON AVENUE LAKEWOOD, OHIO



THANK YOU FOR YOUR CONSIDERATION.  
QUESTIONS?

11818 MADISON AVENUE LAKEWOOD, OHIO



INSPIRE **GTI** IMPACT

GREEN THUMB INDUSTRIES INC.

# AGENDA



- Introductions
- GTI Company Overview
- Medical Marijuana Program Overview / Timeline
- Operational Overview: Medical Marijuana Dispensary (MMD)
- Conditional Use Request - MMD: 18607-18609 Detroit Avenue
- Conditional Use Request - MMD: 11818 Madison Avenue

INSPIRE IMPACT.

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**Planning Commission**  
March 7, 2019

**AGENDA**

- I. One Lakewood Place**
- II. Starbucks Coffee**
- III. Lake Avenue Homes**
- IV. Barry Buick Market Rate Apartments**
- V. GTI Ohio LLC - Detroit Ave Medical Marijuana**
- VI. GTI Ohio LLC - Madison Ave Medical Marijuana**



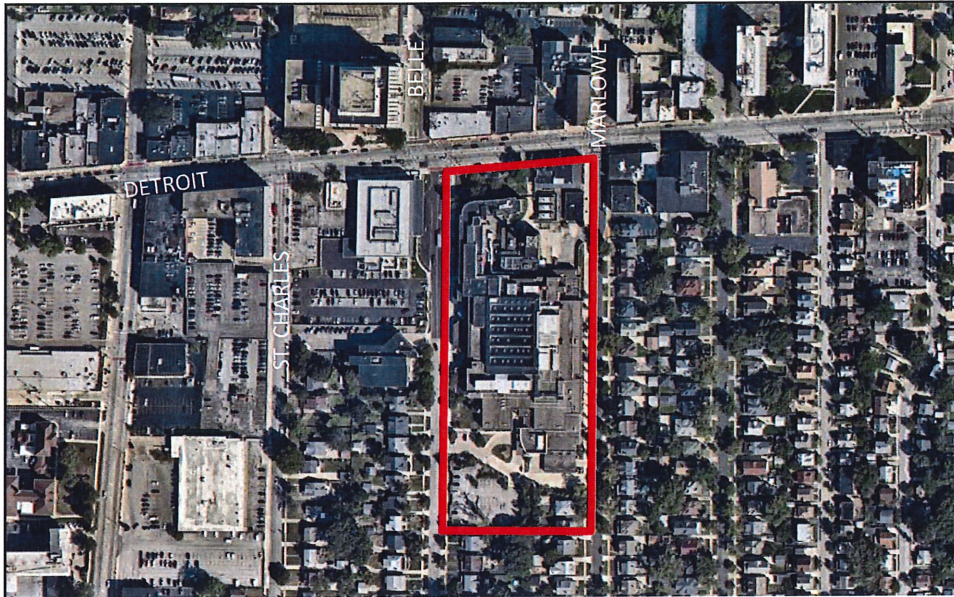
Docket No. 09-28-18  
14519 Detroit Avenue

## **ONE LAKEWOOD PLACE**



- I. Introduction**
- II. Developer Presentation**
- III. Planning Commission questions & feedback**
- IV. Public comment & questions**
- V. Discussion on comments & questions**
- VI. Planned Development zoning explanation**





14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning



## **Planned Development Approval Process**

1. Planning Commission reviews plan for preliminary approval
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Planned Development zoning

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

## **ABR is in the process of reviewing items from 1156.05:**

- Building and Site Design
- Building Materials
- Pedestrian Access and Circulation
- Parking
- Landscaping and Screening
- Screening of roof-mounted equipment
- Streetscape Improvements
- Service Area and Mechanical Screening
- Signage
- Lighting
- Fences
- Urban Open Space
- Amenities

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

### **Final PD Approval:**

- Precise setbacks for the project
- Finalize heights for all building types (not to exceed)
- Lot coverage percentage
- Finalize approach to use groups on site:
  - Commercial uses
  - Residential uses
  - Parking
  - Community gathering space
- Vehicle circulation
  - Traffic Study
  - Bike and Pedestrian movement
  - Public Safety
  - Services & Deliveries
  - Customer, resident, and visitor circulation
- Landscape & Streetscape Improvement Plans
- Lighting Plan
- Parking Plan

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

### **Approved December 6, 2018**

#### **Preliminary Plan Approval**

##### **1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

##### **1156.03**

Prescribes items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

## **Request - DEFERRAL**

1156.04(e)(5)

The Commission's role shall be to review all applications for Final PD Plan approval and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.04(e)(7)

Upon receipt of the approved Final PD Plan from the Commission the Director shall forward to the Architectural Board of Review for review of the application based on compliance with the standards set forth in subsection (j) below.

(j) Standards for Review (ABR)

(3) All applications for PD's shall demonstrate compliance with the requirements and review standards set forth in Section 1156.05 of the Code and Chapter 1325 of the Building Code.

14519 Detroit Avenue  
One Lakewood Place  
Planned Development Rezoning

Docket No. 02-03-19

13701 and 13901 Detroit Avenue and 1406 Wyandotte Avenue

## **DETROIT & BUNTS MARKET RATE APARTMENTS**



**Request - DEFERRAL**  
**Preliminary Plan Review**

**1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

**1156.03**

Prescribes 4 items which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

Docket No. 03-04-19  
15027 Detroit Avenue

**STARBUCKS COFFEE**



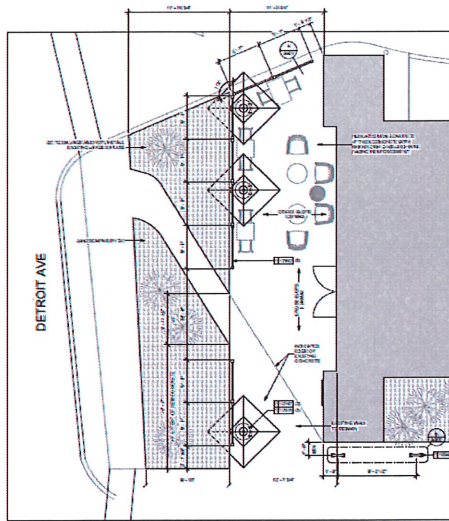
- I. Developer Presentation
- II. City Presentation
- III. Planning Commission questions & feedback
- IV. Public comment & questions
- V. Discussion on comments & questions
- VI. Wrap Up



**Street Facing New Patio Area**

- extend the existing sidewalk by approx 6ft for new patio area
- install new patio railing and new patio furniture
- install 2 new bike racks at the corner of patio
- relocate the existing landscaping to garden area

10 outdoor patio seats proposed  
41 interior seats

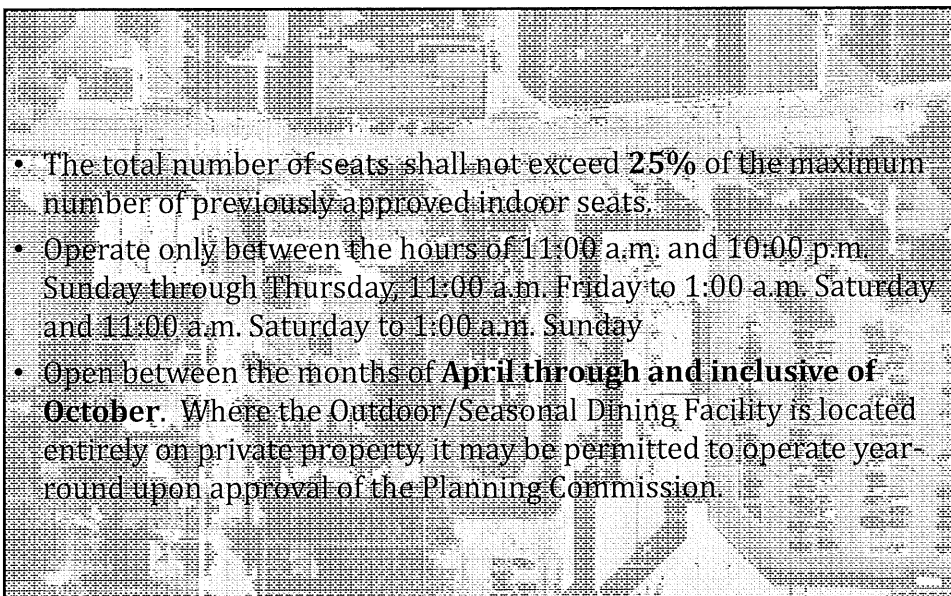




**Request**

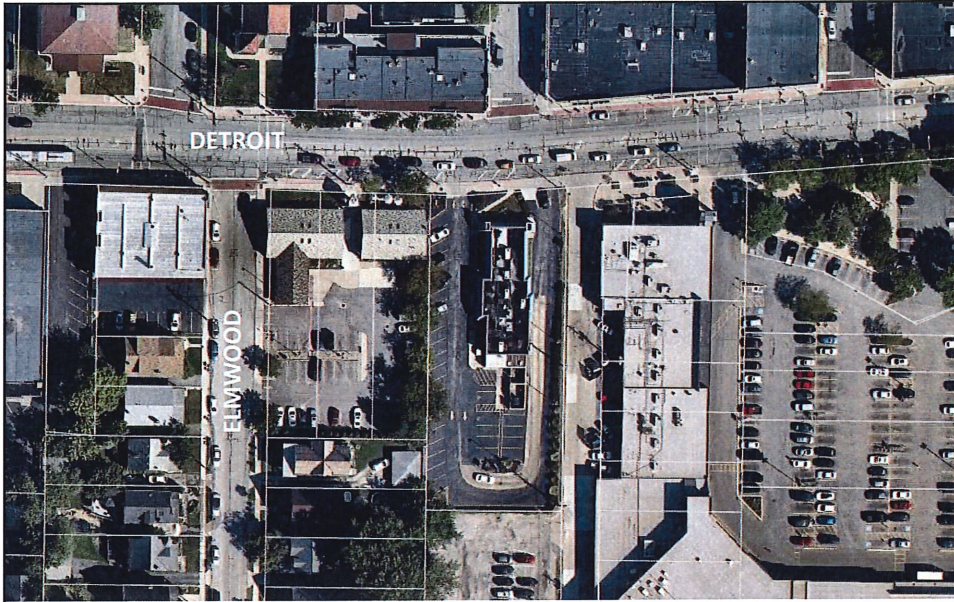
The review and approval of an outdoor dining area with seating, umbrellas and fencing, pursuant to Chapter 1129.13. The property is located in a C2 - Commercial, Retail Business district.

15027 Detroit Avenue  
Starbucks Coffee  
Conditional Use- Outdoor Dining

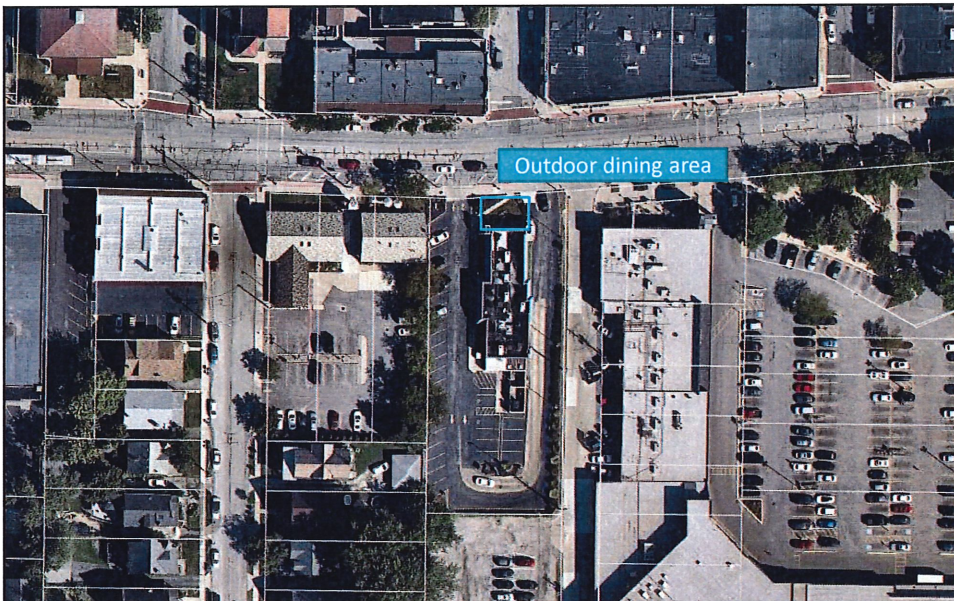


- The total number of seats shall not exceed **25%** of the maximum number of previously approved indoor seats.
- Operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday
- Open between the months of **April through and inclusive of October**. Where the Outdoor/Seasonal Dining Facility is located entirely on private property, it may be permitted to operate year-round upon approval of the Planning Commission.

15027 Detroit Avenue  
Starbucks Coffee  
Conditional Use- Outdoor Dining



15027 Detroit Avenue  
Starbucks Coffee  
Conditional Use- Outdoor Dining

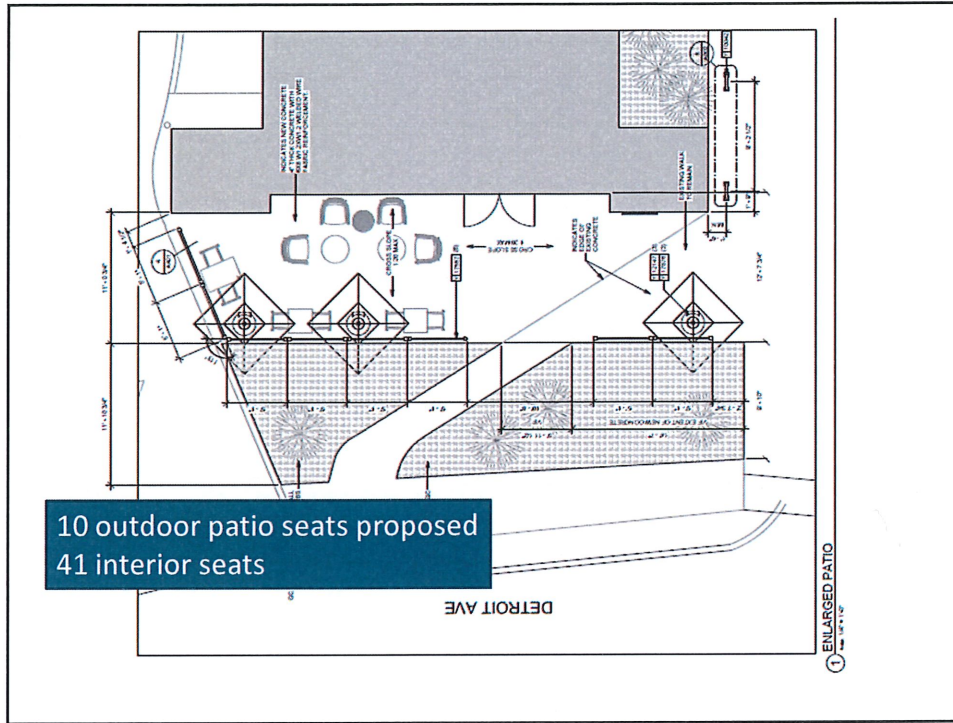


15027 Detroit Avenue  
Starbucks Coffee  
Conditional Use- Outdoor Dining



**NORTH PERSPECTIVE**

- Street Facing New Patio Area
- extend the existing sidewalk by approx. 6ft for new patio area
  - install new patio railing and new patio furniture
  - install 2 new bike racks at the corner of patio
  - relocate the existing landscaping to garden area



## Request

The review and approval of an outdoor dining area with seating, umbrellas and fencing, pursuant to Chapter 1129.13. The property is located in a C2 - Commercial, Retail Business district.

15027 Detroit Avenue  
Starbucks Coffee  
Conditional Use- Outdoor Dining

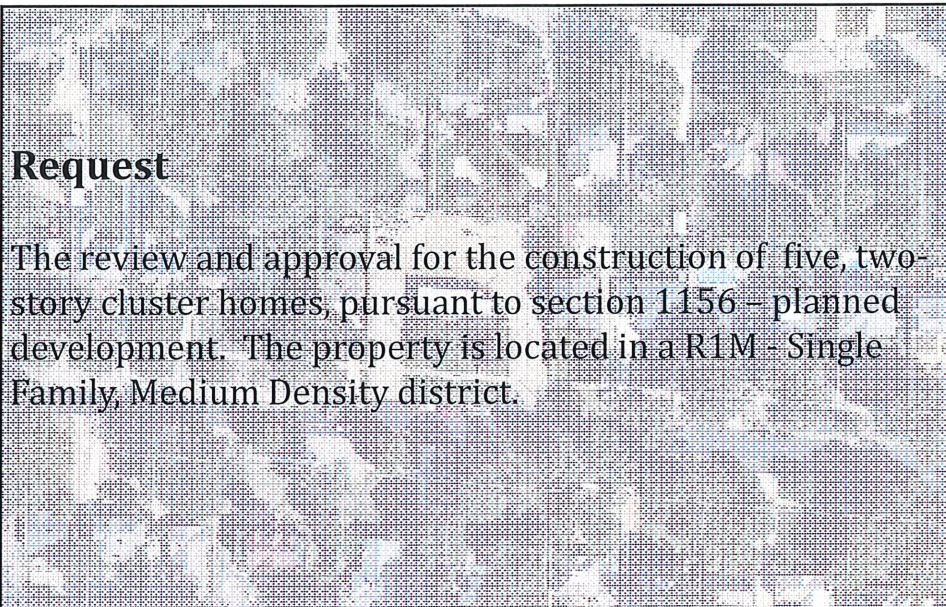
Docket No. 03-05-19  
13900 Lake Avenue

## **LAKE AVENUE HOMES**



- I. Introduction of Planned Development Code**
- II. Developer Presentation**
- III. City Analysis**
- IV. Planning Commission questions & feedback**
- V. Public comment & questions**
- VI. Discussion on comments & questions**
- VII. Wrap Up**

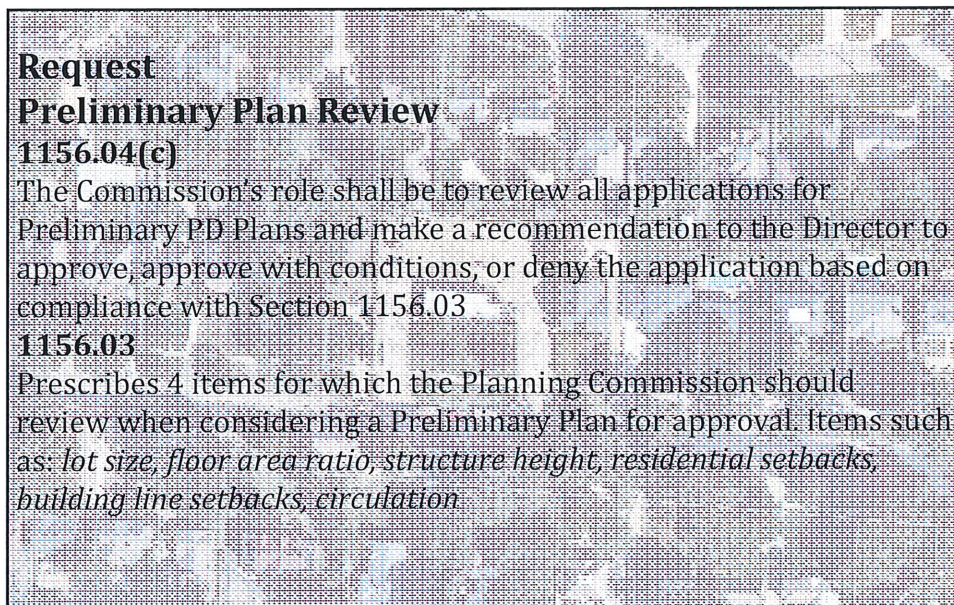




**Request**

The review and approval for the construction of five, two-story cluster homes, pursuant to section 1156 – planned development. The property is located in a R1M - Single Family, Medium Density district.

13900 Lake Avenue  
Lake Avenue Homes  
Planned Development



**Request**  
**Preliminary Plan Review**  
**1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions; or deny the application based on compliance with Section 1156.03

**1156.03**

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

## **Planned Development Review Process**


- 1) Introduction to City Council - March 4<sup>th</sup>, 2019 – **Referred to Planning Commission**
- 2) Planning Commission to Review for Preliminary Approval – March 7<sup>th</sup>
- 3) Architectural Board of Review – Reviews as directed in 1156.05 Design Elements
- 4) Planning Commission to Review for Final Approval
- 5) City Council Vote for Re-zoning of property

13900 Lake Avenue  
Lake Avenue Homes  
Planned Development

### **1156.01 PURPOSE.**

- Promote development that is
  - **Innovative;**
  - **High-quality, integrated site planning; and**
  - **Shows sensitivity to cultural, environmental, and economic considerations**
  - **Recognize market demand for new residential and commercial development within compact, pedestrian friendly districts**
- Development which is consistent with the **Community Vision** including:
  - **More compact development**
  - **Pedestrian-friendly site design**
  - **Urban street character**
  - **Energy-efficient design**
  - **Industry best practices**

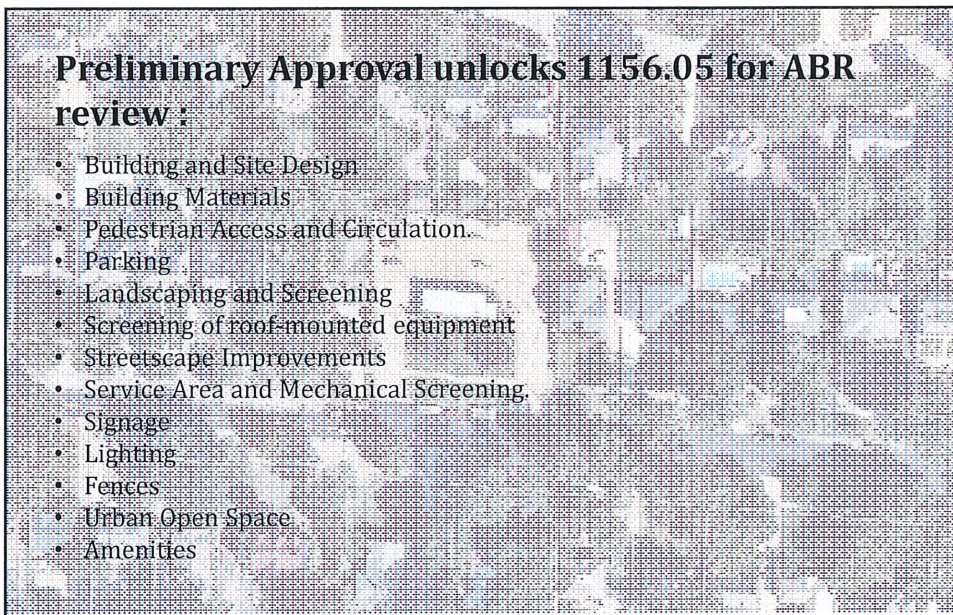
13900 Lake Avenue  
Lake Avenue Homes  
Planned Development



**Housing**  
**stewardship, options, quality**  
Protect and enhance the quality and character of our residential neighborhoods

**Vision goals:**

- Support a variety of housing options that meet the needs of our diverse community
- Provide a variety of housing types that meet the needs of the whole community including seniors, low-moderate income families, and special needs households
- Encourage new and infill development which is complementary to the scale and character of surrounding residential uses



**Preliminary Approval unlocks 1156.05 for ABR review :**

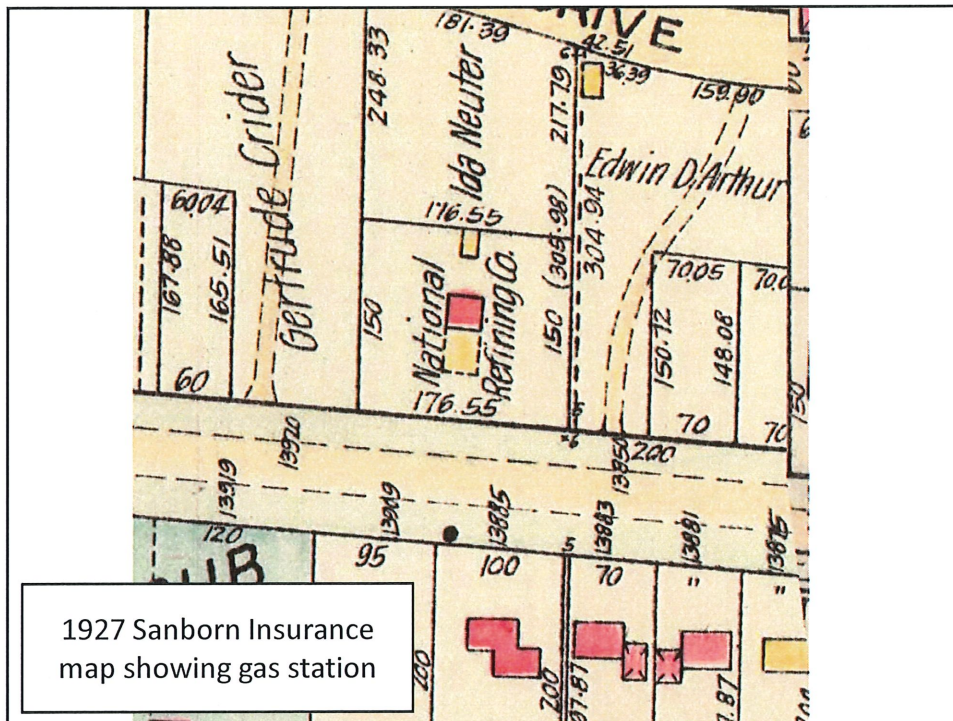
- Building and Site Design
- Building Materials
- Pedestrian Access and Circulation
- Parking
- Landscaping and Screening
- Screening of roof-mounted equipment
- Streetscape Improvements
- Service Area and Mechanical Screening
- Signage
- Lighting
- Fences
- Urban Open Space
- Amenities

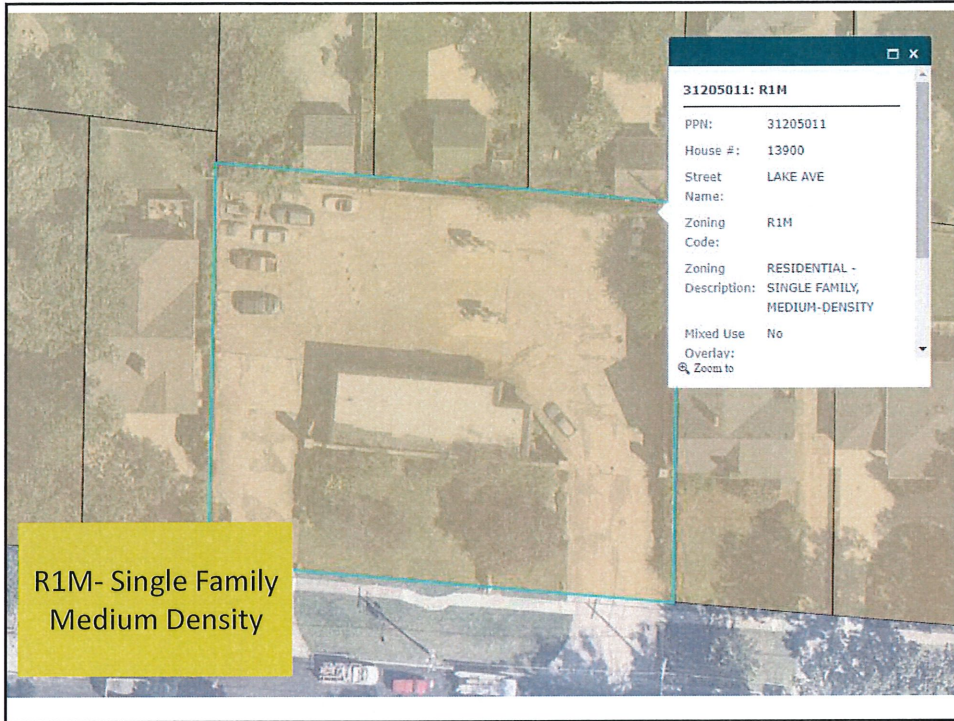
13900 Lake Avenue  
Lake Avenue Homes  
Planned Development

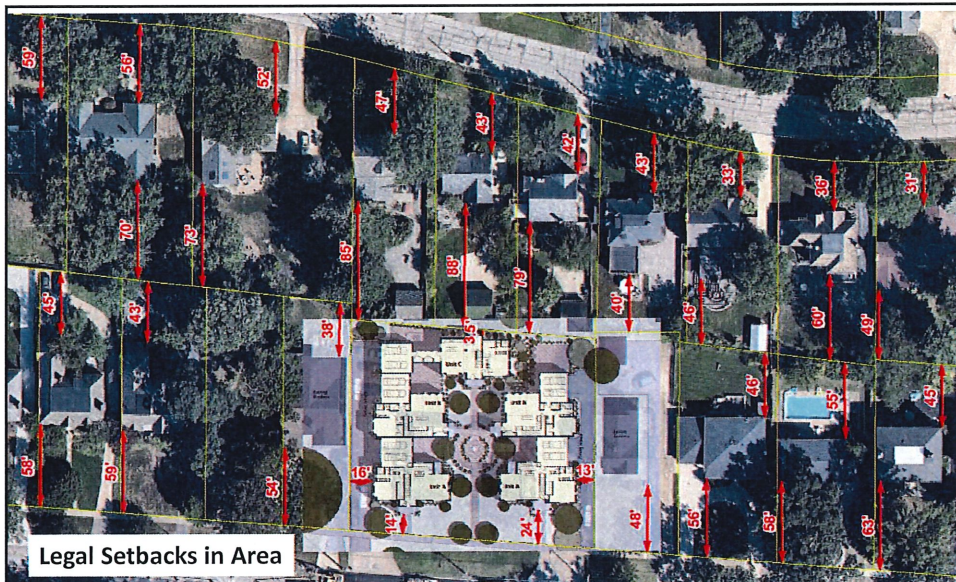
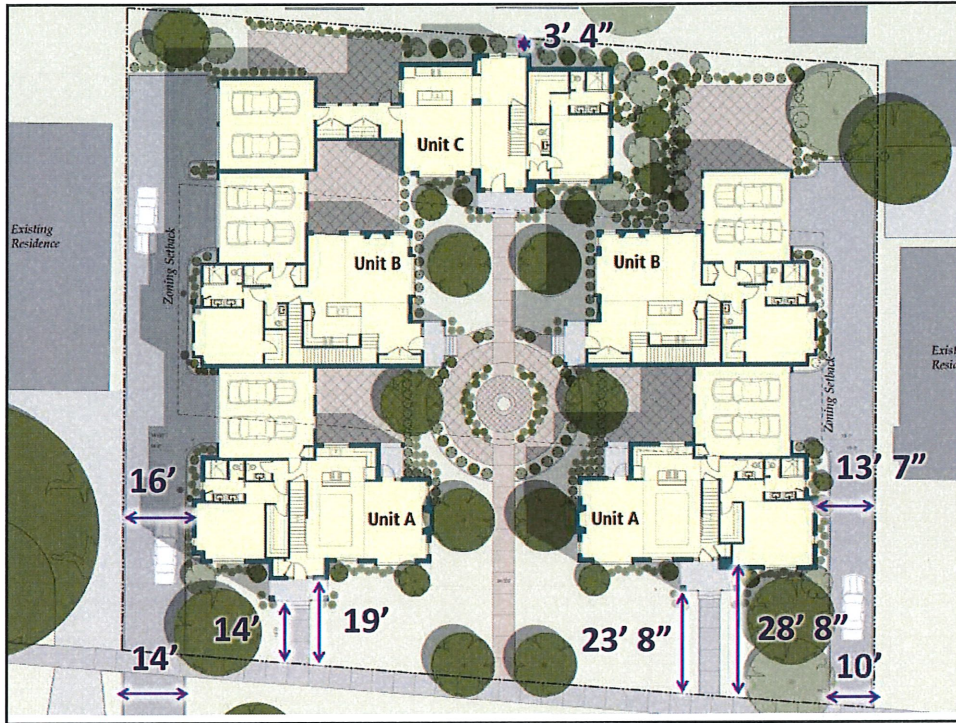
**Final PD Approval includes:**

- Precise setbacks for the project
- Finalize heights for all buildings
- Lot coverage percentage
- Defined use
- Vehicle circulation
- Landscape Plans
- Lighting Plan

13900 Lake Avenue  
Lake Avenue Homes  
Planned Development





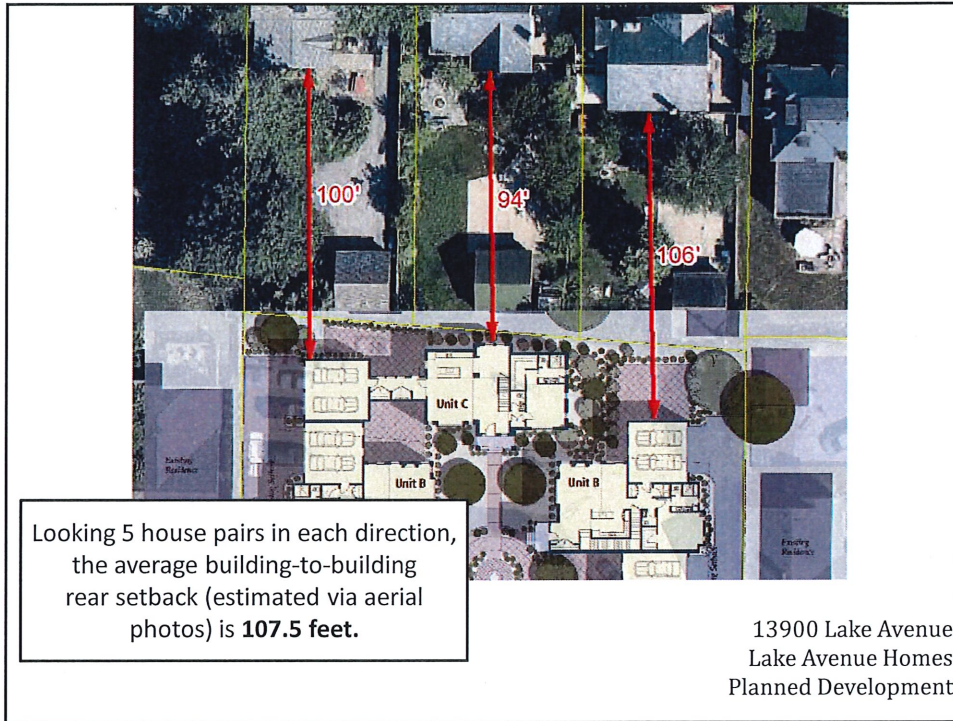


Legal Setbacks in Area

13900 Lake Avenue  
Lake Avenue Homes  
Planned Development











**Request**

**Preliminary Plan Review**

**1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

**1156.03**

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

Docket No. 03-06-19

16000 Detroit Avenue and 15801 Detroit Avenue

**BARRY BUICK MARKET  
RATE APARTMENTS &  
COMMERCIAL SPACE**



- I. Introduction of Mixed Use Overlay Code**
- II. Developer Presentation**
- III. City Analysis**
- IV. Planning Commission questions & feedback**
- V. Public comment & questions**
- VI. Discussion on comments & questions**
- VII. Wrap Up**



## 1134 Mixed-Use Overlay

### Purpose

Provide a mechanism to accommodate development reuse and redevelopment in specified locations, which is in the public interest and may not otherwise be permitted pursuant to this Code. A Mixed Use Overlay District may overlay several base districts.

Commission shall consider Mixed Use Overlay developments on a case-by-case basis.

16000 & 15801 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Mixed Use Overlay Conditional Use

## Mixed-Use Overlay

(c) A Mixed Use Overlay District should offer one (1) or more of the following advantages:

**(1) Designs in residential and commercial areas that reflect the City's development and planning policies as set forth in this Code and that are consistent with the Vision.**

(2) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.

**(3) Designs which encourage a mix of retail, service, office, housing, live-work units, and public activities to coexist in a manner that reflects human scale and emphasizes pedestrian orientation, taking advantage of the vitality that mixed uses can bring to the community.**

16000 & 15801 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Mixed Use Overlay Conditional Use

## Mixed-Use Overlay

### 1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

- Development Standards. **The development standards, including, but not limited to, the yard and setback requirements, the height limitations, parking requirements, open space areas, and signage shall be established as a function of the application** to establish a Mixed Use Overlay District and the approval of the application. The following regulations shall be observed:
  - Parking & Traffic strategy
  - Structural Requirements
    - Mixed Use Overlay proposals must contain a residential component.
    - The principal or primary entrance to a non-residential structure must be located on the building front.

### 1135.05 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

Modification of development standards shall be permitted on the authority of the Commission as part of the conditional use review.

16000 & 15801 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Mixed Use Overlay Conditional Use

## Request

The review and approval of a mixed-use development consisting of approximately 150 market rate, three-story apartments, office, retail, and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues, pursuant to section 1135 – mixed use overlay. The property is located in a C3 – Commercial, General Business district.

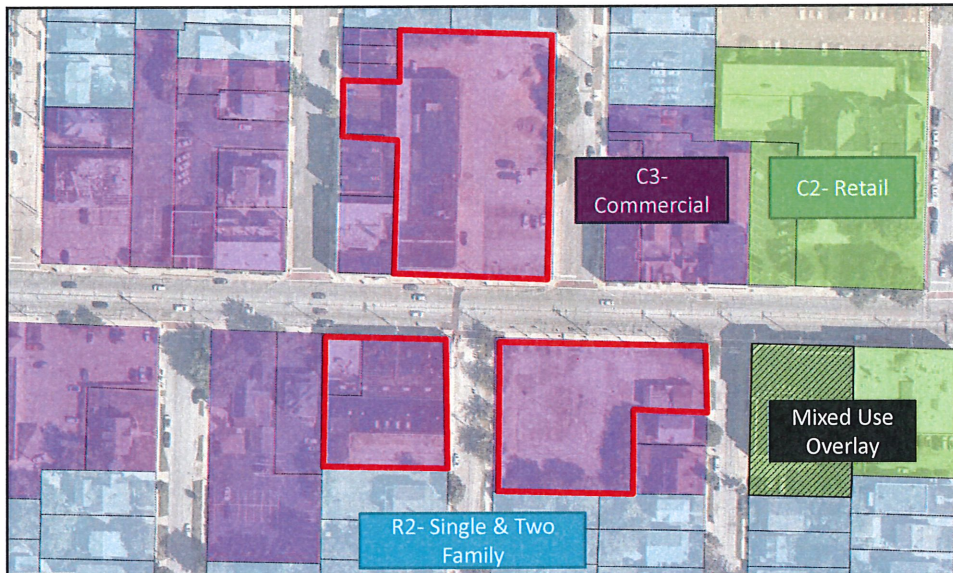
16000 & 15801 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Mixed Use Overlay- Conditional Use

## Community Vision

### Goals & Objectives

- Encourage a **mix of development** that meets community employment, shopping, and service needs
- Require **high quality design** for all rehab and redevelopment projects
- Support a **variety of housing options** that meet the needs of our diverse community

16000 & 15801 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Mixed Use Overlay Conditional Use



16000 & 15801 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Mixed Use Overlay Conditional Use

# Mixed Use Overlay District

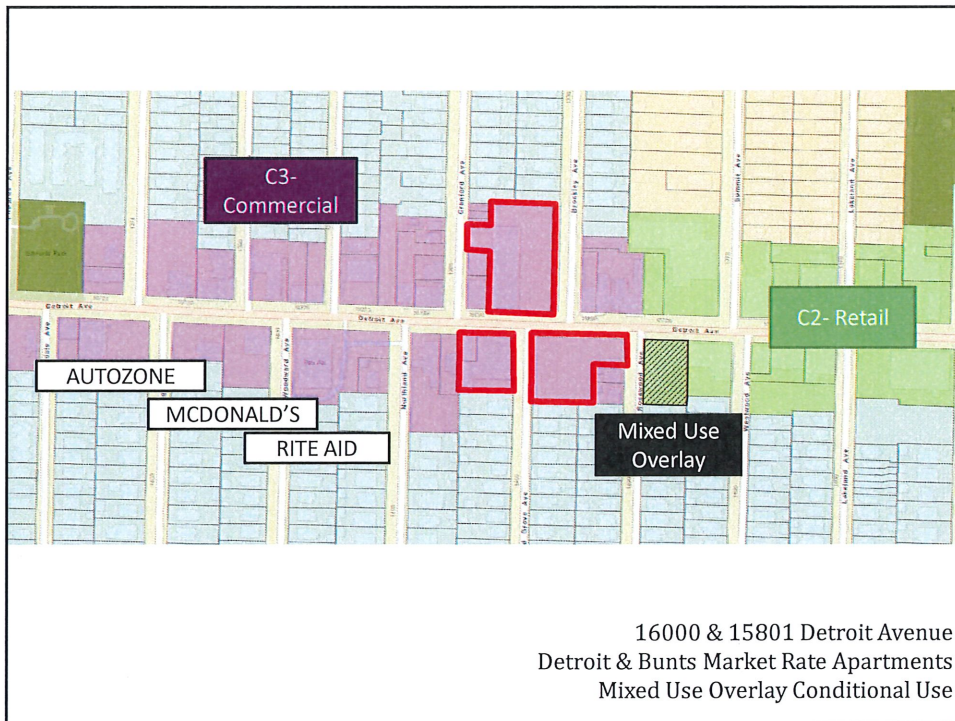


## 2005

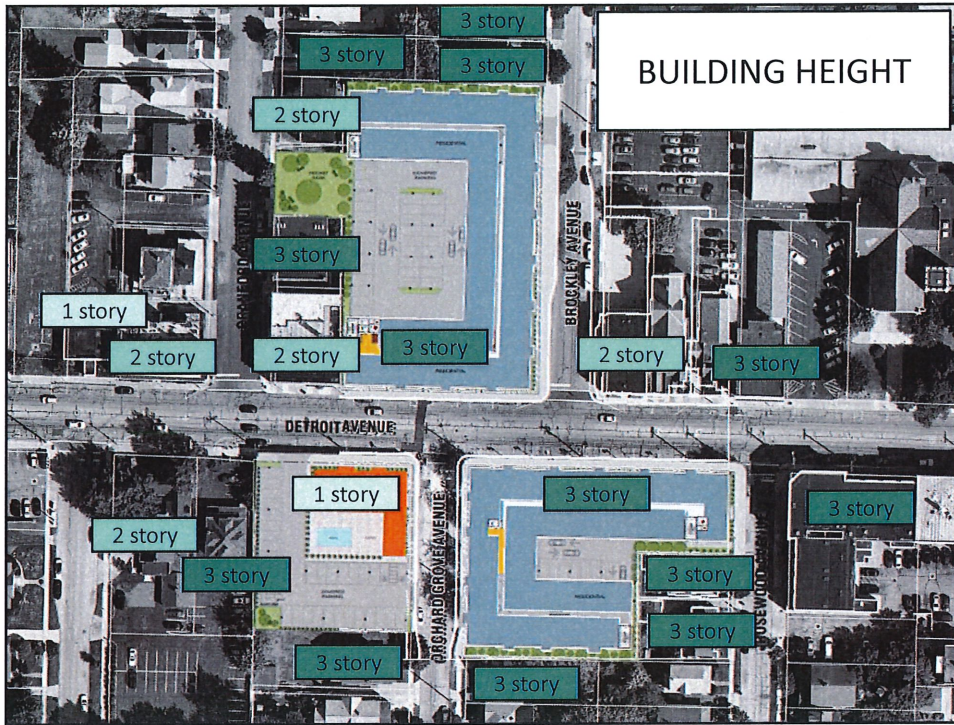
- 5500 sq. ft. commercial space
- 11 condos

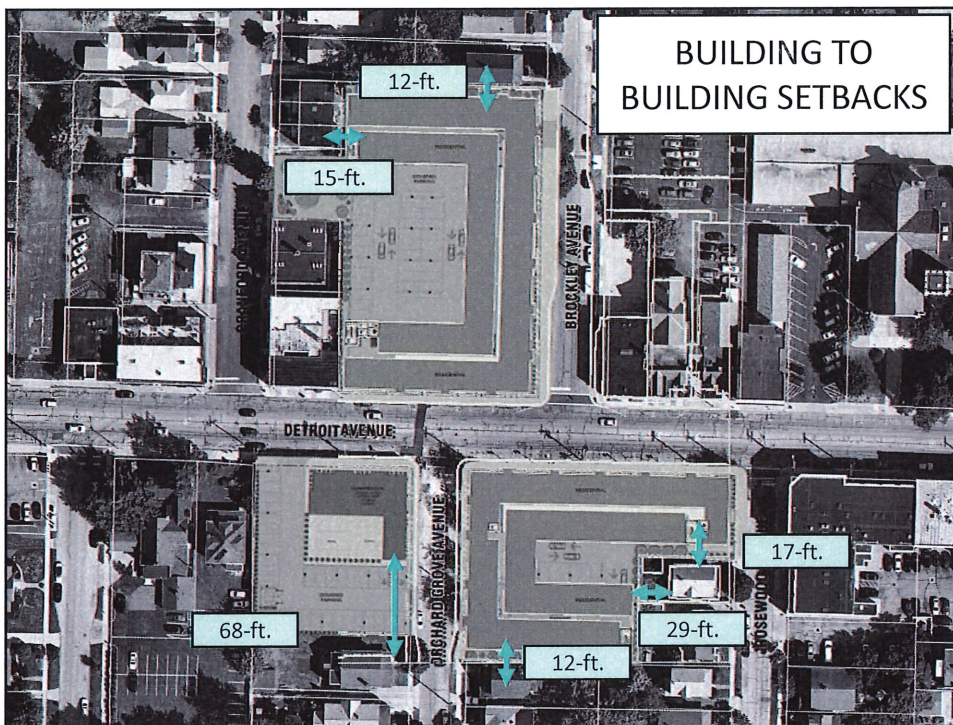
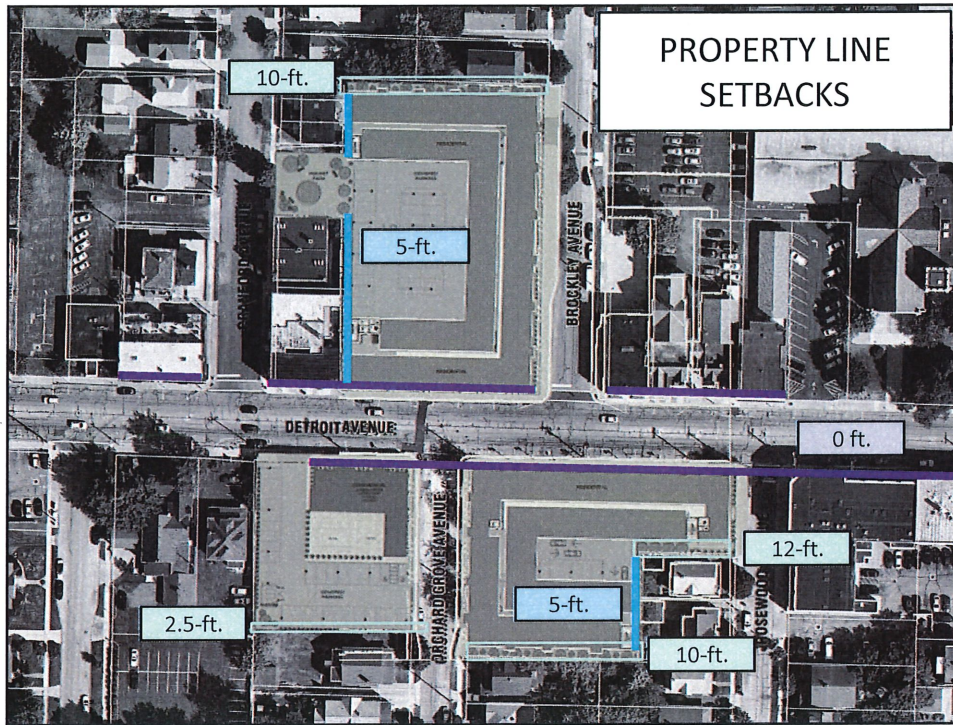
## 2019

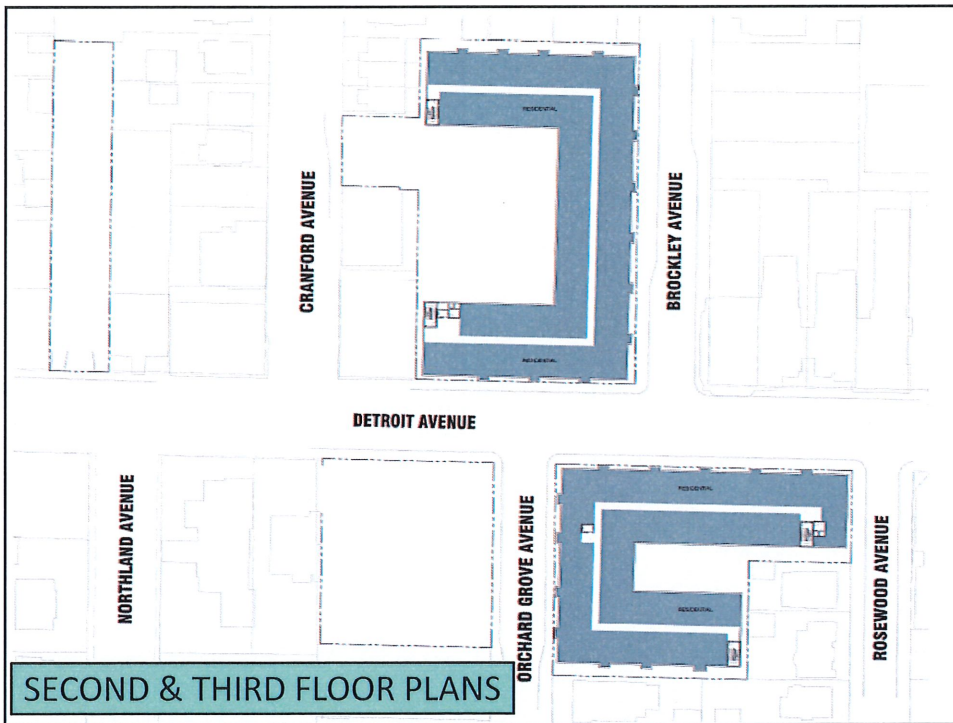
- 4030 sq. ft. commercial space
- 150 apartments













VIEW LOOKING WEST

16000 & 15801 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Mixed Use Overlay Conditional Use

## Request

The review and approval of a mixed-use development consisting of approximately 150 market rate, three-story apartments, office, retail, and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues, pursuant to section 1135 - mixed use overlay. The property is located in a C3 - Commercial, General Business district.

16000 & 15801 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Mixed Use Overlay- Conditional Use

Docket No. 03-07-19  
18607-09 Detroit Avenue

**GTI OHIO LLC**



- I. City Introduction**
- II. Developer Presentation**
- III. City Analysis**
- IV. Planning Commission questions & feedback**
- V. Public comment & questions**
- VI. Discussion on comments & questions**
- VII. Wrap Up**





**Request**

The review and approval for the construction and operation of a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. This request was approved originally at the November 2, 2017 meeting.

18607-09 Detroit Avenue  
GTI Ohio LLC  
Conditional Use- Medical Marijuana



**Unanimous Planning Commission Approval on  
11/2/2017**

**1173.02**

(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.

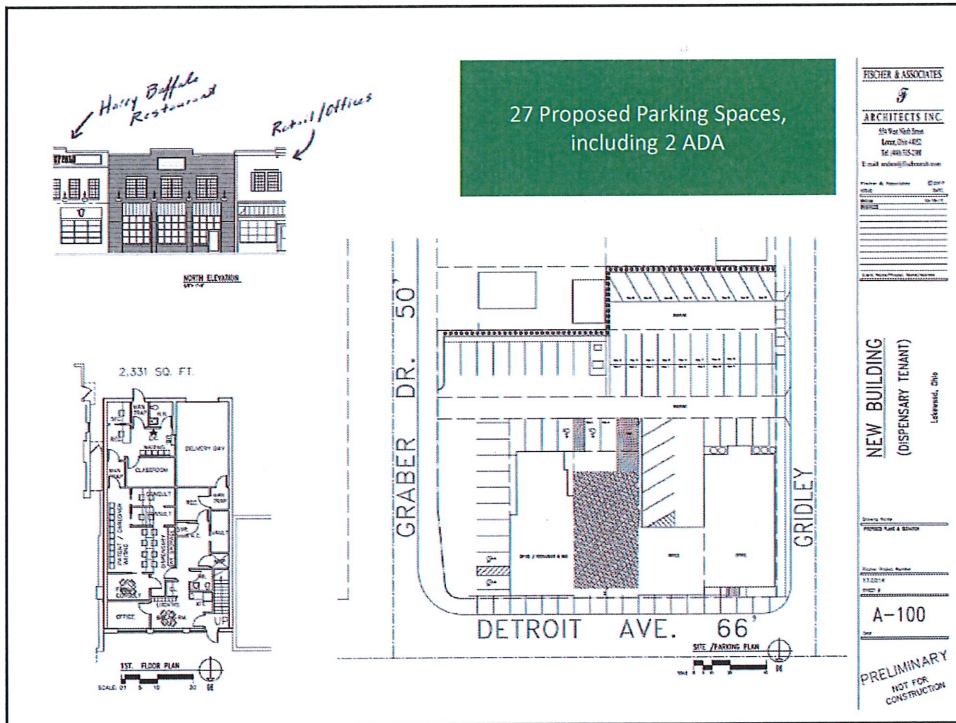
18607-09 Detroit Avenue  
GTI Ohio LLC  
Conditional Use- Medical Marijuana



18605 Detroit Road  
GTI Ohio, LLC  
Conditional Use



18605 Detroit Road  
GTI Ohio, LLC  
Conditional Use



**Parking Calculations:**

Parking Spaces Owned: 74 spaces

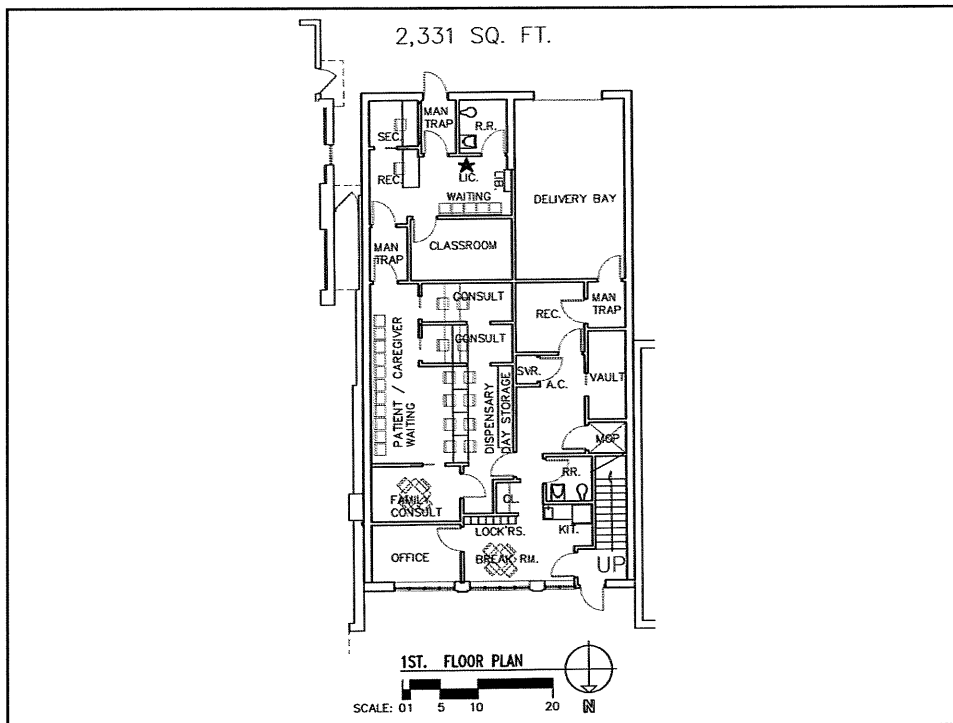
Parking Lost by Developing Addition: 6 spaces

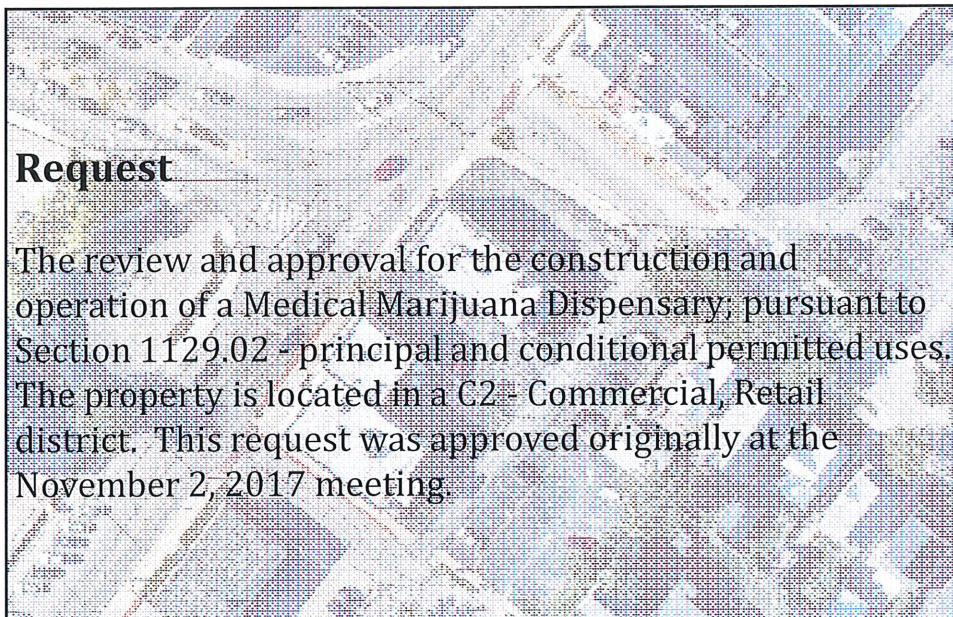
Parking Required for all three buildings: 15 spaces

Parking for the dispensary as outlined on the plan 27 spaces including 2 ADA spaces.

**Result:**

More parking than City of Lakewood Planning and Zoning Code prescribes- *parking exceeds City of Lakewood standards.*





**Request**

The review and approval for the construction and operation of a Medical Marijuana Dispensary, pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. This request was approved originally at the November 2, 2017 meeting.

18607-09 Detroit Avenue  
GTI Ohio LLC  
Conditional Use- Medical Marijuana

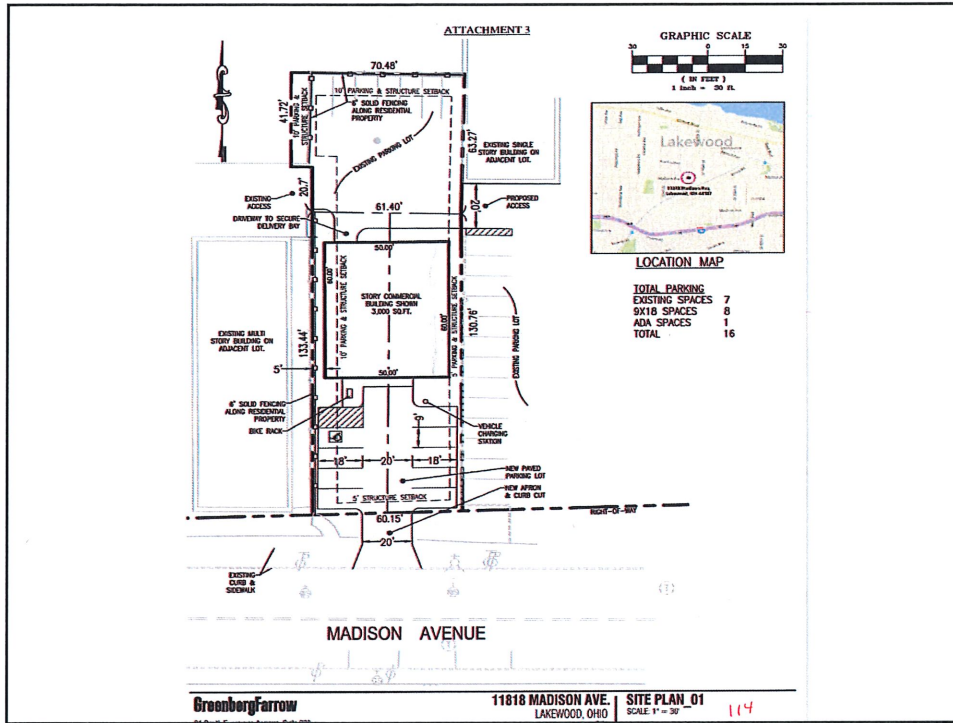
## Previous Conditions

- The new building is built to city code and approved by ABR,
- The security plan is approved by the Chief of Police including cameras approval,
- A security guard will be onsite for all hours,
- Compliance to all ABR requirements,
- Comply with all city business licensing requirements,
- A mandatory one year annual review,
- Compliant with all state codes and licenses granted,
- Conditional use is in effect upon legislation as of November 13, 2017, and
- Approved bollards in front and rear of the building.

Docket No. 03-08-19  
11818 Madison Avenue

**GTI OHIO LLC**





**Request - DEFER**

The review and approval for the construction and operation of a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business district.

11818 Madison Avenue  
 GTI Ohio LLC  
 Conditional Use- Medical Marijuana



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Keep Lakewood Beautiful Minutes

Loan Approval Board Agendas

Loan Approval Board Minutes

**Planning Commission Agendas**

2018

- November 1, 2018
- October 4, 2018
- September 6, 2018
- August 2, 2018
- June 7, 2018
- May 3, 2018
- April 5, 2018
- March 27, 2018
- March 1, 2018
- February 22, 2018
- February 1, 2018
- January 4, 2018

2017

**Posted to the website one week prior to the meetings**

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**Lakewood**

Most Popular Pages

- Clean Water Lakewood
- Leaf Collection
- Snow Reminders
- Lake Avenue Construction
- Pavilion Rentals
- New Dog Ordinance
- Downtown Development
- Healthcare in Lakewood
- Lakewood Art Mural Program
- 2018-19 Construction Projects
- Resiliency
- Frequently Asked Questions
- Facing Addiction
- Accountability & Sound Governance

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Text to 9-1-1 Goes Live in Lakewood  
November 20, 2018

Thanksgiving Refuse & Recycling Collection

Featured

CleanWaterLakewood

LAKEWOOD COMPLI WATERACT REVIEW

Upcoming

Toddler Tuesdays  
November 27, 2018

Family Room East Drop-In

Calendar page for November 2018. The 'Planning Commission Meeting' is highlighted on Thursday, November 1st.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	<ul style="list-style-type: none"> <li>LI Artists Drop In</li> <li>Division of Aging Self-Serve Breakfast</li> <li>Release at the Public of Aging</li> <li>Workshop of the Secret Meeting</li> </ul>	<ul style="list-style-type: none"> <li>Toddler Tuesdays</li> <li>Division of Aging Public and Charitable Group</li> <li>Division of Aging Public Group</li> </ul>	<ul style="list-style-type: none"> <li>Division of Aging Self-Serve Breakfast</li> <li>Family Room Drop In</li> <li>Board of Building Standards / Architectural Board of Review / Sign Review / Pre-Review Meeting</li> <li>Planning Commission Meeting</li> <li>Board of the Division of Aging</li> <li>Division of Aging Public Group</li> <li>Halloween Treat or Treat</li> </ul>	<ul style="list-style-type: none"> <li>Family Room Drop In</li> <li>Division of Aging Self-Serve Breakfast</li> <li>Division of Aging Public Group</li> <li>Division of Aging Self-Serve Breakfast</li> </ul>	<ul style="list-style-type: none"> <li>Division of Aging Self-Serve Breakfast</li> <li>Literacy through Play</li> <li>Tai Chi Exercises for Seniors</li> <li>Division of Aging Public Group</li> </ul>	

Event page for the Planning Commission Meeting on November 1, 2018, from 7:00 pm to 9:00 pm.

**Pre-Review Meetings** for the Commission start at 6:30 P.M. in the Auditorium unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

**Review Meetings** start at 7:00 P.M. in the Auditorium at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.

Click [here](#) for the agenda.

**AGENDA**  
**PLANNING COMMISSION**  
**NOVEMBER 1, 2018**  
**LAKEWOOD CITY HALL**  
**PRE-REVIEW MEETING**  
**6:30 P.M.**  
**EAST CONFERENCE ROOM**  
 Review docket items  
**REGULAR MEETING**  
**7:00 P.M.**

**Posted to the website one week prior to the meetings**

## **How to Stay Informed**

- Reference agendas & minutes posted to the website
- Contact Planning and Development at:  
[Planning@LakewoodOH.net](mailto:Planning@LakewoodOH.net)

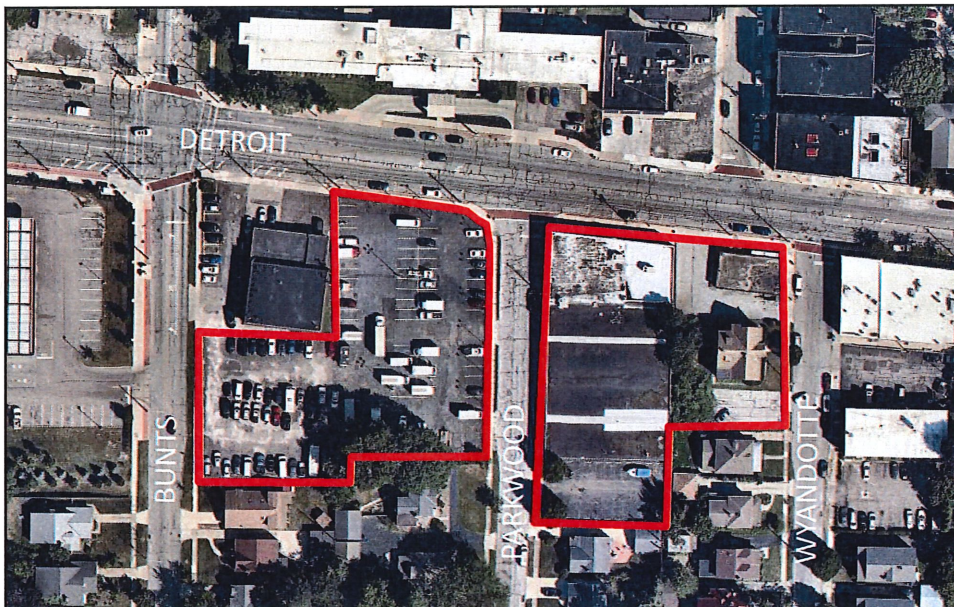
- I. Introduction of the project**
- II. Planned Development zoning explanation**
- III. Developer Presentation**
- IV. Planning Commission questions & feedback**
- V. Public comment & questions**
- VI. Discussion on comments & questions**
- VII. Wrap Up**

13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

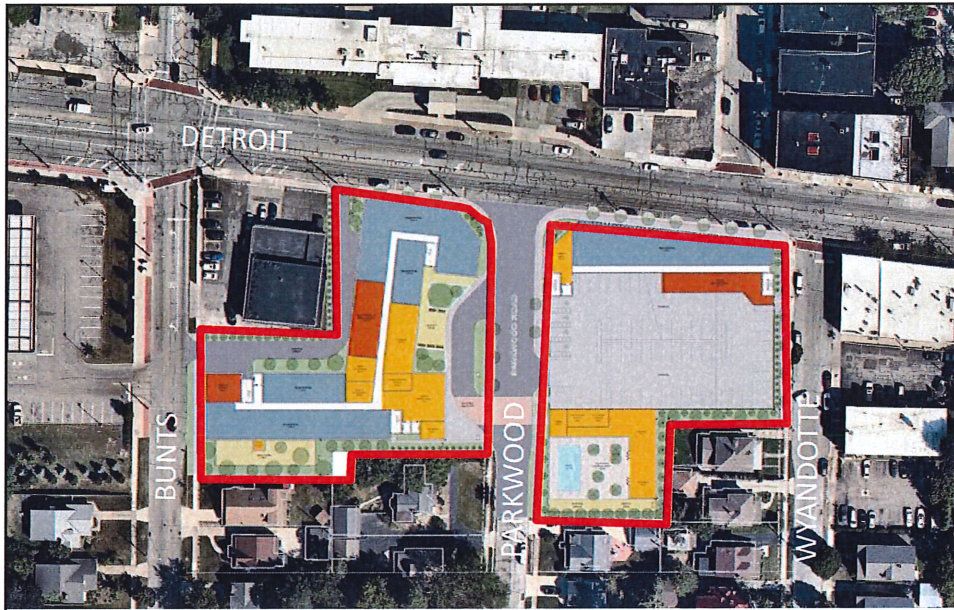
## Discussion tonight

- The role of Planning Commission is to review and provide input on topics related to land use
- The conversation tonight will be focused on things like the approach to design, the site plan, basic building massing, and traffic circulation
- Building materials and rendering details will be reviewed by Architectural Board of Review next week.

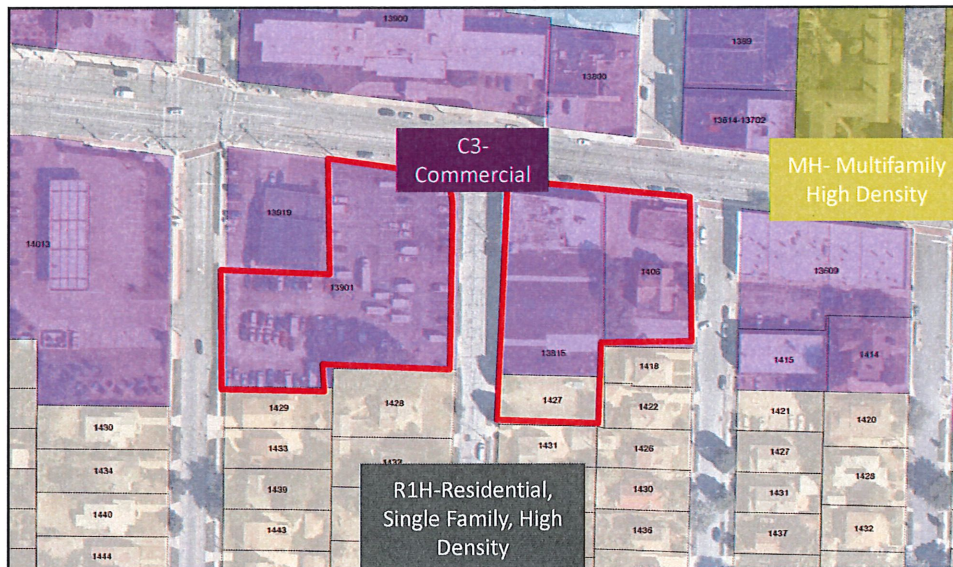
13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning



13701 & 13901 Detroit Avenue  
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13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

## **Planned Development Approval Process**

- 1. Planning Commission reviews plan for preliminary approval**
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Planned Development zoning

13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

### **1156.01 PURPOSE.**

- Promote development that is
  - **Innovative;**
  - **High-quality, integrated site planning;** and
  - **Shows sensitivity to cultural, environmental, and economic considerations**
  - **Recognize market demand for new residential and commercial development within compact, pedestrian friendly districts**
- Development which is consistent with the **Community Vision** including:
  - **More compact development**
  - **Pedestrian-friendly site design**
  - **Urban street character**
  - **Energy-efficient design**
  - **Industry best practices**

13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

## Example Requirements of the PD Zoning Chapter

### Design Principles that carefully consider:

- Building and Site
- Building Materials
- Vehicular Circulation and Access (*Traffic Impact Studies required*)
- Pedestrian Access and Circulation
- Parking (Visual impact and quantity)
- Landscaping
- Streetscape Improvements
- Service Area and Mechanical Screening
- Signage (*Master sign plan required*)
- Lighting (*Lighting plan including photometric illustration required*)

13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

## Request - Deferral Preliminary Plan Review

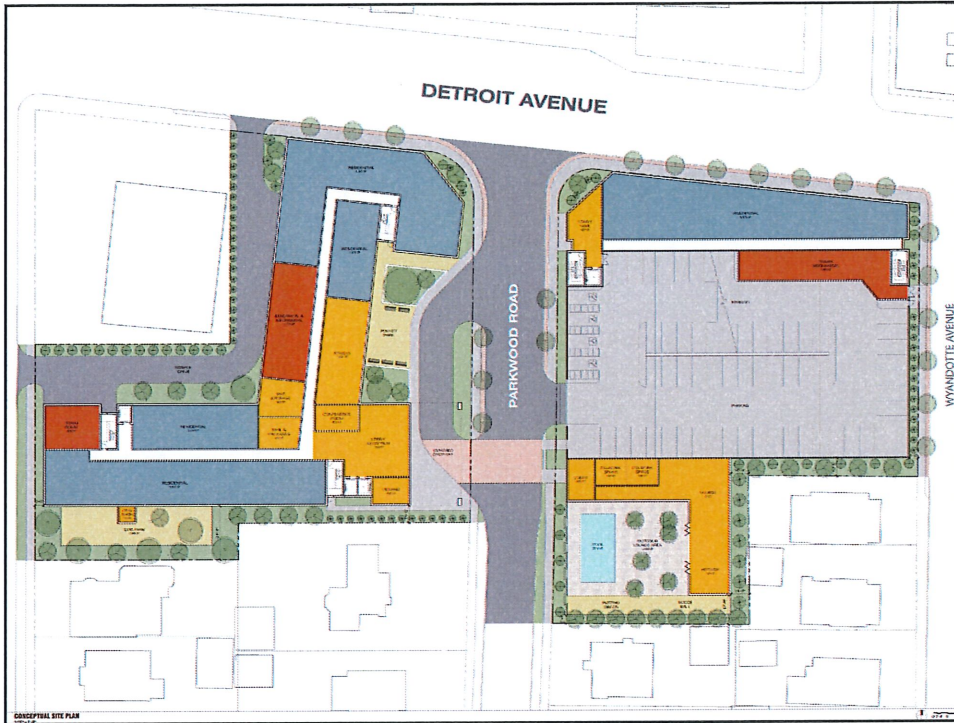
### 1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

### 1156.03

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning



**Architectural Board of Review  
Thursday, February 14, 5:30 PM**

13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning

**Request - Deferral**  
**Preliminary Plan Review**

**1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

**1156.03**

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

13701 & 13901 Detroit Avenue  
Detroit & Bunts Market Rate Apartments  
Planned Development Rezoning