



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
NOVEMBER 6, 2025
6:00 P.M.
RECORDED

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

1. ROLL CALL

Members Present

Hannah Gall
Nicholas LaPointe, Vice Chair
Sean McDermott, Chair
Kyle Reisz
William Sanderson

Staff Present

Michelle Nochta, Senior Planning, P & D
Jennifer Swallow, Chief Assistant Law Director
Mark Papke, Engineer

2. APPROVE THE MINUTES OF THE OCTOBER 2, 2025 MEETING

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to **APPROVE** the October 2, 2025 meeting minutes. All of the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Nochta read the Opening Remarks into record.

NEW BUSINESS

CONDITIONAL USE

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

Mariah Murphy, The Velvet Tail, applicant request the review and approval of a conditional use permit to operate a dog grooming business – pursuant to section 1129.02, Principal and Conditional Permitted Uses and section 1161.03, Supplemental Regulations for Specific Uses. Property is in the C2 – Commercial, Retail district. (Page 2)

Mariah Murphy, The Velvet Tail, applicant was present to explain the request. Ms. Nocht provided administrative comments, outlined the proposed updates to the zoning code in the C2 district, and recommended approval with conditions. Ms. Swallow added that the code amendment would rectify the inconsistencies in the current code. Public comment was closed as no one addressed the item. The commission members stated approval of the project should require oversight by the Division of Housing and Building.

A motion was made by Mr. McDermott, seconded by Mr. Lapointe to **APPROVE** Docket No. 11-33-25 with the following conditions:

- With oversight by the Division of Housing and Building, adequate ventilation/odor and noise control measures are put in place.
- A forthcoming code amendment be considered by City Council and returned to the Planning Commission regarding fixing an arbitrary and potentially capricious portion of the code.

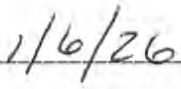
All the members voted yea; the motion passed.

ADJOURN

Mr. McDermott **ADJOURNED** the meeting at 6:16 p.m.



Signature



Date

10



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. Mariah Murphy
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- [Signature]
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

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, November 6, 2025

Johanna Schwarz

From: Brian Meng <bmeng@bialosky.com>
Sent: Wednesday, October 29, 2025 8:37 AM
To: Johanna Schwarz; Amanda L. Cramer; David Baas
Cc: Ian Andrews; Jo Higgins; Amy Haney - Committee Chair
Subject: RE: Agenda: Planning Commission - 11/06/2025

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

Johanna, Amanda, and Dave,

On behalf of LakewoodAlive we wanted to provide comments and observations to the projects on the current Lakewood Planning Commission agenda for the 11/06/2025 meeting:

4. Docket 11-33-25: 1384 Bonnieview Ave. – The Velvet Tail

- We have no objection or see any issues with the proposed conditional use. It seems to meet the criteria in Section 1161.02 General Standards for all Conditional Uses.

We truly appreciate the opportunity to share our thoughts with you on this application. If you have any questions on our comments, please let us know and we would be happy to discuss further.

Thank you,

BRIAN MENG RA, LEED AP
Principal | Architect

BIALOSKY Always By Design.

P 216-767-2023

From: Ian Andrews <iandrews@lakewoodalive.org>
Sent: Tuesday, October 28, 2025 12:50 PM
To: Brian Meng <bmeng@bialosky.com>; Amy Haney - Committee Chair <amyjhaney@gmail.com>
Cc: Jo Higgins <jhiggins@lakewoodalive.org>
Subject: Fw: Agenda: Planning Commission

Ian Andrews
Executive Director
LakewoodAlive
12815 Detroit Avenue
Lakewood, OH 44107
216-521-0655



Support Us:

Our mission is to foster and sustain vibrant and welcoming neighborhoods; your support empowers us to achieve our goals. [Donate Now!](#)

Did you know that you can leave your own Lakewood legacy that will have a lasting impact? Support LakewoodAlive for years to come by making a [planned gift!](#)

Upcoming Events:

10/23 – [16th Annual Lakewood Chocolate Walk](#)

10/23 – [Knowing Your Home: Roofing & Home Winterization](#)

11/11 – [Western Reserve Distillers Dine to Donate](#)

11/19 – [Aladdin's Dine to Donate](#)

12/6 – [19th Annual Light Up Lakewood](#)



From: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>

Sent: Tuesday, October 28, 2025 12:14 PM

To: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>

Cc: Alexandria M. Bobosky <Alex.Bobosky@lakewoodoh.gov>; anccats@yahoo.com <anccats@yahoo.com>; Angela J. Byington <Angela.Byington@lakewoodoh.gov>; Angelina Hamilton Steiner <Angelina.Steiner@lakewoodoh.gov>; bdb484@gmail.com <bdb484@gmail.com>; blove@westlifeneews.com <blove@westlifeneews.com>; Bruce E. Hare <Bruce.Hare@lakewoodoh.gov>; Bryan J. Evans <Bryan.Evans@lakewoodoh.gov>; Charles Huber <Charles.Huber@lakewoodoh.gov>; Chris Gordon <Chris.Gordon@lakewoodoh.gov>; Cindy A. Marx <Cindy.Marx@lakewoodoh.gov>; Cindy Strebige <Cindy.Strebige@lakewoodoh.gov>; Claudia M. Dillinger <Claudia.Dillinger@lakewoodoh.gov>; Cleveland City Planning Commission (cityplanning@clevelandohio.gov) <cityplanning@clevelandohio.gov>; colinbmcewen@gmail.com <colinbmcewen@gmail.com>; Colleen Gillespie <Colleen.Gillespie@lakewoodoh.gov>; contact@lakewoodpubliclibrary.org <contact@lakewoodpubliclibrary.org>; Danielle L. Cariglio <Danielle.Cariglio@lakewoodoh.gov>; David J. Lawrence <David.Lawrence@lakewoodoh.gov>; Diana

Graff <Diana.Graff@lakewoodoh.gov>; director@lakewoodhistory.org <director@lakewoodhistory.org>; Ernest E. Vargo <Ernest.Vargo@lakewoodoh.gov>; frank@scalishconstruction.com <frank@scalishconstruction.com>; Goran Najdenovski <Goran.Najdenovski@lakewoodoh.gov>; heather@hpgroup-llc.com <heather@hpgroup-llc.com>; hilaryschickler@gmail.com <hilaryschickler@gmail.com>; Ian Andrews <iandrews@lakewoodalive.org>; Jaclynn M. Varady <Jaclynn.Varady@lakewoodoh.gov>; jeannenmackay@gmail.com <jeannenmackay@gmail.com>; Jeffrey A. Crossman <Jeffrey.Crossman@lakewoodoh.gov>; Jessica Braun <jessica.braun@lakewoodoh.gov>; jkweber@cox.net <jkweber@cox.net>; Justin Maskaluk <Justin.Maskaluk@lakewoodoh.gov>; Keith Lutsock <Keith.Lutsock@lakewoodoh.net>; Kelly L. McCafferty <Kelly.McCafferty@lakewoodoh.gov>; Kevin Fischer <Kevin.Fischer@lakewoodoh.gov>; Kevin Kelley <Kevin.Kelley@lakewoodoh.gov>; ksmith@bizjournals.com <ksmith@bizjournals.com>; Kyle G. Baker <Kyle.Baker@lakewoodoh.gov>; Lauren Small <lsmall@lakewoodchamber.org>; Laurie Young <laurie.1023@sbcglobal.net>; Mark Jewitt <Mark.Jewitt@lakewoodoh.gov>; Mark Papke <Mark.Papke@lakewoodoh.gov>; Martin J. Castelletti <Martin.Castelletti@lakewoodoh.gov>; Mary T. Davern <Mary.Davern@lakewoodoh.gov>; Maureen Bach <maureen.bach@lakewoodoh.gov>; Meghan George <meghan.george@lakewoodoh.gov>; Melissa Garrett <Melissa.Garrett@lakewoodoh.gov>; Mike Reilley <Mike.Reilley@lakewoodoh.gov>; pketter@sandvickarchitects.com <pketter@sandvickarchitects.com>; Renee T. Mahoney <Renee.Mahoney@lakewoodoh.gov>; rick@uldricks.net <rick@uldricks.net>; Ronald Schwaben <Ronald.Schwaben@lakewoodoh.gov>; Ryan Fairbanks <Ryan.Fairbanks@lakewoodoh.gov>; Samuel Bonvissuto <sam.bonvissuto@lakewoodoh.gov>; Sarah Kepple <Sarah.Kepple@lakewoodoh.gov>; smcdonnell@cleveland.com <smcdonnell@cleveland.com>; smcworm@hotmail.com <smcworm@hotmail.com>; swebster11@jcu.edu <swebster11@jcu.edu>; Tom Bullock <tom.bullock@lakewoodoh.gov>
Subject: Agenda: Planning Commission

Good afternoon, Everyone,

Please click on the link to view the agenda of the Planning Commission scheduled for Thursday, November 6, 2025.

https://www.lakewoodoh.gov/wp-content/uploads/2025/05/PCAgenda_110625.pdf

Thank you.

Sincerely,



Administrative Assistant II

City of Lakewood

Department of Planning and Development

12650 Detroit Avenue

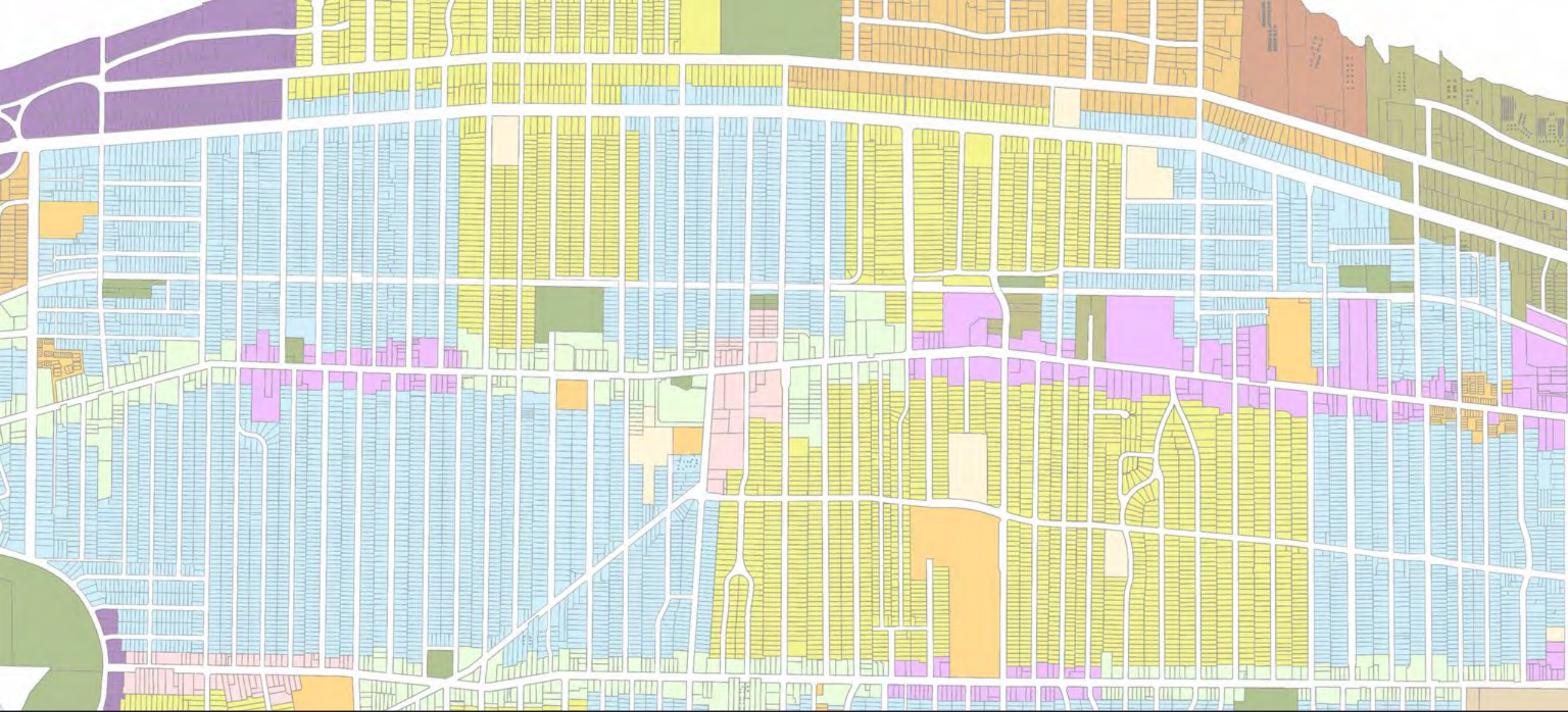
Lakewood, Ohio 44107

(216)529-6630 main

(216)529-6631 office

www.lakewoodoh.gov

[Sign up for the City's e-Newsletter](#)



Planning Commission

November 2025





Planning Commission
November 2025 Agenda

1. Roll call
2. Adoption of minutes – October 2025 meeting
3. Opening Remarks
4. 11-33-25: 1384 Bonnieview (Conditional Use – Dog Grooming)
5. Adjourn



Docket 11-33-25 – 1384 Bonnieview
Conditional Use – Dog Grooming



Request (11-33-25)

The review and approval of **Conditional Use** pursuant to:

- Chapter 1161 – Conditional Uses (1161.03(b) – Grooming Services)

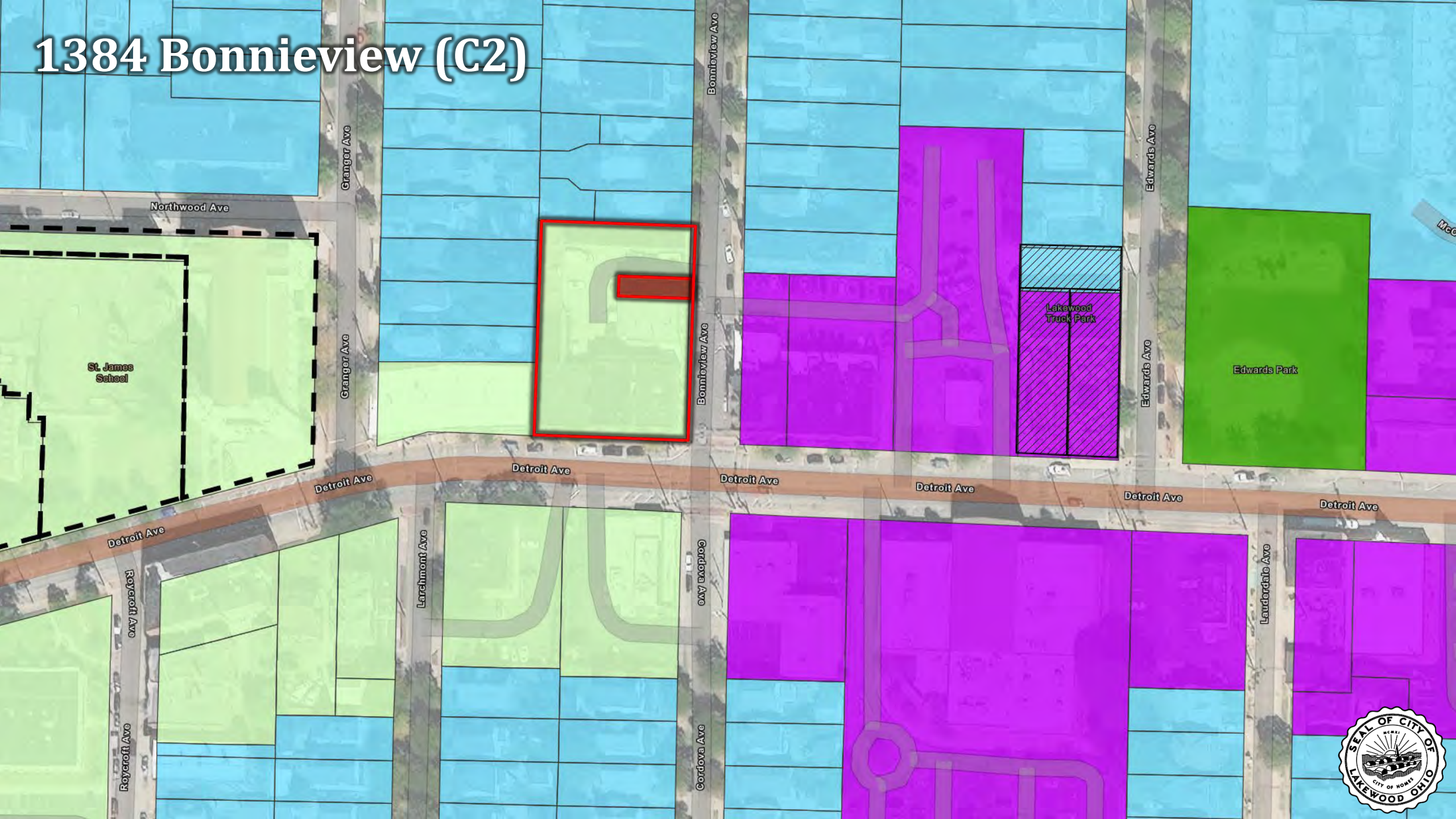
Property is in a C2, Commercial (Retail) District.



1384 Bonnieview



1384 Bonnieview (C2)



1384 Bonnieview



NEWELL

BONNIEVIEW
ANTIQUE

V2V

FOR
LEASE
216-221-5200

BONNIEVIEW

Dear members of the Lakewood Planning Commission,

10/25/2025

I am requesting permission to relocate my business to 1384 Bonnieview Ave. While current zoning restrictions in the city are undergoing review, I believe the proposed relocation aligns with the character, needs, and existing commercial mix of the surrounding area.

I have operated a grooming salon at my current location (inside Pet's General Store on Madison Ave) for nine years, with apartments directly above the salon. There has never been a complaint registered with the city regarding disruptions caused by grooming services. The city is aware of my operations, having completed the required parking review when I started here 9 years ago, and a recent wastewater/plumbing inspection by the city.

The Bonnieview location, which is a 3-minute drive from my current location, will enable me to continue serving my loyal client base in the community. Attached is a petition from current clients supporting my move.

The Bonnieview space is a former grooming salon (established after the 1996 law) with existing plumbing specifically for a grooming tub. It is located at the end of the building with only one neighboring shop, on a side street for pet safety. Parking is abundant in front of the row of shops and along Detroit. Clients drop off and pick up, approximately 5-10 minutes.

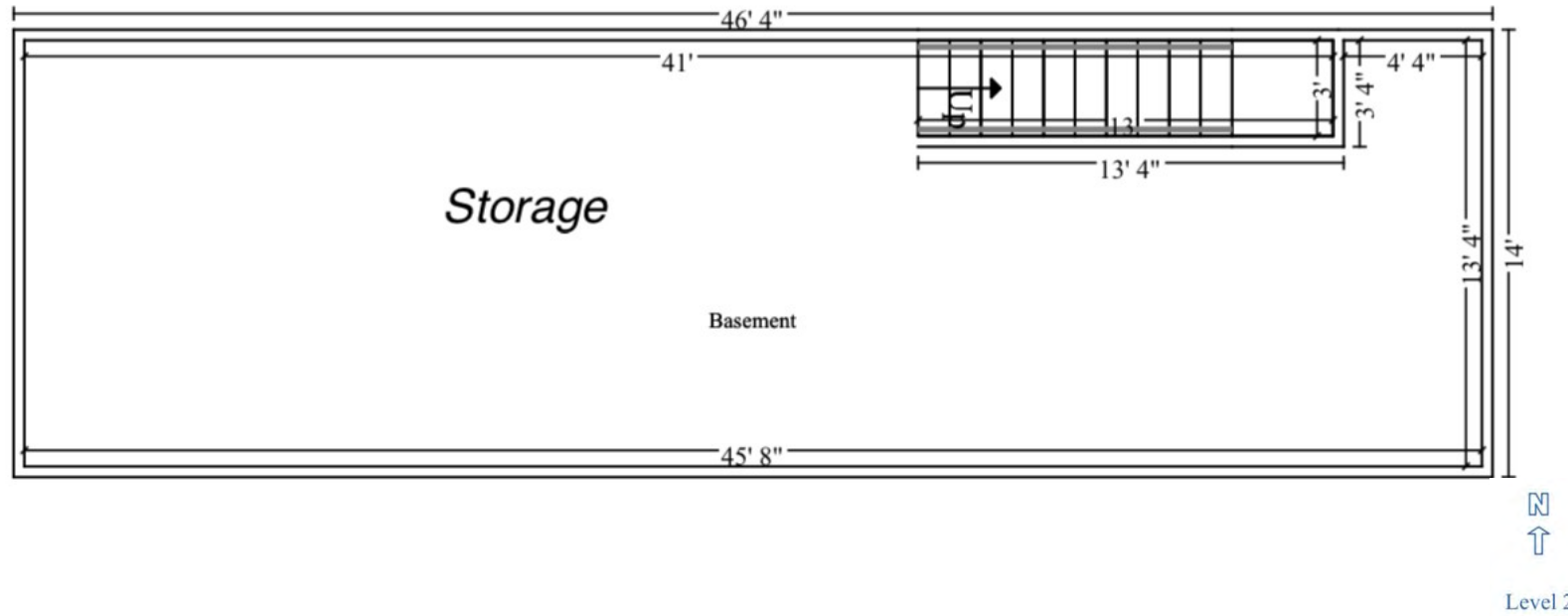
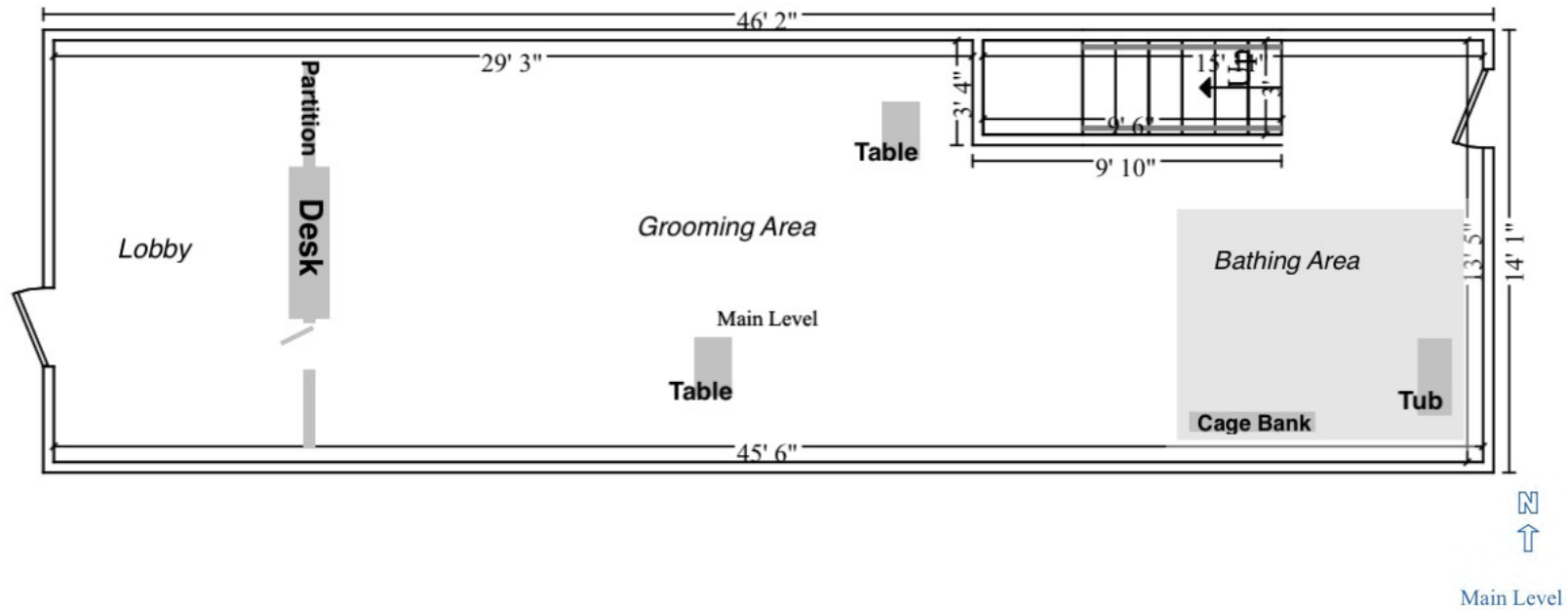
I plan a small-scale, one-on-one operation: grooming performed only by myself and my daughter, with no plans to hire additional staff. This will ensure minimal waiting pets and a high level of personal attention. Hours will be Tues 10a- 6p, Mon-Sat. 9a-4p , and closed on all major holidays.

The owner of the Bonnieview building has been completely supportive of my business, as expressed in the attached letter.

I respectfully request consideration to permit this relocation, so I can remain in this community that I've served for 11+ years.

Warmest Regards,

Mariah Murphy



Property Owner Letter

DMR Properties

17901 Detroit Avenue

Lakewood, OH 44107

Date: October 22, 2025

To Whom It May Concern,

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

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

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

Sincerely,

Angelo J Coutris

Property Owner / Americon Inc.

440-343-4051



Client Support/Petition (8 Pages)



1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

...In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) ...will be **consistent with the general objectives, or any specific objectives, for the zoning district** in which it is located, as set forth in this Code and the Vision.
- (b) ...will be designed, constructed, operated and maintained so as **not to be detrimental to or endanger the public health, safety, or general welfare.**
- (c) **...will not change the essential character of the general vicinity** in which it is located.
- (d) **...will not be injurious to the uses permitted by right** in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) **...will not impede the normal and orderly development of uses permitted by right** in the immediate vicinity.
- (f) ...adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) ...adequate measures have been taken to minimize traffic congestion on public streets.
- (h) ...will not suffer substantial hardship in future due to conditional use being surrounded by uses permitted by right, which are incompatible...
- (i) ...shall, in all other respects, conform to applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.
- (k) N/A (Mixed Use Overlay development)

Notwithstanding anything in this Chapter or this Section to the contrary, where the Commissioner determines, after compliance with the requirements of Section 1173.02, that a permit holder seeking renewal of a permit issued pursuant to this Section has remained in compliance with the conditions of said permit, the Commissioner may issue such renewal.



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

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

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

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



1384 Bonnieview (Pet Grooming; 1990 - 2003) - History as Permitted in Practice

Prior Use (Mar 1990)

"The Dog House" established in 1990 as a permitted use with no variance required.

Ord. 91-95 (Oct 1996)

New zoning code adopted made grooming a conditional use in C-2 with additional requirements

New Use (Jan 2003)

Certificate of Use/Occupation shows that - even after code change - new grooming business(es) was permitted to operate at this location.

Lakewood Ohio

Docket No. _____
 Fee Paid \$5.00 *2/26/90 ml*

APPLICATION FOR ARCHITECTURAL & SIGN REVIEW

PLEASE NOTE: APPLICANT OR LEGAL REPRESENTATIVE MUST APPEAR AT BOARD MEETING

If the Board decides at the meeting to **APPROVE** a request, the applicant may proceed in obtaining the necessary permits.

If the applicant decides to **DEFER** a request, he must submit any new or revised information to the Building Department by **NOON**, 12 days before the next monthly meeting.

If the Board decides at the meeting to **DENY** a request for architectural or sign approval, a request for rehearing must be submitted to Charles Owen, Secretary of the Board of Building Standards, in writing within 10 days of the date of the meeting, to be considered. Any new or revised information must be submitted to the Building Department by **NOON**, 12 days before the next monthly meeting.

Address of Property Involved: 1384 Bonnieview, Lakewood

Business/Building Name: The Dog House

Name of Applicant: Linda Delambr Telephone # 226-6129

Address of Applicant: 14932 Detroit rd, City Lakewood, Ohio ZIP 44127

Signature of Applicant: Aminda A. Delambr

Owner of Property: Larry Portan

Zoning Classification: B-R

File History: _____

Remarks from Building Department: NO VARIANCE REQUIRED

2/3/88

PLEASE SUBSTITUTE FOR ORDINANCE NO. 91-95 PLACED ON 1ST READING & REFERRED TO COMMITTEE OF THE WHOLE ON 12/16/95; and PLACED ON 2ND READING AS AMENDED on 9/16/96.

ORDINANCE NO. 91-95 BY: Boscia, Flannery, George, Roth, Seelie, Smith

AN ORDINANCE adopting a new Zoning Code for the City of Lakewood and repealing existing part eleven of the Codified Ordinances of the City of Lakewood.

WHEREAS, in February 1994 the City accepted the Lakewood Community Vision as a plan for future development within the City, and

WHEREAS, a short-term goal of the Community Vision was the updating of the Zoning Code to meet the future land-use needs of the City, and

WHEREAS, the Zoning Code as set forth in Attached Exhibit A promotes the development of and protects existing residential uses found throughout the City thereby protecting property values; and

WHEREAS, the Zoning Code as set forth in Attached Exhibit A encourages the orderly development and retention of commercial uses in a manner consistent with the Community Vision, now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, STATE OF OHIO

Section 1. That existing Part 11 of the Codified Ordinances of the City of Lakewood, the Zoning Code, be and is hereby repealed in its entirety.

Section 2. That new Part 11 of the Codified Ordinances, the Zoning Code, as set forth in attached Exhibit A is hereby adopted to promote and protect the health, safety, and general welfare of the citizens of the City of Lakewood, and for the various purposes set forth therein.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberation of the Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements

Adopted Oct. 7, 1996
 President Jolani Boscia

Clerk Karen A. Seelie

Approved Oct. 8, 1996
 Mayor Madeline B. Cain

Lakewood Ohio

CITY OF LAKEWOOD
 DIVISION OF BUILDING INSPECTION
Certificate of Use and Occupancy

Location: **1384 BONNIEVIEW AVENUE**

Zoning District: **C-2** Type of Construction: **3B** New: **NO** Existing: **YES**

Change of Use: **NO** Use Group: **B** Owner Occupied: **N/A**

Automatic Sprinkler System Installed: **NO** Required: **NO**

Demand at base of Riser: **N/A**

Hazard Classification for which sprinkler system was designed: **N/A**

Ohio Building Code edition on which plan approval was issued: **N/A**

Issued to: **LISA NOVACK (Tenant)** Phone: **(216) 228-4420**

Address: **15633 MADISON AVENUE, SUITE 4, LAKEWOOD, OHIO 44107**

dba: **PET STYLIST** Phone: **(216) 221-4611**

No. of Dwelling Units: **0** No. of Retail Units: **1** Other: **0**

Parking Required: **NO** Parking Available: **NO** Garage Spaces: **NO** Open Spaces: **NO**

Date Issued: **January 27, 2003, by DTR**

CONDITIONS:
Cellar for incidental storage only.

THIS CERTIFICATE IS NONTRANSFERABLE

Chae Elanetti
 Building Commissioner


Issued pursuant to Lakewood Zoning Code Sec. 1173.01, et seq. and 4101.0-1.27 of the O.B.C. in compliance with Chapters 3781 and 3791 of the Ohio Revised Code.

This certificate shall be posted in a conspicuous place upon the premises.

cnb

Code Amendment – Pet Grooming (slated for docket submission)

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



City of Lakewood
Department of Planning
and Development

Angela Byington, Director
David Baas, AICP, Asst. Director
(216) 529-6630
planning@lakewoodoh.gov

City Council, City of
12650 Detroit Ave
Lakewood, OH 441

RE: Proposed Code Amend

Dear President Kipple,
In coordination with the Law
consideration by City Council
amendment is a response to
regulations unduly imposed


The 1996 update to the zoning
designating it as a condition
prohibition on locating in an
exceed any other comparabl

Given the mixed-use character
districts along our commercial
(retail/residential) building in
building with a residential us

Additionally, given the high
impose an off-street/non-tra

The proposed amendments
differentiating from boarding
controls (noise, odor) to avo

It is requested that these prop

Sincerely,

David Baas, AICP
Assistant Director

ORDINANCE NO. _____ BY: _____

AN ORDINANCE to take effect immediately provided it receives the vote of at least two thirds of the members of Council, or otherwise to take effect at the earliest period allowed by law, amending or repealing various sections of the Lakewood Codified Ordinances to update definitions and regulations related to pet grooming services within the City of Lakewood.

WHEREAS, the City continues to advance and implement necessary improvements and updates to the zoning regulations within the Lakewood Codified Ordinances; and

WHEREAS, to adequately regulate pet grooming services, updates to the codified ordinances are required; and

WHEREAS, pursuant to the Constitution of the state of Ohio and the Ohio Revised Code, municipalities have the power to enact laws that are for the health, safety, welfare, comfort and peace of the citizens of the municipality; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operations of municipal departments in that moving forward with the development of this property quickly is in the best interest of the public; now, therefore

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. The "Other Retail Services" section of Schedule 1129.02 (Permitted Uses in Commercial Districts) of the Lakewood Codified Ordinances, currently reading as follows:

SCHEDULE 1129.02	C1	C2	C3	C4
OTHER RETAIL SERVICES Including:				
Animal Clinics/Hospitals	-	C	P	C7
Veterinarian Offices, and Grooming Services	-	C	P	C7
Marjuana Dispensaries	C9	C9	C9	-

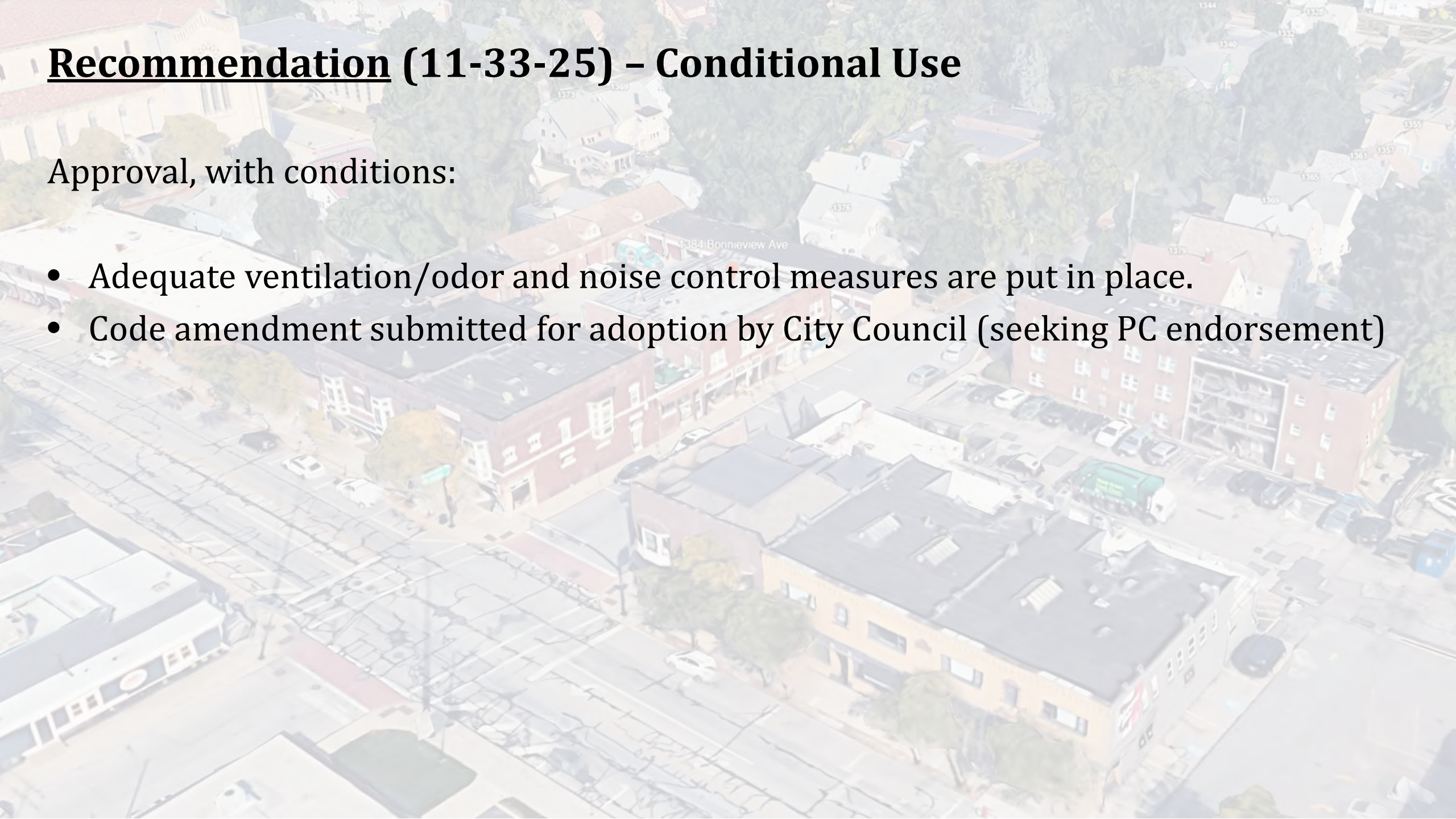
is hereby repealed and new "Other Retail Services" section of Schedule 1129.02 (Permitted Uses in Commercial Districts) of the Lakewood Codified Ordinances, is hereby enacted to read as follows:

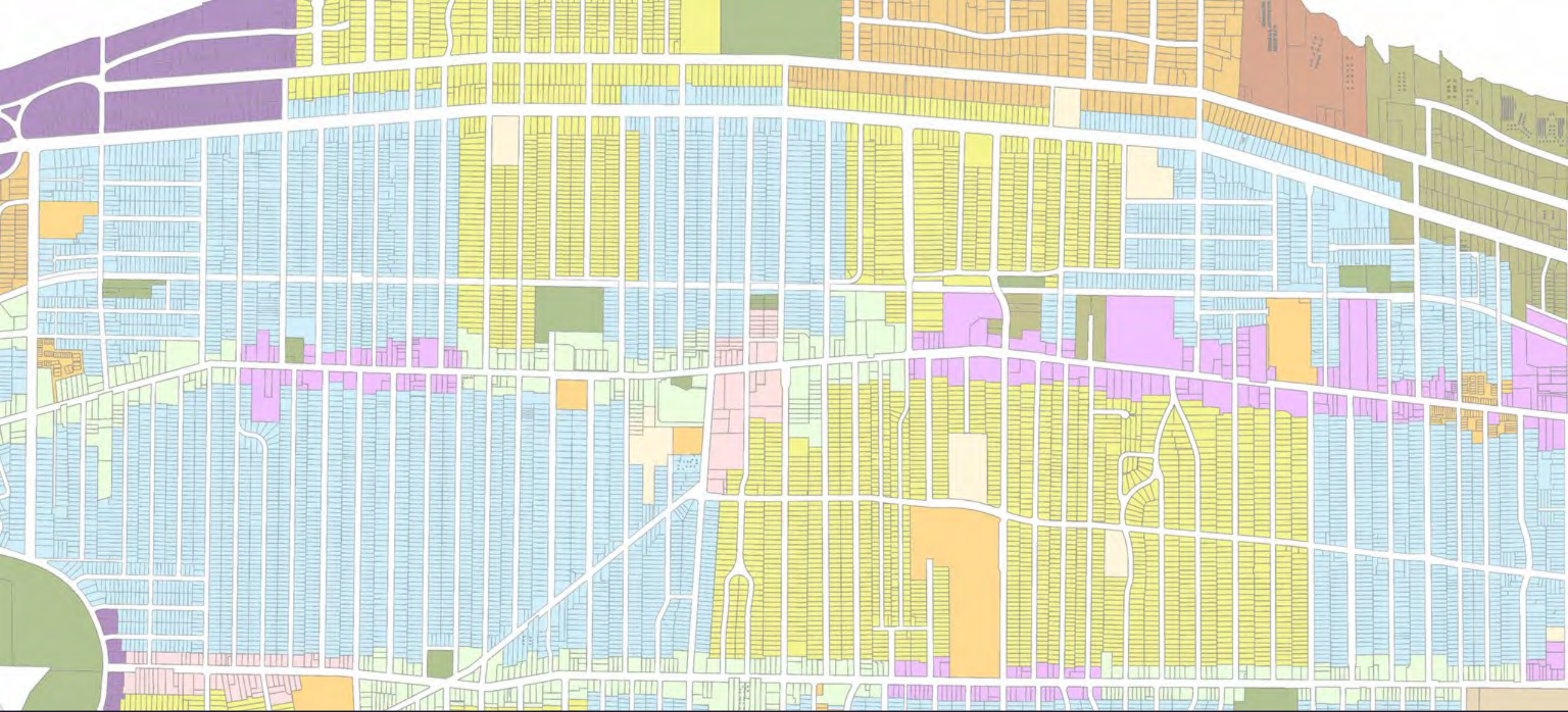
SCHEDULE 1129.02	C1	C2	C3	C4
OTHER RETAIL SERVICES Including:				
Veterinarian, Animal Clinics/Hospitals	-	C	P	C7
Pet Boarding Services	-	C	P	C7
Pet Grooming Services	-	P	P	C7
Marjuana Dispensaries	C9	C9	C9	-

Recommendation (11-33-25) - Conditional Use

Approval, with conditions:

- Adequate ventilation/odor and noise control measures are put in place.
- Code amendment submitted for adoption by City Council (seeking PC endorsement)





Planning Commission

November 2025

