

MINUTES
(Recording is available)
PLANNING COMMISSION
DECEMBER 7, 2017
LAKEWOOD CITY HALL

PRE-REVIEW MEETING
6:30 P.M.
LOWER CONFERENCE ROOM

REGULAR MEETING
7:00 P.M.
AUDITORIUM

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

1. Roll Call

MEMBERS PRESENT

Kyle Baker
Glenn Coyne
William Gaydos, Vice Chairman
Louis McMahon, Chairman
Patrick Metzger
Monica Rossiter

OTHERS PRESENT

Bryce Sylvester, Director, Planning and Development
Katelyn Milius, City Planner, Secretary
Kevin Butler, Law Director
Alex Harnocz, City Planner
Michael Summers, Mayor

Mr. Papke was absent from the meeting.

2. Approve the Minutes of the November 2, 2017 meeting

A motion was made by Mr. Baker, seconded by Mr. Gaydos to **APPROVE** the minutes of the November 2, 2017 meeting as amended. All of the members voting yea, the motion passed.

3. Opening Remarks

Ms. Milius read the Opening Remarks.

NEW BUSINESS

CONDITIONAL USE

4. **Docket No. 12-30-17**
12400 Madison Avenue
Fedor Manor/T-Mobile

John R. Sindyla, Esq., Sindyla Consulting Group, LLC, applicant requests the review and approval for the installation of nine antennas and one equipment cabinet on the roof of the building, pursuant to section 1157.02 – regulations. The property is located in a C2 - Commercial, Retail district. (Page 3)

John R. Sindyla, Esq., Sindyla Consulting Group, LLC, applicant was present to explain the request. He addressed the Commission's questions (need for the site, placement of the antennas) and passed a handout (made part of record).

Mr. McMahon stated that that Mr. Gaydos recused himself from the item.

There were no further comments from the Commission. City administration said the request met all of the conditions in 1159 except for the number of allowable antennas. The Planning Commission was asked to be cognizant to the character of the vicinity, section 1161.02(c).

Public comment was closed. There was further discussion between the Commission and city staff.

A motion was made by Mr. Baker, seconded by Mr. Metzger to **APPROVE** the request. Mr. Baker, Mr. Coyne, Mr. McMahon, Mr. Metzger, and Ms. Rossiter voting yea, and Mr. Gaydos recused from the vote, the motion passed.

Opening comments were given by Mr. McMahon regarding the newly legalized Medical Marijuana dispensaries and their place in Lakewood.

5. **Docket No. 12-31-17**
13415 Madison Avenue
Ohio Wellness LLC

Fabio Salerno, Ohio Wellness LLC, applicant requests the review and approval of a Conditional Use in order to operate the Ohio Wellness LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. (Page 25)

Ms. Milius reported the receipt of an e-mail from the applicant requesting a deferral until the meeting in January 2013.

A motion was made by Mr. McMahon, seconded by Mr. Baker to **DEFER** the item **until the meeting of January 4, 2018**. All of the members voting yea, the motion passed.

6. **Docket No. 12-32-17**
13415 Madison Avenue
ATCL-5 dba: Curated Leaf

Adam Thomarios, ATCL 5 dba Curated Leaf, applicant requests the review and approval of a Conditional Use in order to operate the ATCL 5 dba Curated Leaf medical marijuana business approximately 2,920 sq. ft. with 12 parking spaces on site; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. (Page 38)

Ms. Milius reported the receipt of an e-mail from the applicant requesting a deferral until the meeting in January 2013.

A motion was made by Mr. McMahon, seconded by Mr. Baker to **DEFER** the item until the meeting of January 4, 2018. All of the members voting yea, the motion passed

7. **Docket No. 12-33-17**
13415 Madison Avenue
Galenas Wellness LLC

Geoffrey D. Korff, Galenas Wellness LLC, applicant requests the review and approval of a Conditional Use in order to operate the Galenas Wellness LLC medical marijuana business approximately 2,920 sq. ft. with 12 parking spaces on site; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. (Page 77)

Geoffrey D. Korff, Galenas Wellness LLC, applicant and Michael Scheeser, Engineer were present to explain the request. Mr. Korff provided a handout to the Commission members (made part of record)

The Commission asked for the expected daily number of patients, would parking be adequate for patients and employees, security, and confirmed there would not be outdoor seating as reflected on backup documentation.

Ms. Milius relayed comments from the Chief of Police and e-mails from residents (all made part of record).

Public comment was taken.

Kevin Butler, Lakewood Law Director provided the state's regulations regarding Medical Marijuana. Discussion continued between the Commissioners and city staff.

A motion was made by Mr. Gaydos, seconded by Mr. Coyne to **APPROVE** the request with the following stipulations:

- **The security plan is approved by the Chief of Police,**
- **A security guard will be onsite for all operating hours,**
- **The building is renovated to code with ABR approval and signage is ABR approved,**
- **There is an appropriate parking plan on file,**
- **Comply with all city business licensing requirements,**
- **Compliant with all state codes and licenses granted,**
- **Mandatory one year annual review,**
- **The Conditional Use permit will be automatically revoked if any applicant to whom the Commission previously granted a conditional use permit for a medical marijuana dispensary**
 - 1) has obtained both a state dispensary license and a local dispensary license and**
 - 2) would have its dispensary located within 1,000 feet of the dispensary to be operated by this applicant.**

All of the members voting yea, the motion passed.

8. **Docket No. 12-34-17**
15408 Madison Avenue
The Forest Lakewood

Erik Vaughan, The Forest Lakewood, LLC, applicant requests the review and approval of a Conditional Use in order to operate The Forest Lakewood, LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. (Page 86)

Erik Vaughan, The Forest Lakewood, LLC, applicant was present to explain the request.

The Commission members expressed concern about parking availability. The above grade space not used by the applicant was the two residential units; clarification of the issue was provided by Kevin Murphy, outside counsel for the applicant. The Commission asked if there was additional parking security for patients arriving from public lots/streets.

Administrative staff said that an off-street parking plan could be required. City staff expressed concern about the lack of available parking for the expected number of patients and employees. City staff referenced the 2013 Uptown Parking Study results and pointed out that since this study had taken place the number of businesses and demand for parking has increased. The Chief of Police's concerns were noted (made part of record). There was a letter of opposition from a concerned neighbor (made part of record). A deferral was recommended. Discussion continued between the members and staff.

Public comment was taken.

Discussion between the Commission and staff suggested that additional information was required for security and parking plans.

A motion was made by Mr. McMahon, seconded by Mr. Coyne to **DEFER the item until the meeting of January 4, 2018**. All of the members voting yea, the motion passed.

**ADD-ON
COMMUNICATION**

9. **Docket No. 12-35-17**

Communication from Alex Harnocz, Planner Regarding Resiliency Task Force Formation

A Communication will be presented to the Lakewood Planning Commission regarding the formation of the Resiliency Task Force. Resiliency is the ability of a system to absorb internal and external shocks and stressors whether environmental, social or economic. This nine member appointed body will evaluate Lakewood's existing plans, identify gaps in those plans, identify opportunities for inter-connection among the plans, and prioritize projects and policies for implementation. The Task Force will provide occasional updates to the Planning Commission throughout its 18 to 24 month course. The final deliverable of this group will be a report which we anticipate can serve as an addendum or update to the *Community Vision*. (Page 95)

Mayor Michael Summers and City Planner Alex Harnocz were present to deliver the communication (presentation made part of record). Mr. Harnocz introduced Irwin Lowenstein, President of *ReThink Advisors, Inc.*, a consulting group that would be assisting the Resiliency Task Forces in the endeavor. In attendance with Mr. Lowenstein was Michael Peters. Together they outlined the goals and objectives.

Mr. Gaydos asked if the Resiliency and Community Vision documents could be combined into the Community Vision instead as an update/addendum. Mr. McMahon asked if there would be community/public input. Mr. McMahon complimented Mayor Summers on his vision. Mr. Summers replied it was going to take a lot of financial backing and years of hard work by dedicated residents/volunteers to achieve the goals.

Public comment was taken.

There was no further discussion and no action was taken by the Commission members.

Mr. McMahon thanked Mr. Metzger for his six years of dedication and hard work as a member of the Planning Commission.

ADJOURN

A motion was made by Mr. Metzger, seconded by Mr. McMahon to **ADJOURN** the meeting at 9:25 p.m. All of the members voting yea, the motion passed.

Katelyn Milius
Signature on behalf of chairman

1/4/2018
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. John Smith
- 2. Geoff Koelt
- 3. Michael Scherer
- 4. Mike Flynn
- 5. Eric Van der
- 6. Bryan Beckman
- 7. Mike Sumner
- 8. Myles Murray
- 9. _____
- 10. _____
- 11. _____

- 1. John Smith
- 2. Geoff Koelt
- 3. Michael Scherer
- 4. Mike Flynn
- 5. Eric Van der
- 6. Bryan Beckman
- 7. Mike Sumner
- 8. Myles Murray
- 9. _____
- 10. _____
- 11. _____

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, December 7, 2017

Schwarz, Johanna

From: Milius, Katelyn
Sent: Thursday, December 7, 2017 3:13 PM
To: Schwarz, Johanna
Subject: FW: Medical Marijuana Application

Importance: High

Deferral Request

From: Adam Thomarios [<mailto:athomarios@thomarios.com>]
Sent: Wednesday, November 29, 2017 3:36 PM
To: Milius, Katelyn
Cc: Swallow, Jennifer
Subject: RE: Medical Marijuana Application
Importance: High

Hello Katelyn/Jennifer,

Just a couple clarifications to the email below.
Specifically:

1. Lakewood is requesting a copy of the state app or confirmation that it has been submitted, which is required? Assuming Lakewood wants a copy of the application, what format would you want it in?
2. In the email below, it seems like you are saying one can respond to the email requesting to have trade secrets/infra records redacted. Can you confirm this as well? I assume with a simple notarized statement request?

In addition to this being submitted, I would request a month extension for the Application to the Lakewood planning commission for conditional use permit for ATCL-5 dba: Curated Leaf at 13415 Madison Ave parcel number 315-16-009. So this at this would be heard on the 1/4/18 in lieu of 12/7/18. Please advise what is required for us to submit for an extension.

Sincerely,

Adam Thomarios
THOMARIOS
Vice-President
SSPC Certified PCI#33560
330-670-9900
www.thomarios.com

From: Milius, Katelyn [<mailto:Katelyn.Milius@lakewoodoh.net>]
Sent: Monday, November 27, 2017 6:29 PM
To: Milius, Katelyn
Cc: Swallow, Jennifer
Subject: Medical Marijuana Application

Dear Applicant,

I am writing to request that you send us a copy of your state application to attach to your City License application. As stated in the submittal requirements:

Submit a current, valid retail dispensary license or provisional dispensary license issued to the applicant by the state board of pharmacy under the provisions of R.C. Chapter 3796 and the regulations promulgated there under, or evidence that the applicant has made application for such a license or provisional license to the state board of pharmacy.

Also, if you have not done so already, we request that you submit a statement in accordance with ORC 149.433(C) requesting that infrastructure and security records be withheld from disclosure under the Public Records Act, which if received by the City, will allow us to exempt your infrastructure and security records that are part of the Medical Marijuana application process. We would like to have the ability to protect the limited portion of the applications for obvious security reasons in the event that licenses are granted. Please feel free to contact Jen Swallow directly if you have any questions and to submit your request via e-mail in response to this correspondence.

Thank you,

Katelyn Milius, PE

City Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6634

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

From: Milius, Katelyn
Sent: Thursday, December 7, 2017 3:12 PM
To: Schwarz, Johanna
Subject: FW: Lakewood Planning Commission Presentation

Deferral Request

From: Mason, William [<mailto:WMason@bricker.com>]
Sent: Tuesday, December 5, 2017 4:09 PM
To: Milius, Katelyn
Subject: RE: Lakewood Planning Commission Presentation

Katelyn,

I am requesting on behalf of Ohio Wellness LLC, that our request for a conditional use to operate a medical marijuana dispensary in Lakewood be delayed until the next Planning Commission meeting in January 2018. If you have any questions, please do not hesitate to contact me.

Sincerely,
Bill



William D. Mason

Attorney

Bricker & Eckler LLP | 1001 Lakeside Avenue East | Suite 1350 | Cleveland, OH 44114
Direct Dial 216.523.5468 | wmason@bricker.com | **v-card** | www.bricker.com

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From: Milius, Katelyn [<mailto:Katelyn.Milius@lakewoodoh.net>]
Sent: Tuesday, December 05, 2017 9:02 AM
To: Milius, Katelyn
Subject: Lakewood Planning Commission Presentation

Hello,

This Thursday, December 7th your application for a Conditional Use Permit to operate a medical marijuana dispensary will be heard by Lakewood's Planning Commission. The hope is that each applicant will prepare a presentation to describe their business and provide an overview of how their business complies to the city codes. Presentations should be around 15 minutes in length.

Please let me know if there are any questions.

Sincerely,

Katelyn Milius

Katelyn Milius, PE

City Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6634

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Milius, Katelyn

From: Sprague, Gary
Sent: Monday, November 13, 2017 11:21 AM
To: Milius, Katelyn
Cc: Summers, Mike
Subject: FW: Medical Marijuana License Application- Ohio Wellness LLC
Attachments: Captain Gary M Sprague.vcf

Katelyn,

Upon review of the medical marijuana application submitted by Ohio Wellness, LLC I have the following concerns/observations.

The submission begins by indicating that the documents submitted are only a supplement to the "OGS Physical Security Policy Handbook" which going forward will be referenced as the "PSH". It also advised that this PSH is in the works and should be completed by December 25th, 2017. There is no further descriptors but I assume this may be a reference to an online entity OGS Capital that apparently formulates business plans for others. As such, the current submission is somewhat difficult to evaluate qualitative or quantitative measures because it purports that many of the specifics are actually going to be maintained in the PSH and the current submission is therefore incomplete and more of a "bare bones" description. Furthermore, the submission, while describing security cameras and safe construction refers to attachments "A" and "B" but I am unable to locate any such attachments with this submission. There is one drawing in the submission that shows the layout and cameras and this is the documentation that I have used when making my observations. Much of the current submission simply references the standards required by the sections of Ohio Law relating to such facilities and indicates that the Ohio Wellness plan will meet or exceed these requirements.

The site location is described as 13415 Madison Avenue and an in person check on the site showed this to be a vacant lot on the South Side of Madison Avenue between Waterbury and Chesterland Avenues. Currently there is an independent resale shop located to the East of the lot, residential property to the South and an Asian inspired restaurant to the West that has a driveway adjacent to 13415 Madison leading to a small parking lot to the rear. This is consistent with indications in the submission that a new structure would be built for the business. This would enable Ohio Wellness to construct a facility with all the necessary physical attributes to fulfill both Ohio statutes regarding construction of a medical marijuana facility as well as best practices for this type of edifice. One major concern regarding this location is the relatively small size of the lot. Since there is no indication as to the overall square footage/footprint of the structure to be built it is difficult to gauge how big of a parking lot would be possible. Nor is there any indication as to how it may be enclosed/protected from the surrounding area. Research on these facilities shows them to be highly patronized locations and this, coupled with the restricted number of licenses the State of Ohio plans to allow would indicate the need for a fairly substantial parking lot. A second related concern is the traffic flow impact in this area as well as security for the customers. If on street parking is to be utilized then customers travelling to/from their vehicles will be well outside of areas covered by business cameras. A concern because customers will be walking to the business with fair amount of cash and leaving with marijuana products.

The submission does call for man-trap entrances which is desirable. Restricted levels of access based upon employee position is also referenced. It mentions construction of physical barriers but they are not further described. Lighting appears to be sufficient as does the quality of the cameras in the CCTV system but the drawing of the building with security cameras appears to have limited outside coverage and some blind spots inside in areas that have cameras. The plan mentions oversight by a security director but his identify/qualifications are not known at this point. Security System back up is stated to be accomplished by a battery with a 12 hour back up which is less desirable than an emergency generator that other plans have opted for.

This plan calls for private contract security but the number of personnel, whether or not they will all be armed and hours of onsite coverage are not indicated.

As mentioned earlier, some or perhaps even all of the questions may be addressed in their final "PSH" but at this time I can only comment based upon what they have submitted to date.

P.S. Please note, if you are not already aware Chief Malley has instructed me to submit this directly to you as he has recused himself due to having personal knowledge of the principals in this proposal.

Captain Gary M. Sprague



From: Malley, Tim
Sent: Monday, November 13, 2017 8:06 AM
To: Sprague, Gary
Subject: FW: Medical Marijuana License Application- Ohio Wellness LLC

From: Milius, Katelyn
Sent: Friday, November 10, 2017 2:51 PM
To: Summers, Mike; Strachan, Shannon; Butler, Kevin; Swallow, Jennifer; Sylvester, Bryce; Malley, Tim; Molinski, Michael
Subject: Medical Marijuana License Application- Ohio Wellness LLC

Hello,

The City has received another application for a Medical Marijuana License. The document is scanned and available on SharePoint at <http://www.insidelakewood.com/planning/Shared%20Documents/MedicalMarijuana/Applications> .

This will be for the December planning commission meeting, so we don't need to rush the Security Plan comments. I will bring the hard copy up to the Mayor's office for review.

Please let me know if anything else is needed.

Milius, Katelyn

From: Sprague, Gary
Sent: Wednesday, November 15, 2017 12:38 PM
To: Malley, Tim
Subject: Medical Marijuana proposal-Galenas Wellness, LLC
Attachments: Captain Gary M Sprague.vcf

Chief,

I have reviewed the proposal submitted by Galenas Wellness for a medical marijuana dispensary. This was a fairly comprehensive submission. The location is 13415 Madison, which is also the proposed site in several other sub missions received to date. This is currently a vacant lot and would allow for construction of a new, modern building capable of supporting the necessary attributes of a secure dispensary. Bearing this in mind, however, the submissions calls for a building with a totally glass enclosed frontage off Madison Ave. as well as a glass entry door While this would create an aesthetically pleasing appearance this would not be the most secure architectural approach. The plan calls for a parking lot adjacent to the new structure that would appear to have space for 15 vehicles but there is nothing specific about this being a secure lot. Additionally, while a secured lot that also encompassed the entry/exit to the building would be an added measure of security it appears that the entrance/exit to the establishment would be directly off Madison Avenue outside of the parking lot boundaries.

Page 6 in the startup plan section indicates that the facility will work hard to reduce loitering but the plan drawing indicates that there will be 13 tables with 4 chairs at each situated along the front (Madison Ave) and West sides of the building. This would allow for seating for a total of 52 individuals outside the building. In another section of the submission it indicates that areas will be made available for people accompanying a patient who are not allowed to be with them during dispensing and perhaps the aforementioned seating is designed for them but I think this would be difficult to enforce and stay on top of.

There is no specific mention as to whether or not the receiving area and/or facility itself will incorporate mantrap doors.

While the plan appears to provide for adequate outdoor security lighting it indicates this will utilize motion sensors meaning the perimeter of the building will be dark unless motion is observed. A better approach would be to utilize continuous lighting of the perimeter during hours of darkness with filtering/glare controls applied so as to not affect surrounding areas with stray light.

Camera numbers, locations and specifications appear to adequately cover all areas.

The plan calls for limiting access to specific areas based upon employee need/hierarchy and generator back up power. On site security concerns include only 1 security guard when open, none when closed except for random spot patrol, security being in plain clothes so as to create a more "soothing atmosphere" and there is no mention as to whether the guard will be armed or not.

Captain Gary M. Sprague

Milius, Katelyn

From: Sprague, Gary
Sent: Wednesday, November 15, 2017 1:53 PM
To: Malley, Tim
Subject: Medical marijuan submission-Forest Lakewood
Attachments: Captain Gary M Sprague.vcf

Chief,

I have reviewed the submission from Forest Lakewood for a medical marijuana facility. In general **this is one of the more rudimentary plans to date and eludes to equipment like lighting an secured access w/o giving much in the way of details.**

They mention the use of 24/7 on site security but make no mention of the number of security personnel utilized at any given time and they refer to discussing with you at some point whether or not the guard(s) should be armed.

There is no detail of safe construction.

Backup power for all systems seems to be relegated to a battery as opposed to stand by generator.

They indicate there will be "some type" of layers of security access.

Most concerning of this plan is the location. 15408 Madison is currently a resale thrift shop with an all glass front and glass doors. No mention of what type of reconfiguring of the building is made in their submission outside of the use of safety glass.

There is a driveway directly east of the building so reinforcing the east wall does not seem feasible. There are currently occupied apartments above this address and another business shares a wall to the west.

Obvious upon in person viewing as well as mentioned in their submission is a **lack of parking.** There will be no dedicated parking lot and they reference a lot nearby as well as on street parking. They refer to the on street parking as ample but during the

Day almost all spots along the north curb are already in use and in the evenings and on weekends area apartment dwellers returning home from work as well as patrons of two popular establishments, the Mars Bar and Beer Engine also take up the

parking on the south side of Madison in this areas as well as on the side streets.

Due to the limited scope of this submission I cannot expound further upon positive or negative aspects of the plan **but the building itself and the location and parking issues are of major concern.**

Captain Gary M. Sprague



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.

Milius, Katelyn

From: Malley, Tim
Sent: Tuesday, November 28, 2017 1:40 PM
To: Milius, Katelyn; Summers, Mike
Subject: FW: Medical Marijuana application-Curated Leaf
Attachments: Captain Gary M Sprague.vcf

The Captains review brought up the highlighted questions.

From: Sprague, Gary
Sent: Thursday, November 16, 2017 10:26 AM
To: Malley, Tim
Subject: Medical Marijuana application-Curated Leaf

Chief,

I have reviewed the submission for Curated Leaf and found that it was fairly comprehensive in its coverage of their plan. This is another submission with the location listed as 13415 Madison but recent information has revealed that none of the businesses using this location actually plan to erect a new building on this site. Rather, they plan to use the current vacant lot at 13415 Madison as a parking lot and use the existing structure (13411-13413 Madison) for the business itself after renovating same.

On the positive side tis plan goes into great detail about safe construction, camera specifications and security system capabilities. They plan to use high definition IP/IR Cameras on a system that would allow the LPD to view live footage of a security incident remotely from our station. They reference numerous CPTED concepts involving the removal of foliage that would allow concealment of persons around the building as well as plantings of thorny species under window areas to deter intrusion. They plan to offer security escorts from the business as staff/patrons leave. Implementation of steel bollards is called for to deter attempts to drive through the business with a vehicle and also plan to utilize high security industrial steel doors to the business. Battery backup supplemented by generator power will be used as a backup power system. They will also implement layered security access credentialing.

Although the plan does not specifically mention the use of mantrap entrances/exits a review of the attached drawings show that the architectural design of these areas all have 2 doors and a hallway/vestibule that would easily allow this to be implemented if not already planned.

The plan calls for uniformed/armed security guards although there is no mention of the number to be utilized at any given time or if they will be on site 24/7 or only during operating hours. Also referenced in the plan is the use of a contracted armored car service for cash deposits from the business. The drawing shows a 12 car parking lot to be included but specifics about if/how this lot would be secured are not included. It does show that the main entry/exit to the business are outside of the parking lot area.

Also, while the plan goes into great detail about the cameras to be utilized the location/placement/number of such cameras is not included in the drawings so I cannot comment on continuity of coverage.

Lastly, one section of their plan would appear to indicate that outdoor perimeter security lighting would be continuous during hours of darkness and positioned and equipped so as to avoid light spilling out onto adjacent areas but later on in the report it makes mention of motion detection being used for the lighting so I am not certain as to whether there is intended to be continuous perimeter lighting when natural daylight is not present or if the perimeter lighting will only come on if the motion sensors detect movement within the protected area.

Captain Gary M. Sprague

Milius, Katelyn

From: Milius, Katelyn
Sent: Thursday, November 30, 2017 10:37 AM
To: Sylvester, Bryce
Subject: MM Code Sections

Bryce- Please see below for code sections that could apply to the buffer from an existing conditional use permit. The MM ordinance is on SP at the link below.

http://www.insidelakewood.com/planning/Shared%20Documents/MedicalMarijuana/Ordinance_permitmedicalmarijuanadispensaries.pdf

Description of reasoning:

1161.02 (c) The conditional use granted within 1,000-ft of another MM dispensary would change the character of the vicinity in which it is located. By granting this many conditional uses for MM Lakewood becomes a destination for the MM industry.

1161.02 (e) The establishment of this conditional use would impede the normal development of an approved conditional use within 1,000-ft.

1161.02 (h) The conditional use within 1,000- ft. of another is incompatible with the surrounding uses permitted by right (now that the conditional use is approved).

1173.02 (b) (2) The conditional use will not be harmonious with the intended use of a MM Dispensary within 1,000-ft. ← I think this is our best case.

1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this **Code** as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. In addition to any specific regulations required by this **Code** or the Ordinances, the Commission shall find:

(a) That the conditional use 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) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.

(c) That the conditional use will not change the essential character of the general vicinity in which it is located.

(d) That the conditional use 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) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.

(f) That 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) That adequate measures have been taken to minimize traffic congestion on public streets.

(h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.

(i) That the conditional use shall, in all other respects, conform to the 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. (Ord. 91-95. Passed 10-7-1996.)

(k) Notwithstanding the above provisions, a Conditional Use Permit issued pursuant to this Chapter for a Mixed Use Overlay development may be transferred to another person or address provided that the regulations in Chapter **1135**,

Mixed Use Overlay District, and all other provisions of the Ordinances and this **Code** that are not in conflict with Chapter **1135** have been satisfied.

(Ord. 61-04. Passed 7-6-2004.)

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.

1173.02 CONDITIONAL USE PERMITS.

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

(1) Whether the proposed use is consistent with the comprehensive plan;

(2) Whether the proposed use will be designed, constructed, operated, and maintained so as to be harmonious with existing and/or intended adjacent uses;

(3) Whether the proposed use will be served adequately by existing public utilities and services, and the impact of the proposed use on such utilities and services;

(4) Whether the proposed use will have a substantially detrimental impact on the public health, safety, and welfare;

(5) Whether the proposed use will interfere substantially with vehicular and pedestrian traffic on surrounding public rights-of-way;

(6) Whether the proposed use will result in the destruction, loss, or damage to a property listed on the federal, state, or local register of historic places; and

(7) Any other factors the Commission reasonably deems applicable.

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

1165.05 OFF-STREET PARKING.

Off-Street parking for a medical marijuana dispensary shall be provided, pursuant to Chapter 1143, except that the Commission may require an off-street parking plan.

Katelyn Milius, PE

City Planner

Department of Planning & Development

City of Lakewood

12650 Detroit Avenue

Lakewood, OH 44107

216-529-6634

Schwarz, Johanna

From: Konstantin Matheou <matheou@ameritech.net>
Sent: Tuesday, December 5, 2017 12:15 PM
To: Planning Dept
Subject: Medical Marijuana Dispensary Comments From Property owner

To whom is Involved,

As a residential property owner for 20 years in Lakewood OH, after seeing the city change for the worse slowly... taxes always increasing... including property, water, wages. etc.... I do not want to gamble in any way in losing property value in having a drug related business next to me.

I realize the marijuana is only medicinal for now, but it will soon be open to the greater population as i things going in the US, and I do not want to have my property value go down when there are more drug addicts near my house and in Lakewood for the profit of these businesses.

Let them pick it up the hospitals or their doctors that prescribes to them.

Lakewood should feel the same way if you want to stay a family oriented neighborhood. I cannot emphasize anymore how much I do not want this type of business in my city!!!!!!

Konstantin Matheou 2031 Lewis Drive...

Dec 1, 2017

Re: Docket No. 12-31-17

13415 Madison Ave

Ohio Wellness LLC, ATCL-5 dba Curated Leaf, Galenas Wellness LLC

As a neighboring property occupant, I wish to express my view on the above captioned property. I am AGAINST the request.

The location is very close to Lakewood High School. We do not need a medical marijuana dispensary in Lakewood at all. Impressionable school students are being led to believe by social media that marijuana is not harmful and can even be helpful.

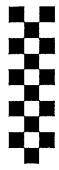
I work in a health care facility and see how physicians can get by the system to prescribe opiates in the form of pain medication for patients who might not necessarily need it.

I think it won't be long before the above location would have a huge increase in patients.

Patricia Brosky


2024 Lewis Dr.

Lakewood, Ohio 44107



SUNSHINE DEVELOPMENT PROPERTIES, LLC

**13400 MADISON AVENUE
LAKEWOOD, OHIO 44107
BUS. 216.228.8833 FAX 216.228.4264**

December 4, 2017


Katelyn Millius, PE
Department of Planning & Development
City of Lakewood
12650 Detroit Road
Lakewood, Ohio 44107

Dear Katelyn,

This letter is to confirm that contingent to the States of Ohio's approval, Galenas Wellness, LLC has agreed to lease our building located at 13415 Madison Avenue Lakewood, Ohio 44107 for the use of a medical marijuana dispensary. Therefore, they have our permission to apply/file for their conditional use permit and represent us at your next scheduled meeting.

Should you have any further questions, please do not hesitate to call me. I may be reached at the numbers listed above.

Regards,



Tony E. Anthony
Member

Schwarz, Johanna

From: Carney, TJ <TJ@cmcn.com>
Sent: Friday, December 8, 2017 9:16 AM
To: Planning Dept
Subject: 13415 Madison Ave.

I want to be on record that Ohio Wellness LLC has my support for obtaining and using the building at the address above as a Medical Marijuana Dispensary. The neighborhood just keeps getting well-er, I mean better!

Thomas J. (TJ) Carney
1639 Lewis Dr.
Lakewood, OH 44107
440.398.9004
www.cmcn.com



Work Hard, Be Nice

Schwarz, Johanna

From: Kim Nash <kmnash@yahoo.com>
Sent: Friday, December 1, 2017 2:33 PM
To: Planning Dept
Subject: Docket No. 12-34-17

I am writing to express my concern over the proposed medical marijuana dispensary at 15408 Madison Avenue. As a resident and home owner on Mars (1596) I respectfully ask that this request be denied.

The stores and restaurants on Madison are lovely and part of what makes Lakewood so charming. I fear that a marijuana dispensary will impact those businesses and their success, as well as, my own property value. Additionally, the crime and visitors that come with such a dispensary are not something that I wish to encounter on a daily basis. I ask that the request from The Forest LLC be denied and that they set up their operations elsewhere, possibly outside of the Lakewood city limits.

Thanks!
Kim Nash
Resident and Mars Avenue Home Owner

CL70988A – New Site Best Server Plot



Galenas Wellness LLC

Ohio Medical Marijuana Dispensary Applicant

Our Team

Operations Team Members:

Geoffrey Korff, J.D. – President/CEO

Geoffrey Korff will serve as President and CEO of Galenas. He has been an executive in manufacturing for 10 years and he is currently the president of a heavy industrial manufacturing company as well as an aftermarket, high performance automotive components manufacturer, and has worked in this capacity for a decade. He brings a wide array of industrial and manufacturing experience which includes operations management, quality control, sales, marketing, distribution, state and federal regulatory compliance.

Additionally, Mr. Korff sits on several other business, professional, and trade association boards, ranging from small start-up companies to large, internationally active trade associations. He is also an attorney admitted to the Ohio Bar and permitted to practice before all Ohio courts, the Federal District Courts of Ohio, and Sixth Circuit Court of Appeals. He has had technical papers published as well as articles in law reviews, law journals, and legal periodicals. He has never experienced any administrative discipline in any capacity.

Lesha Simmons, Pharm. D. -- Clinical Director

Lesha Simmons will serve as Clinical Director for Galenas Wellness LLC. She is a thoroughly experienced registered pharmacist in the state of Ohio and has a background in pharmaceutical sales. She has been a pharmacist for 25 years. She is currently the Pharmacy Manager at the Quantico Naval Clinic in Quantico, Virginia, employed by the the United States Navy. As a healthcare professional who treats military personnel, she is extremely familiar with the variety of health conditions that are approved for treatment with medical marijuana and medical marijuana products in Ohio. Prior to her position with the Navy, she worked for Simco Labs as a pharmaceutical research, development, and sales manager. Lesha is experienced with drug order entry and dispensing duties including working with automated dispensing machines(Omnnicell ,Parada and Script pro) as well as aseptic preparations of sterile preparations.

Lesha received her Doctor of Pharmacy degree from Edinboro University in Pennsylvania, and her Bachelor's from Temple University College of Pharmacy. Ms. Simmons is an ideal candidate for the Clinical Director role. She has never experienced any administrative discipline in any capacity.



Annaliese Rabadan, M.A. in Social Work -- Patient Education Specialist

Annaliese Rabadan will serve as our Patient Education Specialist. She has worked as a social worker or counselor for 7 years, and previously worked as a victim's rights advocate and chemical dependency specialist. Annaliese's current position requires her to plan, organize, and implement social work interventions for individuals and families facing serious medical concerns. She routinely collaborates with high risk case management teams including nurses and physicians, who together develop treatment plans to help patients deal with the emotional, social and physical effects of an illness. Fluent in Spanish, Annaliese will be an asset in communicating with Hispanic patients for whom English may not be their primary language. She has never experienced any administrative discipline in any capacity.

Board Member Profiles

Geoff Korff, J.D.

Quaker City Castings, *President*

Business Executive and Ohio-licensed Attorney

*Bio included above

Jonathan Sharun, M.B.A. / C.P.A.

Venexo Capital, *CEO*

Private Equity and Financial Expert

Mr. Sharun is the managing partner of Venexo Capital and has worked as a private equity specialist and philanthropist for over 18 years. He has broad experience in the international real estate, hospitality, and healthcare industries. He holds titles of board chairman, chief financial officer, and president of asset management at several of Venexo's portfolio companies, including ten medical marijuana companies across North America. He is an international award winner and renowned public speaker; known for connecting key business relationships with unique negotiation, financial, and marketing skills.

Jon holds an MBA from the Sauder School of Business at the University of British Columbia, and holds the Certified Professional Accountant CPA, CMA designations. He is also a LEED accredited professional. He has never experienced any administrative discipline in any capacity.



Rachel Knox, M.B.A. / M.D.

The AC Clinics, *Co-Founder*

Globally Recognized Physician and Medical Expert in Cannabis

Dr. Knox is one of the pre-eminent voices in the world on the medical applications of cannabis, having given talks at conferences around the world and in front of the United Nations on the therapeutic benefits of medical marijuana for a host of conditions. She has been practicing medicine as an MD for 8 years. Having a clinical background in Family Medicine, Dr. Knox has broad medical experience in addressing a wide range of diseases and conditions. As a result of her years as a practicing physician, she has dedicated professional career now to holistic medicine and overall patient wellness, including functional medicine, root-cause-analysis, lifestyle modification, and also medical marijuana.

Dr. Knox received her MBA and MD from Tufts University, and her undergraduate degree from Duke University. She also currently serves as the Medical Chair for the Minority Cannabis Business Association (<http://www.minoritycannabis.org/>). She has never experienced any administrative discipline in any capacity.

Lauren Bisk, Psy. D.

Private Practice Psychiatrist with Extensive History in Medical Marijuana Clinical Treatment and Research in the US and Israel

Lauren Bisk has been a practicing psychiatrist for 27 years, treating mental health conditions and offering psychotherapy for individuals, couples, groups, and institutions. Through her career she has had professional relationships with Bellevue Hospital in NYC as a mental health clinician, with the Shaare Zedek Medical Center in Jerusalem as a psycho-oncologist, and with the SoHo Women's Health Center as the Clinical Coordinator for Counseling. She is also the founder and project coordinator for the Israeli-Palestinian Fellowship in Supportive Oncology. Ms. Bisk was a mental-health first responder after the attacks on the World Trade Centers during 9/11.

Lauren has been performing clinical treatment and mental health research on the therapeutic benefits of medical marijuana for more than a decade, both in the US and Israel. She has extensive experience with treating a variety of conditions with medical marijuana including PTSD and mental health conditions associated with severe traumatic injuries of soldiers and also cancer-specific mental health issues. Lauren earned her Psy.D., in Clinical Psychology and a M.A., Psychology at the Ferkauf Graduate School of Psychology at Yeshiva University. She has never experienced any administrative discipline in any capacity.



Alan Gertner, M.B.A.
Tokyo Smoke, CEO
Experienced Medical Marijuana Dispensary Owner and Operator

Alan Gertner is the co-founder and CEO of Tokyo Smoke, a highly professional and contemporary cannabis dispensary business in the United States and Canada. Tokyo Smoke was created to help bring design, education, and modernity to cannabis. Prior to Tokyo Smoke, Alan led a \$+100M organization at Google in Asia. Alan is a proven leader in strategy and operations, including as a founding member of Google's first Global Business Strategy team while based in Mountain View, California. Alan has been a dispensary owner/operator for 2 years and has been a business executive for 11 years. He has never experienced any administrative discipline in any capacity.

Michael Scheeser
Corporate Executive and Engineer

Michael Scheeser is a highly accomplished global executive and engineer with an extensive background in strategic sourcing, supply chain management, quality assurance and project management. Mr. Scheeser has spent 27 years working for Fortune 500 companies such as Goodyear, American Airlines, and General Electric as either an engineer or in senior management. During his career he has lived and worked throughout North America, Europe, and Asia. He has never experienced any administrative discipline in any capacity.

Michael Niederst
NM Residential
Real Estate Executive and Property Management Expert

Michael Niederst is the founder of NM Residential and has worked in the Real Estate and Property Management Markets for 11 years. He also leads several other organizations including Clearwater Solutions and LakePointe Energy. He holds or had held the titles of president, chief operating officer, and managing principal. He has never experienced any administrative discipline in any capacity.



Consultants

Jonathan Lee
Signature Health, Inc., *President & CEO*
Mental Health and Substance Abuse Consultant

Jonathan Lee will advise Galenas on matters of substance abuse, pharmaceutical industry best practices and compliance, and mental health. Mr. Lee is the president of Signature Health, a major mental health and addiction treatment non-profit with locations throughout Ohio. With over 600 employees, Signature Health is a community-based agency dedicated to providing a wide range of services to adults, children, adolescents and families who are experiencing mental health and/or substance abuse problems. These services include counseling, addiction treatment, prescription services, and pharmacy management.

David Pate
Security Consultant

Mr. Pate is the president of D.W. Pate and Associates and has nearly 30 years of experience working as a security professional, with much of that time as the owner and founder of his own private security firm providing physical security analysis and design services to financial institutions, primarily banks.

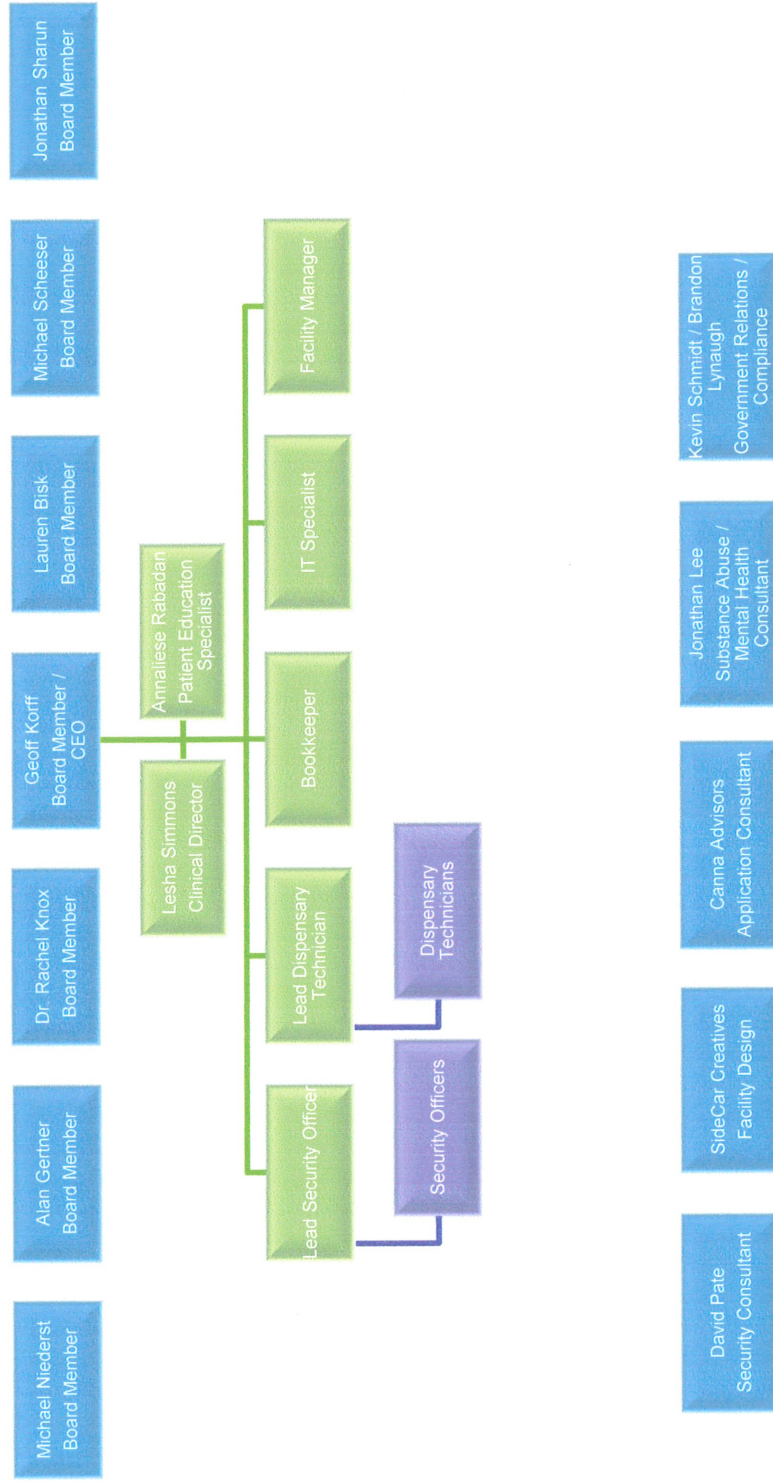
In his years of experience, Mr. Pate has performed services such as annual security risk evaluations and training for retail banks. He has provided physical security and risk evaluation of non-banking locations, and served as project manager of new and large-scale bank remodel projects. He has designed and implemented security plans for banks in several states, from original security design with architects to implementation to security auditing.

SideCar Creatives
Facility Design

A Columbus, Ohio based design firm, SideCar specializes in all aspects of facility design and ideation from concepts to complete interior and exterior design for retail, office, and industrial space planning. This includes environmental design, material and furnishings specification, branding, consumer experience, artwork, and industry guidelines and standards analysis. They have completed design projects for numerous clients both within Ohio, throughout the United States, and also the United Kingdom.

Galenas Wellness LLC

Organizational Chart



DISPENSARY LOCATION AREA MAP

F O R

13415 MADISON AVENUE
LAKEWOOD, OH 44107



Christopher J. Dempsey

ALL PARCELS AND THE DIMENSIONS SHOWN HEREIN WERE DERIVED FROM THE CUYAHOGA COUNTY AUDITORS GIS DATA AND AERIAL IMAGERY, AND ARE NOT BASED ON A FIELD GROUND SURVEY. THIS LOCATION AREA MAP OF THE AREA SURROUNDING THE PROPOSED DISPENSARY FACILITY ESTABLISHES THAT THE FACILITY IS AT LEAST 500 FEET FROM A PROHIBITED FACILITY (PER § 3796.30) AND A COMMUNITY ADDICTION SERVICES PROVIDER AS DEFINED UNDER SECTION 5119.01 OF THE REVISED CODE. IN ESTABLISHING THE DISTANCE BETWEEN THE PROPOSED DISPENSARY AND SUCH A FACILITY, THE DISTANCE WAS MEASURED LINEARLY BY GRAPHICAL MEANS USING THE SHORTEST DISTANCE BETWEEN THE CLOSEST POINT OF THE PROPERTY LINES OF THE PROPOSED DISPENSARY AND THE PROHIBITED FACILITY OR COMMUNITY ADDICTION SERVICES PROVIDER.

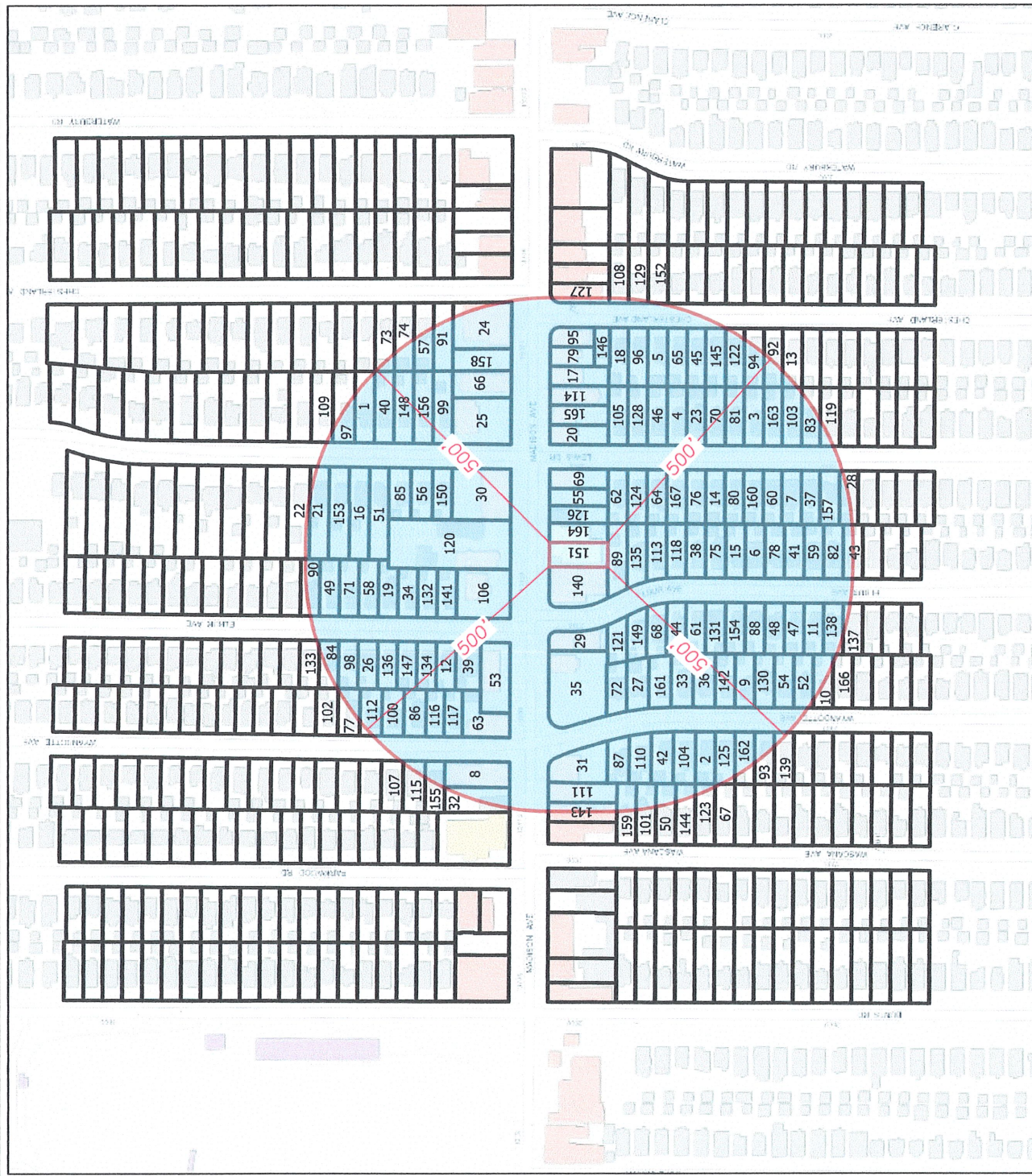


SCALE: 1" = 200'

DEMPSEY SURVEYING COMPANY
P 216 226 1130 12815 DETROIT AVENUE
F 216 226 1131 CLEVELAND, OH 44107-2835

DATE: NOVEMBER 17, 2017

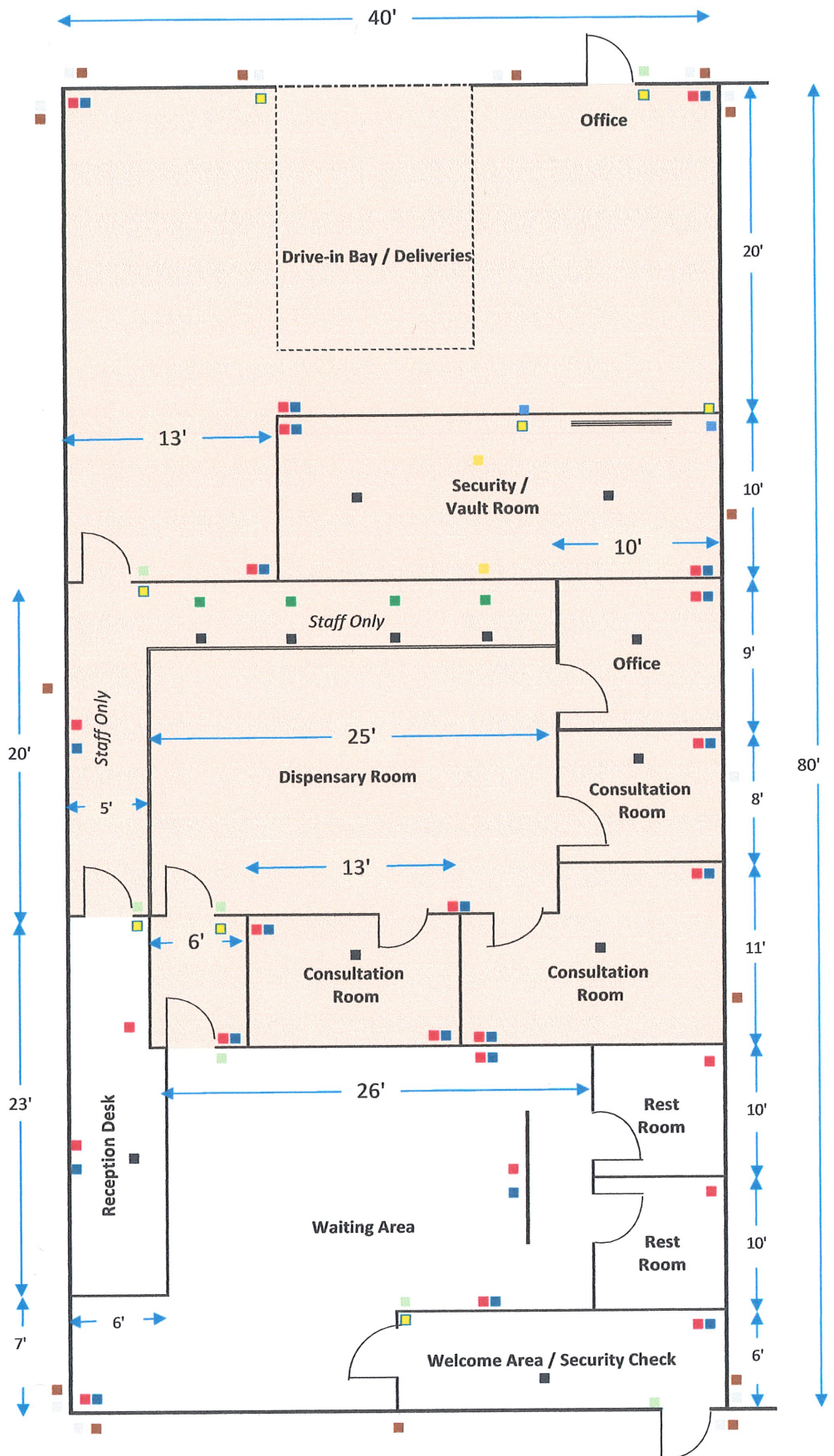
SHEET 1 OF 5



Dispensary Security and Restricted Access

- HIGH SECURITY DOOR CONTACT
- HIGH SECURITY SAFE DOOR CONTACT
- SAFE VIBRATION SYSTEM
- MOTION DETECTOR
- HOLD-UP BUTTON
- POSITIVE IDENTIFICATION & BIOMETRIC THUMBPRINT READER
- INDOOR INTERNET PROTOCOL (IP) CAMERA
- POINT OF SALE CAMERA
- OUTDOOR CAMERA (FRONT AND BACK)

Restricted Access Area



Scale: 1 in = 9.25 ft
 Date: November 15, 2017

PLAN VIEW



DISPENSARY CONCEPT DESIGN



DESIGN CONCEPT

FLOOR PLAN

+



SECURE DELIVERY
GARAGE ENTRYWAY

BACK OF HOUSE

- SECURED LOADING DELIVERY AND INSPECTION AREA
- 270 SF VAULT
- OFFICES

DISPENSARY & CONSULTATION

- SECURITY ACCESS TO DISPENSARY ROOM
- DISPENSARY ROOM
- CONSULTATIONS ROOMS
- DISPENSORS/STAFF ONLY

WELCOME & WAITING ROOM

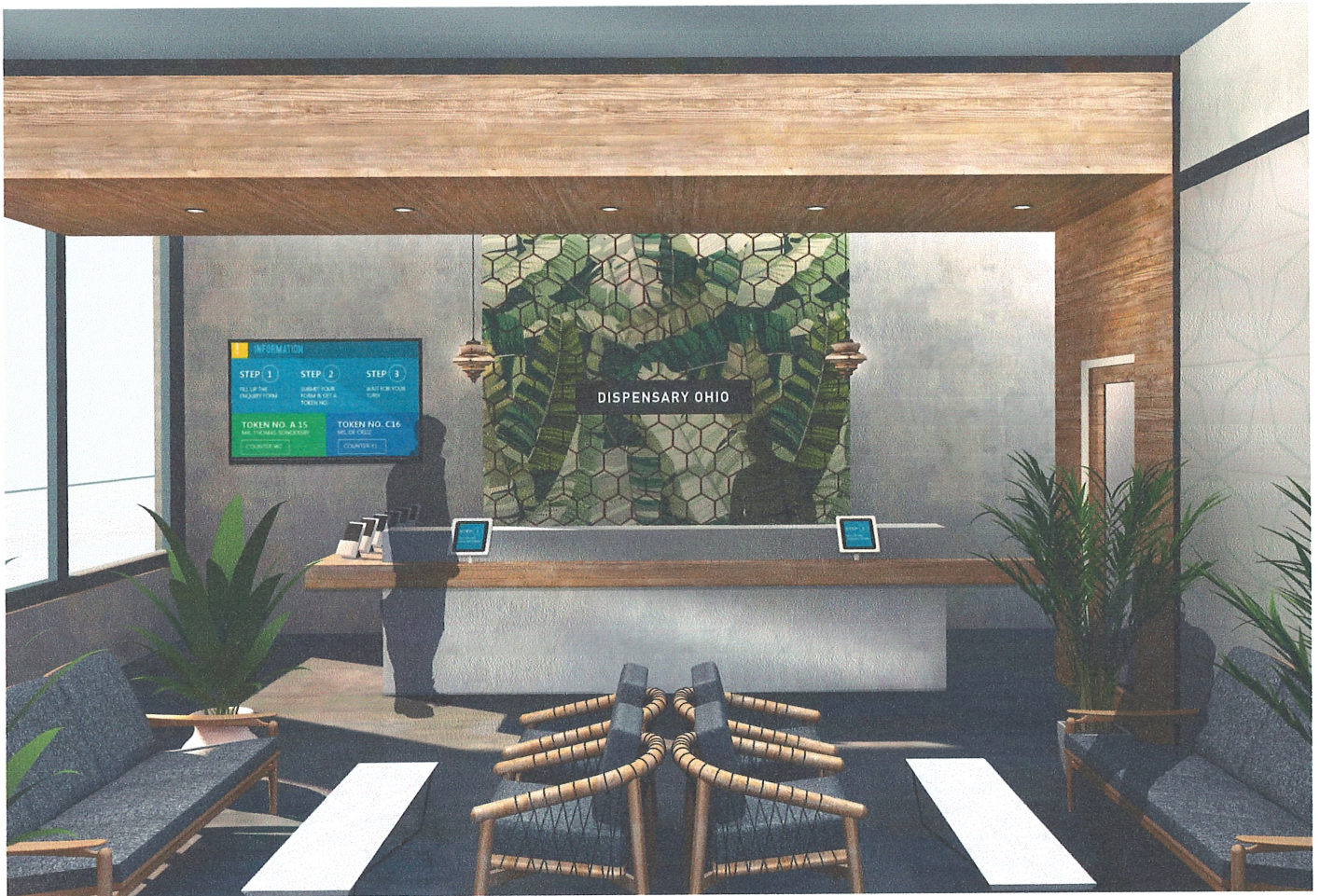
- WELCOME AREA / SECURITY VESTIBULE
- CHECK-IN AREA
- WAITING AREA
- RESTROOMS
- RECEPTION AREA

ENTRY DOOR

DESIGN CONCEPT

CHECK-IN/WAITING ROOM

+



+

New patients are invited to fill out personal information on a digital tablet and asked to wait for a care giver in the waiting area. The monitor on the wall displays the queuing order.

+

Reception service employee is also available to help with any question or concerns.

+

Waiting area displays educational materials.



DESIGN CONCEPT DISPENSARY ROOM

+



+

The main dispensary room centralizes the care giving operations. Patients are directed to either their scheduled consultation room, or their assigned dispensary desk.

+

Each dispensary desk has a display case presenting medicinal varieties.

DESIGN CONCEPT

CONSULTATION ROOMS

+



+

Consultation rooms are designed to vary in style and amenities to accommodate differing comfort styles and consultation requirements.

+

Digital monitors are present in all rooms to support additional education media, and for direct personal physician conferencing.

THE FOREST



THE FOREST LAKEWOOD, LLC

DECEMBER 7TH, 2017

Executive Summary The Forest Lakewood, LLC



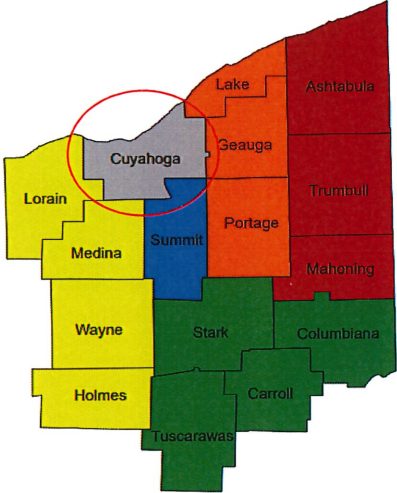
- House Bill 523 legalized Medical Marijuana in Ohio – effective Sep 8th, 2016
- The Forest Lakewood, LLC has applied for one (1) of the five (5) Medical Marijuana Retail Dispensary licenses to be awarded for Cuyahoga County
- The Forest Ohio, LLC (The Forest Lakewood's parent company) has applied for a total of six (6) Dispensary locations across Ohio, including Lakewood
- License Awards are expected in Mar/Apr 2018
- Dispensaries are expected to be open to serve patients in Sep 2018

Ohio Medical Marijuana Program Overview

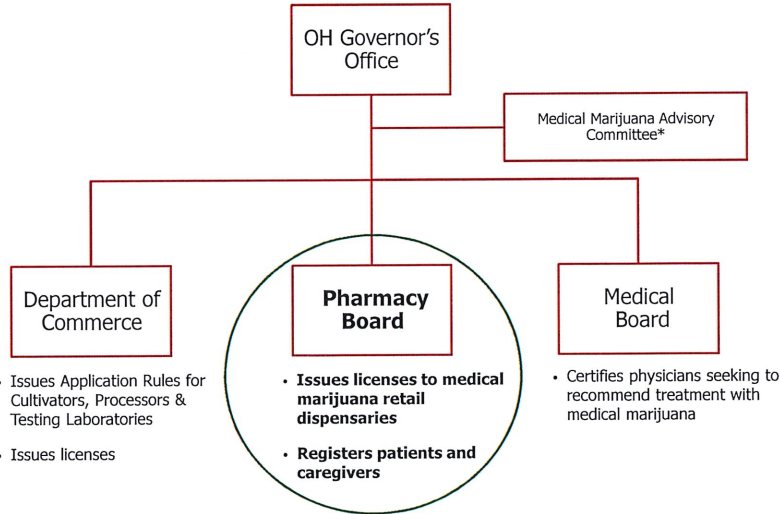


NORTHEAST 18 Total Dispensaries

- NE DISTRICT 1
- 3 Dispensaries
- NE DISTRICT 2
- 5 Dispensaries
- NE DISTRICT 3
- 3 Dispensaries
- NE DISTRICT 4
- 3 Dispensaries
- NE DISTRICT 5
- 2 Dispensary
- NE DISTRICT 6
- 2 Dispensaries



Ohio Medical Marijuana Program Overview



* Committee sunsets after 5 years

Ohio Medical Marijuana Program Overview



- The primary focus of the Medical Marijuana Control Program, alongside the Dept of Commerce, State Medical Board, and Board of Pharmacy is to establish a program that ensures:

- 1. The safety of the public**
- 2. Access to a safe medical product**
3. Scalability to allow the program to respond to changes in demand

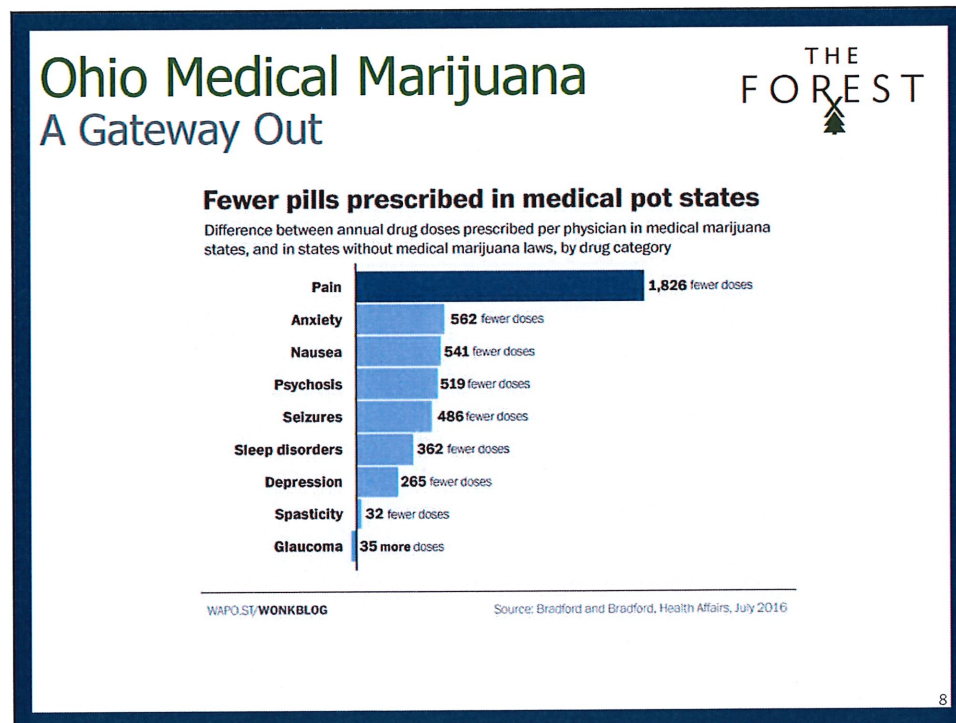
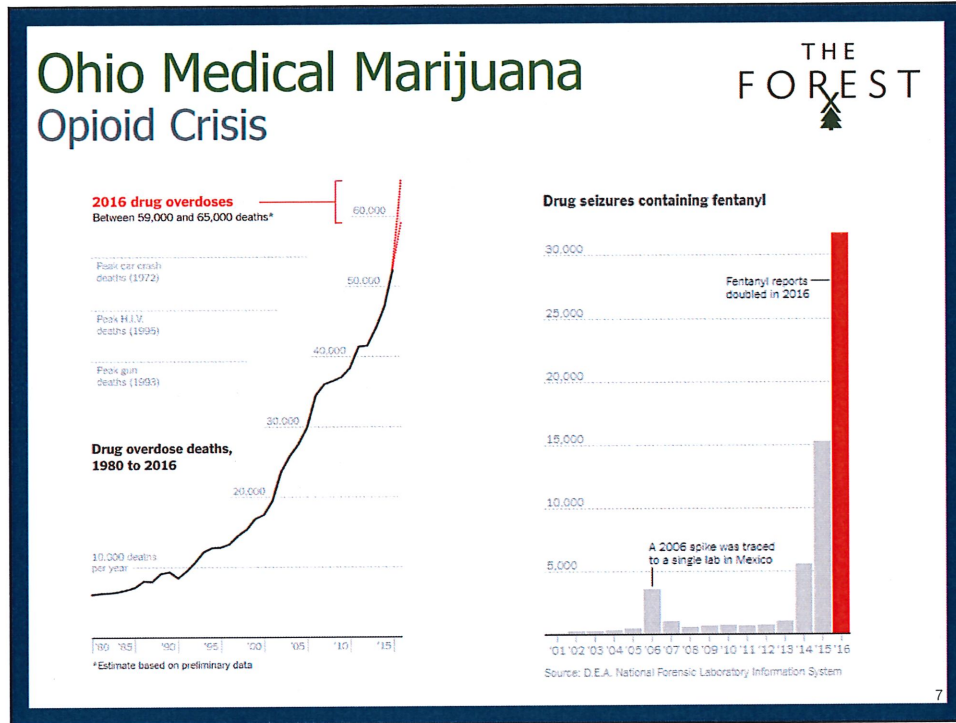
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Ohio Medical Marijuana Program Overview



- | | |
|----------------------------------|--------------------------------------|
| Alzheimer's Disease | Inflammatory Bowel Disease |
| Amyotrophic Lateral Sclerosis | Multiple Sclerosis |
| Cancer | Spinal Cord Disease or Injury |
| Chronic Traumatic Encephalopathy | Parkinson's Disease |
| Epilepsy | Post-Traumatic Stress Disorder |
| Fibromyalgia | Severe, Chronic, or Intractable Pain |
| Glaucoma | Sickle Cell Anemia |
| Hepatitis C | Tourette's Syndrome |
| HIV / AIDS | Ulcerative Colitis |

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Ohio Medical Marijuana Program Overview



- May 2016 – Quinnipiac Poll
 - Do you support allowing adults in Ohio to legally use marijuana for medical purposes if their doctor prescribes it?
 - YES – 90%
 - NO – 9%



The Forest Team Management



Erik Vaughan, CFA
 Chief Executive Officer, Standard Wellness

Erik Vaughan has been the CEO of Standard Wellness since its inception in 2017. Erik also joined the Board of Cannasure Insurance Services in 2014, and has served as the company's Chief Financial Officer since February 2017.

Prior to joining Cannasure, Erik was one of the founding Partners and the Head of Macroeconomic Research at Cleveland Research Company. Erik previously worked as an Institutional Equity Salesman at KeyBank and as a Market Maker on the Chicago Board Options Exchange, and also served as Volunteer Treasurer for a local Rebuilding Together chapter.

Erik graduated cum laude from Miami University in 2000, and graduated with honors from the University of Chicago Booth School of Business in 2014.

Erik lives in Hudson, OH with his wife Stacey and their three children.



Brad Maloof
 Chief Executive Officer, Amware Group

Brad is the President and Owner of Amware Group of Companies which includes: Amware Distribution Warehouses, Amrate, Amware Express, Recycle It, and Cedar Tree Properties. These companies make up a comprehensive logistics and supply chain solution which includes transportation and brokerage services, software, over 750,000 square feet of warehousing and distribution space, commercial real estate, and recycling services.

Brad is the President of Ohio Boys Town and has been involved in the organization for the last 15 years. The Amware Companies partner with St. Jude Children's Research Hospital, of which, the Maloof family is a supporter. Brad's grandfather, George Maloof is a founding member of the organization. Brad is the treasurer of the Board of Lakewood Country Club.

Brad graduated from Boston University with a Degree in Economics and lives in Avon with his wife and his three children.



Patrick McManamon
 Chief Executive Officer, Cannasure

Patrick has spent his career working in niche insurance markets. Patrick's grandfather started McManamon Insurance in 1946, and Patrick joined his father in the practice in 2003. Taking over as President of the firm in 2008

In 2010, Patrick launched CIS Insurance Services to meet the unique needs of the marijuana-related business owner. Patrick is a well-known and respected marijuana industry expert and advocate.

Patrick recently retired as the head varsity lacrosse coach for St. Ignace High School after 15 years. He is a director for Ohio City Lacrosse, a program created to introduce lacrosse to at risk inner city youth.

Patrick graduated from the University of Dayton in 2000 with a major in Political Science, and he currently lives in Rocky River, OH with his wife Elizabeth and their three children.



The Forest Team

Key Advisors



Jared Maloof, CPA, Esq.
Chief Financial Officer & Treasurer, PSC Metals

Jared joined PSC Metals, Inc. (PSC) in the third quarter of 2016 as CFO. PSC is a reportable segment of Icahn Enterprises (IEP, Nasdaq). PSC operates a network of 8 scrap shredders, 2 non-ferrous separation facilities, and ~25 scrap feeder yards in the US. PSC also sells secondary pipe and plate through various distribution points in both the US and Canada.

Jared has primary responsibility over treasury, financial planning, corporate development/strategic planning, tax, and financial reporting. Recently Jared presented to Carl Icahn a plan that creates over \$250 million in enterprise value.

Prior to joining PSC, Jared served as Director, Supply Chain Optimization & Director, Finance at Aleris International, where revenues were \$5B.

Jared was the Treasurer of the May Dugan Center for 4 years and lives in Fairview Park with his wife and four children



Kevin Murphy, Esq.
Partner, Walter Haverfeld

Kevin is the head of Walter | Haverfeld's Corporate Transactions group, which consists of all the firm's business and transactional lawyers. Kevin represents public and private companies on major real estate transactions. His real estate work includes construction, development, financing, leasing, acquisitions, dispositions, exchanges, zoning, and entitlements. His practice also focuses on negotiating acquisitions, dispositions, buyouts, and joint ventures.

He advises on structuring transactions and corporate governance matters. In addition, Kevin regularly represents financial institutions and corporate borrowers in connection with commercial loan transactions. Kevin also represents marijuana business owners, individuals looking to enter the marijuana industry, and clients looking to effect change in marijuana laws and regulations.



The Forest Team

Key Advisors



Since 2010 Denver Relief Consulting's (DRC) mission has been to cultivate quality cannabis operations and progressive industry leaders committed to advancing best practices and the perception of the cannabis community. DRC works with carefully selected clients and partners to develop custom legislative, advocacy and business strategies based on models they've successfully implemented and continuously improved upon in 12 states, Washington, D.C., Puerto Rico and Canada. Through the promotion of government collaboration, industry best practices, hyper-compliance, minority inclusion, environmental stewardship, and community integration, Denver Relief Consulting exists to further progressive, entrepreneurial advocacy in the pursuit of responsible cannabis policy reform.

The Forest Team Key Advisors



Brandon Lynaugh, Partner Strategic Public Partners

Brandon Lynaugh is a partner at SPP, President of Battleground Strategies, and Board President of the National Cannabis Industry Association of Ohio. He has over 20 years of experience in developing and implementing public affairs, public relations and issue campaign management strategies.

Brandon was the Ohioans for Medical Marijuana campaign manager in 2016. The ballot issue, which would have legalized medical marijuana, is widely credited for encouraging the legislature to pass House Bill 523. He has since been heavily involved in Ohio's medical marijuana industry, and in forming the National Cannabis Industry Association of Ohio.

In his time with SPP and Battleground Strategies, he has developed and overseen successful projects at the state and national level for Fortune 500 companies, national and international public affairs firms and state trade associations. With a broad range of expertise in public policy, political campaigns and media relations, Brandon offers clients a comprehensive perspective and proven track record of success.

Prior to joining SPP, Brandon led media and government relations for an Ohio-based public policy organization. He is also an Ohio legislative staff veteran. Brandon is a graduate of Michigan State University with a B.A. in Political Theory and Constitutional Democracy.



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The Forest Team Key Advisors



Adam Orens, Co-Founder Marijuana Policy Group

Adam Orens is Co-founder of the Marijuana Policy Group. Adam is also Managing Director of BBC Research & Consulting, a 40-year old economic and public policy consulting firm. Adam has 12 years of experience in economic and public policy consulting, including market analysis, public finance, and regional economic analysis. Adam has completed numerous studies that analyze the relationships between markets, demographics and government policy. Adam has advised numerous early-stage cannabis businesses in their formation, and strategic and business planning. Adam has also helped governments implement successful cannabis regulatory systems in Colorado, Canada, Florida and California.

Adam's demographic and economic research related to the emerging marijuana market has been recognized by the New York Times, the Washington Post, the Wall Street Journal and the Huffington Post. His recent studies in Colorado, Alaska, Illinois, Maryland and other states have examined many facets of medical and recreational marijuana markets, including providing estimates of annual marijuana consumption by residents, tourists and patients; production management methods; and market supply modalities. Adam was a lead author of the Colorado Marijuana Enforcement Division (MED) 2014 Market Size and Demand report and continues to provide consulting services to the MED.



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The Forest Team Advisory Board Roles



OHIO RESIDENT EXPERTS

- | | |
|-----------------------|-----------------------|
| Operations | Community Relations |
| Pharmacy | State Government |
| Legal | State Government |
| Regulatory Compliance | County Government |
| Security | County Government |
| Human Resources | Economic Development |
| Risk Mitigation | Workforce Development |
| Finance | |
| Marketing | <u>Veteran</u> |
| Technology | Benefits Advisor |
| Packaging | Government Relations |
| Quality Assurance | Workforce Development |
| Hospitality | PTSD Patient Advocate |
| Business Development | |

- Medical
Pain Management
Physician/Patient Education
Medical Research
Physician Advisor
Epilepsy Patient Advocate
Parkinsons Patient Advocate

CANNABIS INDUSTRY EXPERTS

- Dispensary Operations
Security
Employee Training
Public Policy
Research
Forensic Toxicology
Pharmaceutical Manufacturing
Topical Applications
Processing



New Mexico Dispensary - Interior Design Example



Arizona Dispensary - Interior Design Example

17

The Forest Facility A Typical Day



- Patient spends ~20 minutes on site – including check-in with security and one-on-one consultation with dispensary employee
- 250-350 patients per day (mature market)
- Average transaction ~\$88
- 10-20 employees on site

Source: Marijuana Policy Group

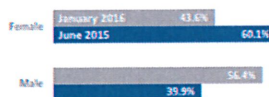
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The Forest Facility A Typical Day

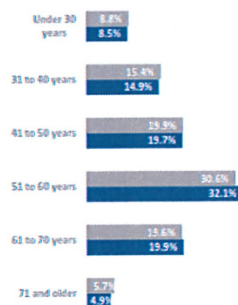


- Patients do not fit the outdated stereotype
- 90%+ are over 30 years old
- 50%+ are over 51 years old
- Patients with qualifying conditions are a small subset of the general population
- Exclusive, restrictive program
- No insurance coverage (unfortunately)

Qualifying Patients Applying for a Medical Cannabis Registry Identification Card



Age of Qualifying Patients Submitting Applications



Source: Marijuana Policy Group

The Forest Facility A Typical Day



D-5.5 ATTACHMENT - PATIENT ORDER FLOW DIAGRAM				
Step	Task	Employee	Location	Duration
1	Patient Intake & Compliance Verification	Dispensary Patient Coordinator	Waiting	1 minute
2	ADP/POS & Metre Entries	Dispensary Patient Coordinator	ID Check / Security	1 minute
3	Provide Patient Education Packet	Dispensary Patient Coordinator	Waiting	30 seconds
4	Escort Patient to Sales Room	Patient Liaison	Sales Room	30 seconds
5	Patient Consultation	Dispensary Agent	Sales Room	1-10 minutes*
6	ADP/POS Entry / Order Transfer to Fulfillment Area	Dispensary Agent	Sales Room	1 minute
7	Product Handling / Labeling	Fulfillment Agent	Secure Product Storage	1-2 minutes
8	Order & Metre Verification	Fulfillment Agent	Secure Product Storage	1 minute
9	Patient Consultation	Dispensary Agent	Sales Room	0-3 minutes
10	Product Handling, ID Verification & Exit Packaging / Accompanying Material	Dispensary Agent	Sales Room	1 minute
11	Patient Exit	Patient Liaison	Waiting	N/A
-	ADP/POS, Metre & State Compliance System Entries	Dispensary Agent	Sales Room	1 minute
*LLC understands that new patients, especially in a nascent market, may need more consultation time and is prepared to support this early program education in its staffing.			TOTAL	9-22 minutes

The Forest Facility

Compliance with City & State Codes



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The Forest Facility

Compliance with City & State Codes

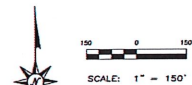


DISPENSARY LOCATION
AREA MAP
FOR
15408 MADISON AVENUE,
LAKEWOOD, OH 44107



Christopher J. Dempsey

ALL PARCELS AND THE DIMENSIONS SHOWN HEREIN WERE DERIVED FROM THE CUYAHOGA COUNTY AUDITOR'S GIS DATA AND AERIAL IMAGERY, AND ARE NOT BASED ON A FIELD GROUND SURVEY. THIS LOCATION AREA MAP OF THE AREA SURROUNDING THE PROPOSED DISPENSARY FACILITY GUARANTEES THAT THE FACILITY IS AT LEAST 50 FEET FROM A PROHIBITED FACILITY (PER § 3766.01) AND A COMMUNITY ADDICTION SERVICES PROVIDER, AS DEFINED UNDER SECTION 3114.04 OF THE REVENUE CODE, IN ESTABLISHING THE DISTANCE BETWEEN THE PROPOSED DISPENSARY AND SUCH A FACILITY. THE DISTANCE WAS MEASURED LINEARLY BY GEOMETRICAL MEANS USING THE SHORTEST DISTANCE BETWEEN THE CLOSEST POINT OF THE PROPERTY LINES OF THE PROPOSED DISPENSARY AND THE PROHIBITED FACILITY OR COMMUNITY ADDICTION SERVICES PROVIDER.



DEMPSEY SURVEYING COMPANY
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NOVEMBER 15, 2017 SHEET 1 OF 3

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The Forest Facility

Compliance with City & State Codes



Section of the Application	Section Reference	Sub-Section of the Application	Question Reference
Business Plan	C-2	Site and Facility Plan	C-2.1
	C-3	Business Startup Plan	C-3.1
			C-3.2
	C-4	Descriptions of Duties and Roles	C-4.1
	C-5	Capital Requirements	C-5.5
	C-6	Business History and Experience	C-6.9
Operations Plan	D-2	Security and Surveillance	D-2.2
	D-3	Receiving of Product	D-3.3
	D-4	Storage of Product	D-4.5
	D-5	Dispensing of Product	D-5.5
	D-6	Inventory Management of Product	D-6.1
			D-6.2
	D-7	Diversion Prevention of Product	D-7.1
	D-8	Sanitation and Safety	D-8.1
	D-9	Recordkeeping	D-9.2
	D-10	Other	D-10.1
			D-10.2
D-10.3			
Patient Care Plan	E-1	Staff Education and Training	E-1.1
			E-1.2
	E-2	Patient Care and Education	E-2.1
			E-2.2
	E-3	Patient Care Facilities	E-3.1

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Forward Looking Statements



You may not reproduce, distribute or disclose this Information to anyone without our prior written consent.

This information is current only as of its date and may have changed. We undertake no obligation to update this Information in light of new information, future events or otherwise. The Information contains certain financial projections and forecasts and other forward looking information concerning our business, prospects, financial condition and results of operations, and we are not making any representation or warranty that this information is accurate or complete. See "Forward-Looking Statements" below.

Certain statements in this presentation are forward-looking statements. Statements about our beliefs and expectations and statements containing the words "may", "could", "would", "should", "will", "believe", "expect", "anticipate", "plan", "estimate", "target", "project", "look forward to", "intend" and similar expressions intended to connote future events and circumstances constitute forward-looking statements. Forward-looking statements include statements about future costs and prices of commodities, production volumes, industry trends, demand for our products and services, anticipated cost savings, anticipated benefits from new products or facilities, and projected results of operations. Forward-looking statements involve known and unknown risks and uncertainties, which could cause actual results to differ materially from those contained in or implied by any forward-looking statement. Important factors that could cause actual results to differ materially from those expressed or implied by forward-looking statements include, but are not limited to, the following: (1) our ability to successfully implement our business strategy; (2) our ability to fulfill substantial capital investment requirements; (3) variability in general economic conditions on a global or regional basis; (4) increases in the cost of raw materials and energy; (5) our ability to generate sufficient cash flows to fund capital expenditure requirements and debt service obligations; (6) competitor pricing activity, competition of cannabis with alternative materials and the general impact of competition in our industry segments; (7) risks of investing in and conducting operations, including political, social, economic, and regulatory factors; (8) liabilities under and costs of compliance with environmental, labor, health and safety laws; and (9) other factors. Readers are urged to consider these factors carefully in evaluating the forward-looking statements and are cautioned not to place undue reliance on such forward-looking statements. We undertake no obligation to update or revise any forward-looking statements, whether in response to new information, future events or otherwise, except as otherwise required by law.

Please contact Erik Vaughan (evaughan@theforestohio.com, 216.262.4445) with any questions. Thank you.

24

Schwarz, Johanna

From: Harnocz, Alex
Sent: Tuesday, November 28, 2017 5:03 PM
To: Baker, Kyle (bakergk@gmail.com); Glenn Coyne (gcoyne@outlook.com); Monica Rossiter (monica.mary.rossiter@gmail.com); McMahon, Lou; Papke, Mark; Patrick Metzger (patjmetzger@gmail.com); William Gaydos
Cc: Milius, Katelyn; Sylvester, Bryce; Schwarz, Johanna; Summers, Mike
Subject: Resiliency Task Force Formation
Attachments: Evaluation_Existing_Plans.pdf

Commissioners,

We are writing to provide you with an exciting update and invitation to join the city's efforts to kick off Resiliency planning in Lakewood, and its likely future integration with the Community Vision. Our team will be making a presentation at your December 7th meeting about this effort, and I wanted to provide some context in preparation for the meeting.

Resiliency is the ability of a system to absorb internal and external shocks and stressors whether environmental, social or economic. Resiliency is the capacity of all members of a City to survive, adapt and thrive when confronted with the stresses and shocks they experience. Representative practical examples could include stresses such as high unemployment or lack of affordable transportation. Sudden shocks include flooding in a home or a chemical spill. Purposeful planning with a focus on resiliency will address the *local effects* of shocks and stressors such as climate change, globalization, population growth, overconsumption, housing insecurity, rising healthcare costs, and much more.

Earlier this year, planning staff researched several resiliency planning efforts and reporting frameworks. The most robust example is the EcoDistricts framework, which is a third-party certification for districts and municipalities (similar to LEED for buildings). EcoDistricts measures progress toward resiliency using twenty-three objective categories. Planning staff reviewed 28 plans which have been adopted since 2004. We compared the recommendations, goals, and objectives in those plans to the focus areas of the community vision and the corresponding EcoDistricts objective categories. What we discovered (Evaluation document attached) is that the City's plans cover several aspects of resiliency adequately, but do not necessarily address the way that separate plans work together. Other areas such as Food Systems, Energy, and Innovation are barely addressed by existing plans. The resiliency planning effort will fill in these gaps and strengthen connections between the City's existing goals.

The main driver of this planning effort will be the Resiliency Task Force. A panel of nine experts will be formed to evaluate Lakewood's existing plans, identify gaps in those plans, identify opportunities for inter-connection among the plans, and prioritize projects and policies for implementation. This will take place over approximately two years with additional input from City staff, Planning Commission, and consultants from ReThink Advisors. Additionally, the Task Force will work closely with the community on how this work will impact the Community Vision. It is our expectation that the final deliverable generated by this group will be a report that can act as an addendum or update to the Community Vision.

Council will appoint five task force members, while the Mayor will appoint four. Planning staff will take in task force applications and forward all candidates to Council and Mayor Summers. We anticipate that appointments will be made in January 2018. Recruitment for the task force will begin the week of November 27th. A broad social media campaign will engage the public and likely bring in candidates that are not already known to us. Personal invitations will be made by City staff to residents known to be active in these fields. Additionally, a letter from the mayor to other organization leaders has been drafted. This letter requests that the organization put us in contact with employees who are experienced in their field, engaged in community issues, and able to think broadly about the urban environment.

We look forward to discussing this in more detail with you on December 7th. In the meantime, please reach out to me directly if you have any questions.

Best Regards,
Alex Harnocz
City Planner
City of Lakewood
216-529-5933

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.

Evaluation of Existing Plans

Background

The City of Lakewood has a goal of integrating resiliency into the culture of the city. As a first step, Planning staff researched a number of national models related to resiliency in order to benchmark the City's existing plans against best practices. One national approach to this topic is the EcoDistricts framework. EcoDistricts is a third-party certification for districts or municipalities similar to LEED for buildings. The EcoDistricts' vision is to create "just, resilient and sustainable cities, from the neighborhood up". The EcoDistricts framework identifies twenty-three objective categories that are used to measure a city's progress.

The City met to discuss resiliency goals and realized that many have been addressed in existing city plans. The Planning Department reviewed plans created by the City since 2004 for any recommendations, goals, and objectives and fit those recommendations into the EcoDistricts framework.

Plans Reviewed

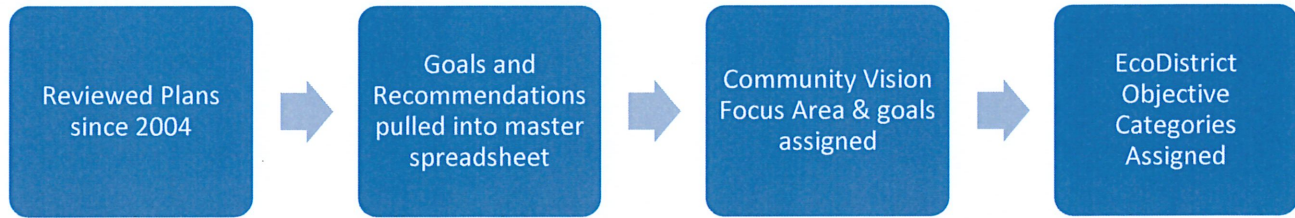
The below list was reviewed for any goals or recommendations. There were some plans in the list that were not relevant due to short-term recommendations or very specific goals for a set timeframe.

1. 2004 Lakewood Park Master Plan
2. 2005 Citywide Parking Study
3. 2005 Elder Friendly Community Taskforce
4. 2005 Grow Lakewood
5. 2006 Citizen infrastructure Committee
6. 2007 Lakewood City Mission
7. 2007 Structural Balance Task Force
8. 2008 Detroit Avenue Streetscape
9. 2008 Performance Audit - Phase I & II
10. 2008 Youth Master Plan
11. 2009 Birdtown/Madison East Neighborhood Plan
12. 2010 Park System Strategic Plan
13. 2010 Parking Study Update
14. 2011 Birdtown Madison
15. 2012 Bike Master Plan
16. 2012 Human Services Summit
17. 2013 Kauffman Park Master Plan
18. 2013 SOAR
19. 2013 Strategic Objectives
20. 2013 Uptown Madison Parking Study
21. 2014 and Beyond Strategic Plan
22. 2014 Tree Task Force
23. 2015 Active Living Task Force
24. 2015 and Beyond Strategic Plan
25. 2015 Parks Master Plan
26. 2016 Integretated Wet Weather Improvement Plan
27. 2016 Strategic Objectives
28. 2017 Community Vision

Process

The goals were placed in a table to create a master spreadsheet of recommendations since 2004. These goals and recommendations were first compiled and then each was assigned a focus area from Lakewood’s Community Vision and a Community Vision goal. The goals were then reviewed for applicability to the EcoDistricts framework. The process is outlined in Figure 1.

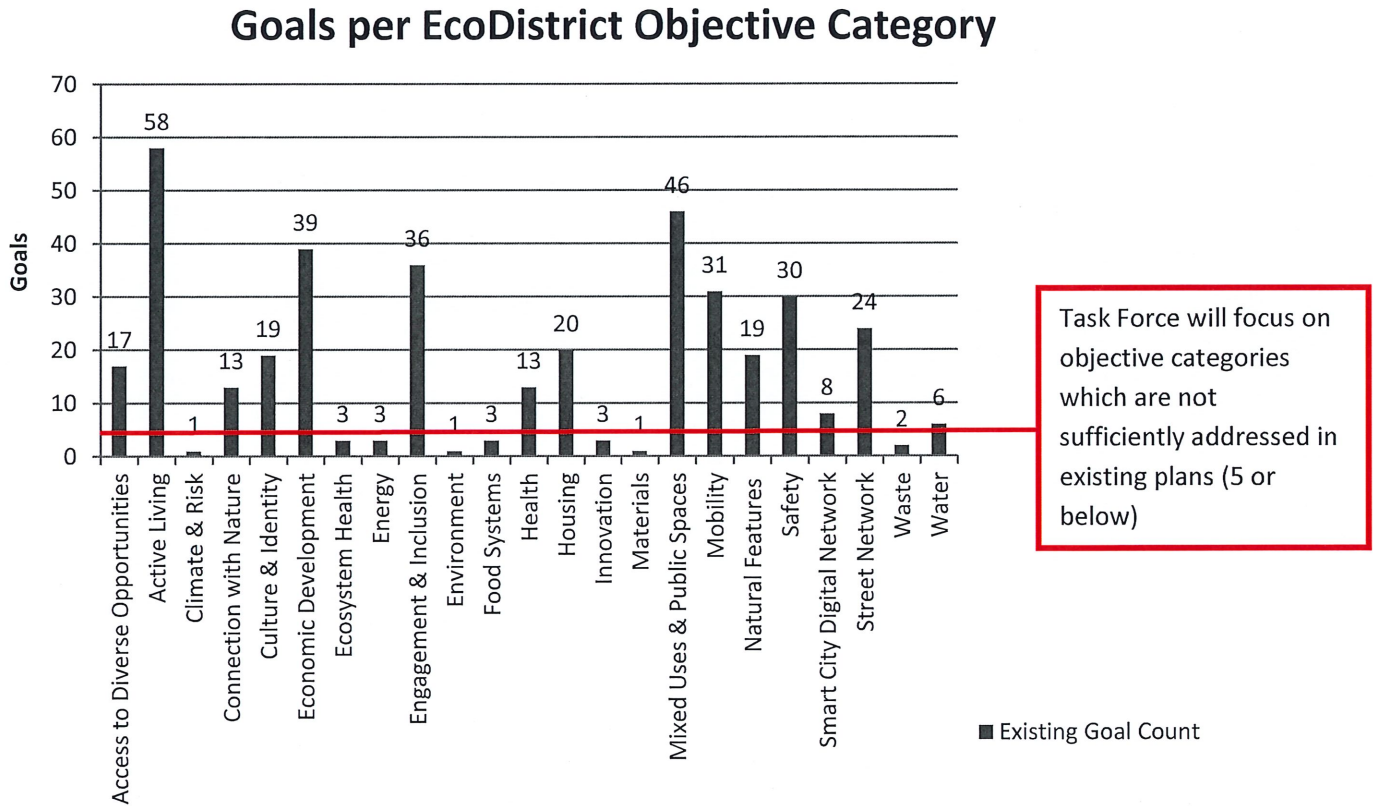
Figure 1. Plan Review Process



Analysis

In order to assess the City’s focus on the resiliency as a whole, each goal and recommendation from the City’s existing plans was grouped by objective category. The total count of goal per category is shown in Figure 2. It is important to note that some of the categories, such as Waste and Water, would likely be addressed more thoroughly in capital plans created by Public Works, which were not reviewed.

Figure 2. Number of Existing Plan Goals addressing each EcoDistrict Category



The plans reviewed and the list of categories each addresses are shown in Table 1. Many plans address a variety of EcoDistrict Objectives.

Table 1. EcoDistricts Objective Category by Report

2004 Lakewood Park Master Plan

Connection With Nature
Natural Features

2005 Citywide Parking Study

Mixed Uses & Public Spaces

2005 Elder Friendly Community Taskforce

Access To Diverse Opportunities
Active Living
Engagement & Inclusion
Food Systems
Housing
Mobility
Safety
Street Network

2005 Grow Lakewood

Economic Development
Mobility
Safety

2006 Citizen Infrastructure Committee

Access To Diverse Opportunities
Mixed Uses & Public Spaces

2007 Lakewood City Mission

Economic Development
Housing
Safety

2007 Structural Balance Task Force

Mixed Uses & Public Spaces

2008 Detroit Avenue Streetscape

Mixed Uses & Public Spaces
Mobility

2008 Youth Master Plan

Access To Diverse Opportunities
Active Living
Culture & Identity
Engagement & Inclusion
Health

Mixed Uses & Public Spaces
Smart City Digital Network

2009 Birdtown/Madison East Neighborhood Plan

Active Living
Culture & Identity
Economic Development
Ecosystem Health
Engagement & Inclusion
Food Systems
Mixed Uses & Public Spaces
Mobility
Safety
Street Network
Waste

2010 Park System Strategic Plan

Active Living
Connection With Nature
Culture & Identity
Energy
Mobility
Natural Features

2010 Parking Study Update

Mixed Uses & Public Spaces

2011 Birdtown Madison

Active Living
Connection With Nature
Culture & Identity
Mixed Uses & Public Spaces
Mobility
Safety
Street Network

2012 Bike Master Plan

Mobility
Safety
Street Network

2012 Human Services Summit

Economic Development
Health
Safety

2013 Kauffman Park Master Plan

Active Living
Culture & Identity

2013 SOAR

Economic Development
Engagement & Inclusion

2013 Uptown Madison Parking Study

Mobility
Smart City Digital Network

2014 and Beyond Strategic Plan

Access To Diverse Opportunities
Active Living
Economic Development
Engagement & Inclusion
Health
Housing
Innovation
Mobility
Safety
Smart City Digital Network

2014 Tree Task Force

Natural Features

2015 Active Living Task Force

Active Living
Connection with Nature
Engagement & Inclusion
Innovation
Mixed Uses & Public Spaces
Mobility
Smart City Digital Network
Street Network

2015 Parks Master Plan

Active Living
Connection with Nature
Culture & Identity

Ecosystem Health
Engagement & Inclusion
Mobility
Safety

2016 Integrated Wet Weather Improvement Plan

Water

2016 Strategic Objectives

Access to Diverse Opportunities
Active Living
Climate & Risk
Connection with Nature
Culture & Identity
Economic Development
Environment
Health
Housing
Mixed Uses & Public Spaces
Mobility
Safety
Street Network
Water

2017 Community Vision

Access To Diverse Opportunities
Active Living
Connection With Nature
Culture & Identity
Economic Development
Ecosystem Health
Energy
Engagement & Inclusion
Food Systems
Health
Housing
Innovation
Materials
Mixed Uses & Public Spaces
Mobility
Natural Features
Safety
Smart City Digital Network
Street Network
Waste
Water

Recommendations

Previously adopted plans address many aspects of resiliency. To bring additional focus to this effort, a task force will be formed that will make goal and policy level recommendations to fill in objective categories not covered by existing plans. Meaningful, measureable indicators should be assigned to resiliency objectives and tracked going forward.

Stakeholder Roles

The stakeholders involved in the next steps of establishing a resiliency framework are shown in Table 2. Roles and responsibilities of each group are listed.

Table 2. Stakeholder Roles and Responsibilities

City Staff	City Council	Task Force	Public	ReThink
1. Lead the strategy	1. Be engaged	1. Understand gaps in existing City Plans	1. Be engaged	1. Assist in developing meaningful, measureable indicators
2. Moderate the discussion	2. Pass legislation to support programs and tactics	2. Assess and recommend objectives to fill these gaps	2. Provide input to task force, Council	2. Develop reporting template
3. Manage and motivate other stakeholders		3. Review third party verification methods for relevancy and to find the best fit for Lakewood.		3. Seek novel funding sources
				4. Help to establish tactics, programs, and goals by objective.
				5. Assist task force in identifying gaps in current City plans
				6. Project based recommendations







Task Force Objective Category Focus

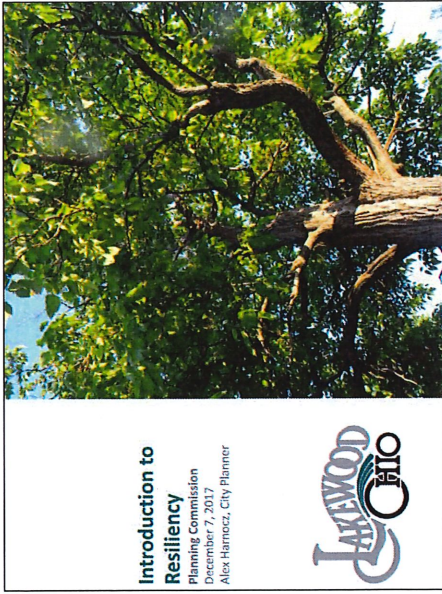
The task force will consider long-range planning as a whole. However, they will be asked to place particular emphasis on objective categories outside the scope of existing City plans. This report review provides a good starting place, including topics with less than five goals in the task force discussion. Figure 2 shows the cut off for the city plans. From this method, the following topics could be points of discussion for the task force:

- Climate & Risk
- Ecosystem Health
- Energy
- Environment
- Food Systems
- Innovation
- Materials
- Waste
- Smart Building
- Satisfaction

Vision Focus Area

EcoDistrict Objective Categories

Commercial Development 	Economic Development	City Recommendations & Objectives
	Innovation	
	Materials	
	Mixed Uses & Public Spaces	
	Smart Buildings	
	Smart City Digital Network	
Community Wellness 	Active Living	
	Connection with Nature	
	Ecosystem Health	
	Energy	
	Food Systems	
	Health	
	Natural Features	
	Satisfaction	
Education & Culture 	Waste	
	Water	
	Access to Diverse Opportunities	
Housing 	Culture & Identity	
	Engagement & Inclusion	
Mobility 	Housing	
	Mobility	
Safety 	Street Network	
	Climate & Risk	
	Environment	
	7	
	Safety	



will begin to understand your critical role to leading and supporting this effort that will transcend decades- long after each of us is likely to be in this room.

Here in Lakewood, we are on cusp of making several hundred millions of dollars of private and public investments. We will make these investments over several decades. This includes our downtown, our sewer and waste water infrastructure, our water supply, information technology and our housing stock. We are about to experience a profound revolution in automobile transportation in the form of driverless cars with alternate energy propulsion. We rely on a 60-80 year old copper wire energy delivery system. The electrons go one way- from a generated source somewhere else to our homes and business. As we speak, investments are underway to build a 5g network to help harness the power of the "internet of things". Millions of dollars of healthcare investments are underway – right here in Lakewood.

Smart homes, and smart cities need engaged smart citizens to harmonize and take full advantage of the revolution ahead. Mother nature will play a part, world geopolitics will play a part, domestic politics will play a part, but the Better news, Locally, we can play the leading part. That is what we are initiating tonight.

Mayor Summers' Introduction:

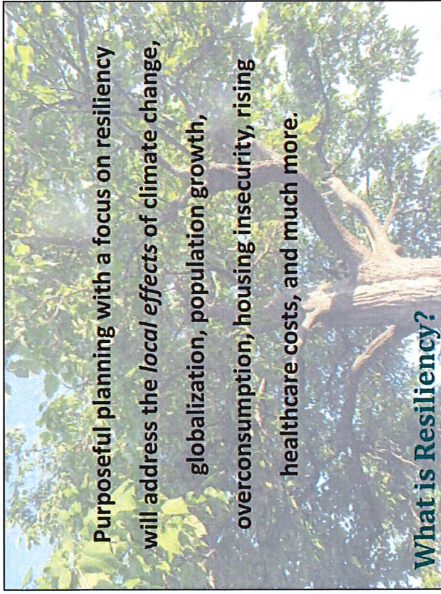
Tonight, We formally introduce some very big ideas that should shape the strategic thinking regarding our community's next half century. As prologue , some key thoughts are in order.

Strategic Vision creates a sense of destination. It is a very important element of defining the work ahead. It creates focus and provides the opportunity for measuring progress. Lakewood has a strong community vision. It has served us well for the past five years.

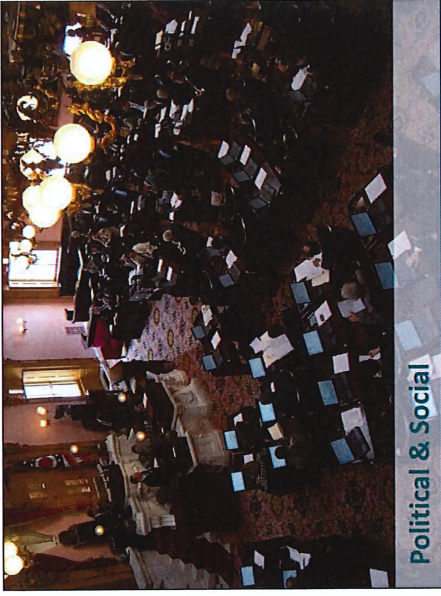
However, a combination of circumstance, opportunity, leadership, competition, extraordinary local expertise have intersected to place our team of planners, external experts, and me in front of you.

As the Pentagon has recognized , it is highly likely that those societies who will thrive in the coming century will do so in no small part because of their ability excel in a resource starved environment. Tonight, you will hear about resiliency- what it is and how it should shape our thinking. You will hear how we have benchmarked other cities whose thinking is more advanced than our thinking. You will hear how we now realize that we are not thinking big enough about our future and our need to shape it.

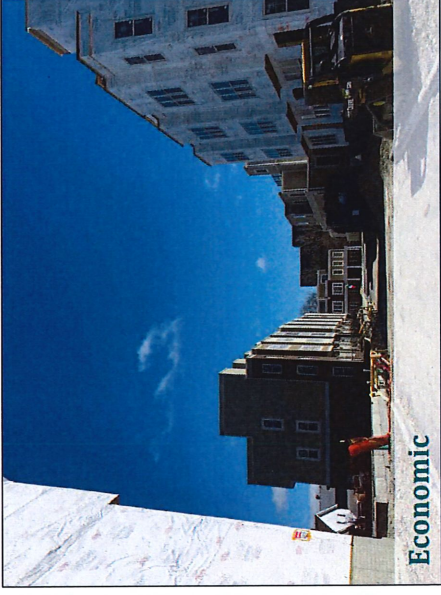
You will hear how we propose to organize our approach to this expanded thinking. You



Environmental shocks like floods, snow storms, wind events, and heat waves stress our infrastructure systems as well as our personal and municipal budgets. Planning for more robust and redundant systems can ensure that systems remain available more and recover faster. Resiliency planning can also save money in the long term, since emergency expenditures are generally more expensive than planned investments.



Municipalities must respond to changes in priorities and funding coming from the state and federal government. Planning to be as self-sufficient as possible is key. Demographic changes also drive a city's priorities? Do we need to build a new school? Focus on senior housing? Develop policy around young families? Looking ahead at demographic trends can pay off.



Shocks do not always have to be negative. The recent growth of Lakewood's housing market and the changes it has brought to our neighborhoods has been at least as disruptive as the housing crash of 2008. How do we manage economic changes for the benefit of all our citizens?

1. **Profoundly influence the quality of life of citizens and effect the design, operation and governance of the city.**

2. **Allow Lakewood to endure, adapt, and thrive in a future no matter what kinds of chronic stresses or acute shocks it experiences.**

3. **Positively impact the most vulnerable in our community, who are often first and hardest hit by shocks and stresses.**

Why Resiliency?

Consider a three-day power outage. For many of us, this may mean a few nights without entertainment, staying with family or friends, or a few nights in a hotel. For someone working paycheck to paycheck, a freezer full of spoiled food could break the budget for the month. For someone who relies on oxygen or other in-home medical equipment, a prolonged power outage is a life-threatening emergency. Building a more resilient energy grid would benefit *all* citizens, but the benefits accrue most dramatically to the most vulnerable in our City.

Resiliency will integrate with The Community Vision, Lakewood's Master Plan document

Safety

Mobility

Community Wellness

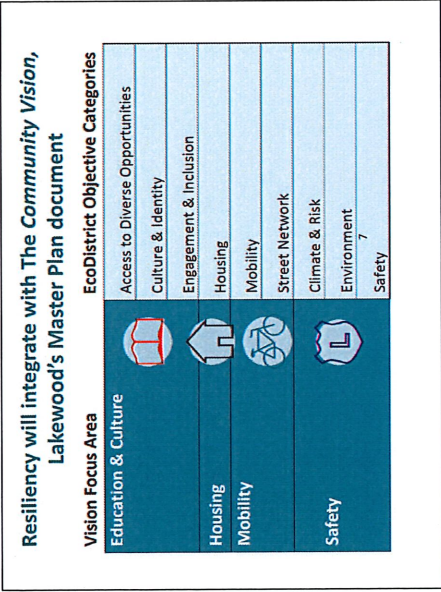
Education & Culture

Housing

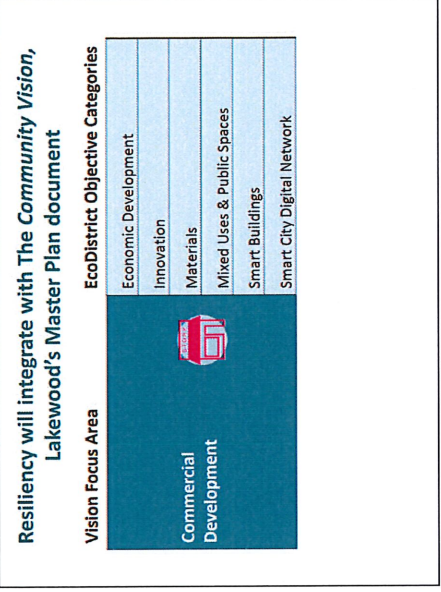
Commercial Development

The *Community Vision* is Lakewood's master plan document, and the Planning Commission is the body that oversees that document. The *Community Vision* was written in 2012 after months of public input and robust discussion. We see resiliency planning as a strategy that could be incorporated into the next update of the *Community Vision*. Our intent is for the Resiliency Task Force, the Planning Commission, and the public to evaluate how the goals contained in the *Community Vision* can work together to create a more resilient city.

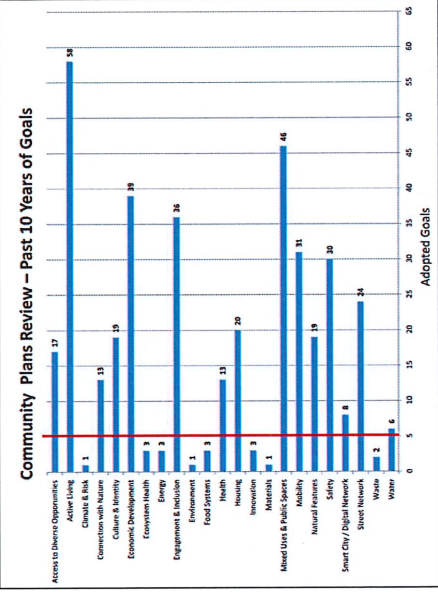
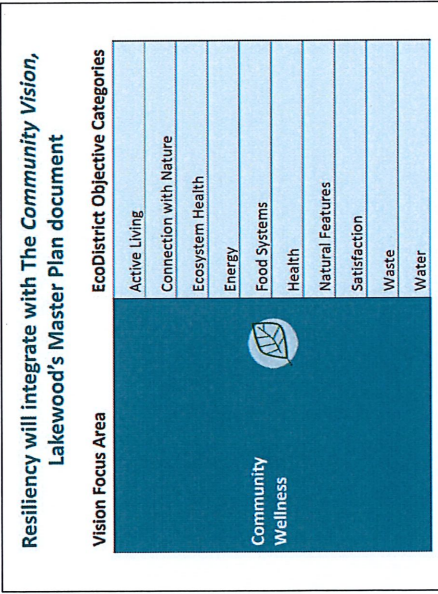
To that end, Planning staff studied several outstanding plans from other cities as well as planning "Frameworks." One system that we found to be exceptional was the EcoDistricts Framework. EcoDistricts is a third-party verification system (similar to LEED for buildings) that tries to quantify and track a City's progress toward resiliency. EcoDistricts identifies twenty-three "Objective categories" which are measured over time and updated as projects are implemented.



As you can see, Objective Categories mesh rather neatly with the focus areas of the Community Vision, although there is some overlap.

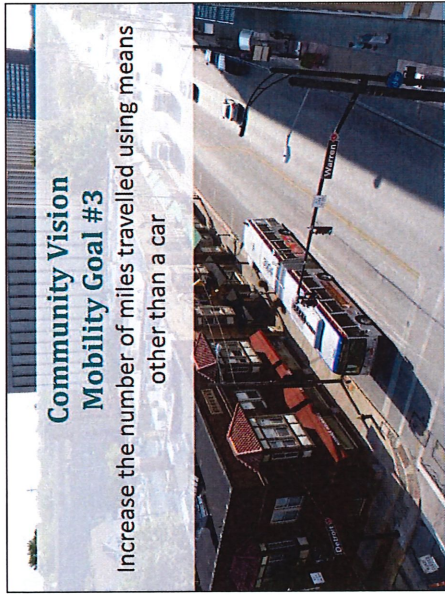


For example, the objective categories which focus on building materials or smart building technology also apply to housing.



In addition to the Community Vision, all of our adopted plans guide the City's priorities, policy, and budget. In 2017, Planning staff examined adopted plans going back to 2004 and noted their goals and recommendations. We compared these recommendations to the categories identified in one of the leading resiliency frameworks. Past task forces (such as Active Living) have established strong goals. Other categories like housing, mix of uses, and mobility are contained in many of our plans. However, there are several categories that are under-represented either because they are in emerging areas like innovation or risk assessment or because we have relied on other regional partners in the past to plan for us—such as energy and food systems.

For the most part, we do not need a new plan...we need a roadmap toward implementation of existing plans with some gaps filled in. We expect the Resiliency Task Force, the Planning Commission, and the public to continue this analysis of existing plans. We expect them to look for gaps and fill them in. We expect them to take a holistic, systems-thinking look at these goals and see how they can work together. We expect the ultimate deliverable to be a framework for the implementation of projects that will help Lakewood be a more resilient city.



As an example, I would like to explore two *Community Vision* goals and how resiliency planning could be applied to them. For the most part, these are not projects that are currently in any plan or budget. They are examples of ways of thinking about these problems—from mundane to exotic. We expect the Task Force to explore these kinds of problems and to think big.



One project that is currently underway is the sidewalk repair program. Safe, level, accessible sidewalks are the foundation of a mobility system that is open to everyone.



Programs: Expand dedicated bike network

Dedicated bike facilities such as bike lanes and sharrows often incur no costs but the cost of paint. Diverting some short trips that would otherwise be taken by car to bicycles expands the capacity of our road network.



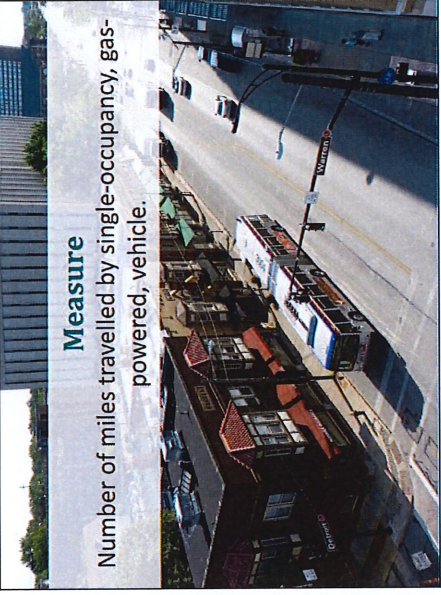
Programs: Electric Car Sharing

Electric car share or similar program that would support "Mobility As A Service" rather than single car ownership could free up dollars that families currently spend on car ownership for other purposes. Would also make more efficient use of on-street parking.



Programs: Self-driving Community Circulator

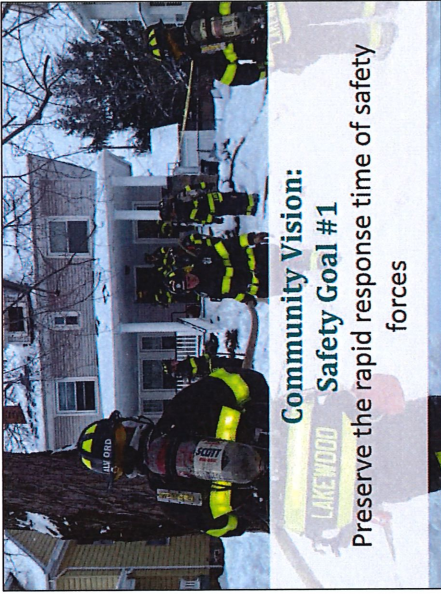
In the long term, we should be looking forward to emerging technologies such as self-driving vehicles. There are already pilots for self-driving community circulator-type services. We expect the Task Force to take a look at emerging technologies and keep the City apprised on future projects with a horizon 10 or more years in the future.



Measure

Number of miles travelled by single-occupancy, gas-powered, vehicle.

Mode share is regularly measured and should be tracked in our resiliency framework. Projects should be evaluated for how well they take single-occupancy gas powered trips off the road and replace them with another mode of travel.



Many factors impact response time. One function that our first responders perform in addition to emergency response is welfare checks. How can we ensure that our seniors are safe while reducing the number of welfare checks?



On the long term planning and building side, we could do more to support universal design. Universal Design is a standard for accessibility. By promoting the building or renovation of homes with universal design elements, we could promote safer living arrangements for those that need special accommodations. This house currently being constructed on Edanola is an example of universal design in a traditional Lakewood building form. A loan or rebate program encouraging additional projects like this would broaden the reach of such efforts.



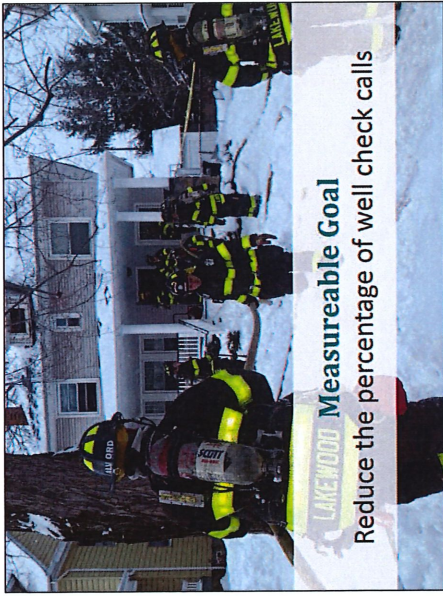
Programs: Check-in Service

Many cities operate automated well-check systems. Parma Heights has operated such a system since the early 1990s. Citizens sign up for an automated call each day. They answer the phone and enter a code to check in. If the automated call is not answered, a person will follow-up with another call. If this call is not answered, police or fire perform an in-person welfare check. By automating the bulk of these check-ins, time and money is saved for true emergency calls.

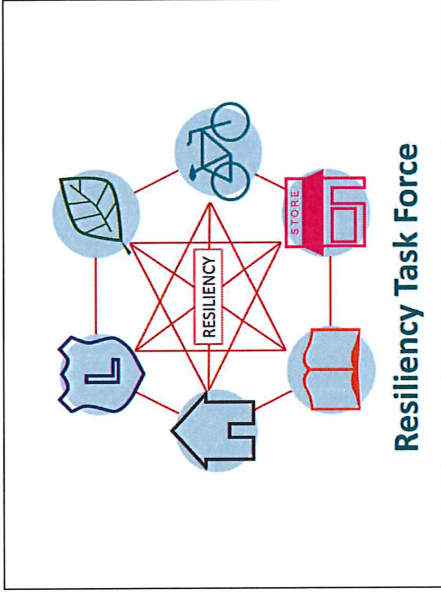


Programs: Volunteer Framework

Lakewood supports the Help to Others (H2O) program which connects high school students to volunteer opportunities. If this program were expanded to accommodate retirees and seniors, it could help keep those citizens more active and engaged in the community, ultimately cutting down on the need for welfare checks.



As with the mobility example, these are big-thinking strategies that have the potential to make an impact on multiple City systems. These are just two practical examples of the type of evaluation we want the Task Force to perform across the Community Vision Framework.



So, what we are going to ask the Task Force to do is to take up our evaluation of plans, fill in gaps, identify possible programs, tactics, policies. Prioritize them and deliver a framework for implementation.

We have engaged ReThink Advisors to help the task force through this process. ReThink is a firm of three professionals from diverse backgrounds who advise several local institutions on resiliency. They will introduce themselves and discuss their methods briefly.

Our Team





Irwin Lowenstein
President
RA, LEED AP, EcoDistricts AP



Mark "Puck" Mykleby
Colonel, USMC(Ret)
EcoDistricts AP



Michael Peters
CPHC, GRP AP, LEED AP,
EcoDistricts AP

Our Work



**CASE
WESTERN
RESERVE
UNIVERSITY**



MetroHealth



**Cleveland
Neighborhood
Progress**



ReThink Advisors, Inc. is a **strategy consultancy that lives at the intersection of purpose-driven planning, urban design, architecture, sustainability and resilience.** We seek to advise cities, first suburbs and anchor institutions on complex district scale projects seeking **outsized impact and progress in solving apparently insurmountable challenges;** in doing so, we bring **new and alternate perspectives and understandings.** Introductions of Key Personnel:

Irwin is an architect, planner and urban designer with 35 years of professional experience and special expertise working with anchor institutions and cities.

Puck is a retired Marine colonel and fighter pilot who developed strategy for US Special Operations and the Chairman of the Joint Chiefs in the Pentagon under Admiral Mullen.

Michael is a former investment banker who worked in Chicago, New York and London and is now a sustainable real estate and construction consultant based in Cleveland.

What brought our team together: Puck and Patrick brought to Weatherhead to develop version 2.0 of **THE NEW GRAND STRATEGY**; the book lays out a **business plan for America, born at the Pentagon, that embeds sustainability as a national strategic imperative.** Consulting on a national level but, as a Cleveland-based business, seek especially to be a change agent in the dramatic restructuring of the Great Lakes region and Rust Belt.

Our Work

Our cities face unprecedented challenges

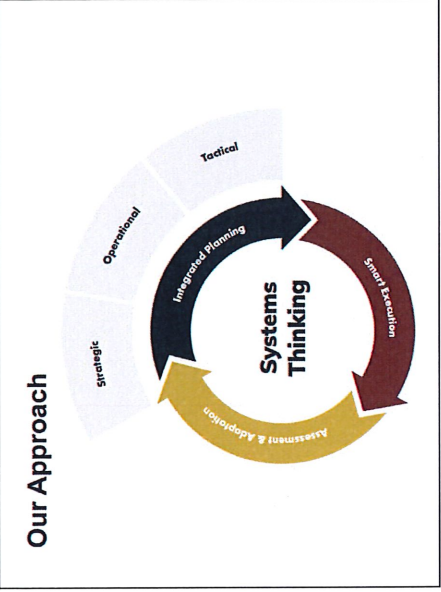
- Inequality
- Climate Change
- Infrastructure in Crisis
- Disproportionate Health Impacts

We need new models of development and new theories of change

Society's most vexing challenges are **not simple problems and not short term** in nature; they are characterized by **long term complexity**: webs of interdependence and the **interrelationships of constituent parts**; prone to **UNEXPECTED and UNINTENDED CONSEQUENCES BUT ALSO EMBEDDED OPPORTUNITIES**.

Our country's patchwork of concentrated advantage and disadvantage is a **designed system**.

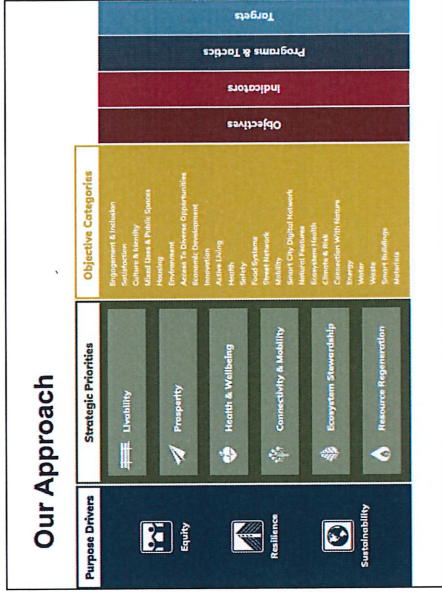
Systemic problems can only be solved with systemic thinking.



Our approach is characterized by **holistic, systems thinking** and also, like design thinking and like Nature, **incorporates transformation and regeneration through adaptation and feedback loops**. Our three phases of work include: **dynamic Integrated Planning, diligent Smart Execution** and ongoing **Assessment and Adaptation**. This approach works both for short and long term actions and both individual and infrastructural scales of commitment.

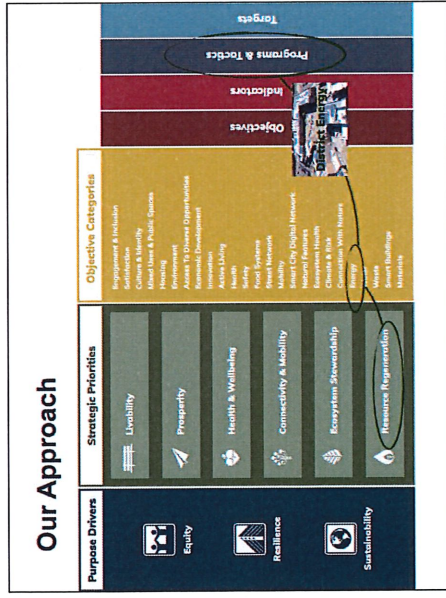


Recognition that a **new collaborative and performance-centric development model** is required to 1) drive innovation, 2) attract talent and investment, 3) support historically disenfranchised communities, 4) embrace cultural integrity, 5) enhance prosperity and opportunity and 6) respond intelligently to climate risk and environmental and health degradation. A **new theory of change and model for development: EcoDistricts**. Creating **INCLUSIVE, RESILIENT AND SUSTAINABLE** economies in an age of massive disruption and dislocation requires a **new planning logic and functional framework**. It's not just about growth; rather fostering growth with **real PROSPERITY** (productivity and quality) and **SECURITY broadly defined** (economic with rising wages, employment for all regardless of race and place, **housing** with affordability, **food, education, physical safety**, etc.).

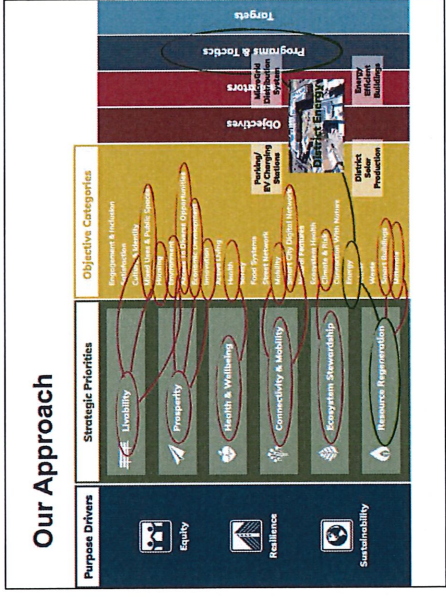


3 Primary Purpose Drivers, our North Star, aspirations interlocking and mutually reinforcing...**BOTH PRESENT AND FUTURE FOCUSED** Cities that embrace equity – **particularly acknowledging those among us most vulnerable** – and provide broad based opportunities for community participation achieve stronger and longer-lasting change. Cities that address resilience, defined broadly as not just **environmental resilience but also social and economic resilience**, achieve stronger and more enduring change. And cities that build a pathway to carbon neutrality achieve **positive impact on community health and sustainability of the planet**.

1. Livability – Creating inclusive, high quality, vibrant communities.
2. Prosperity – Supporting education and economic opportunities that build prosperity and accelerate innovation.
3. Health and Wellbeing – Nurturing people's health and happiness.
4. Connectivity and Mobility – Building effective connections between people and places.
5. Ecosystem Stewardship – Enabling and connecting to flourishing ecosystems.
6. Resource Regeneration – Moving towards net positive energy, water and waste.



Here is an example of linear thinking in the service of linear problem solving using a specific illustrative project: a district energy system such as combined heat and power. An objective clearly to conserve energy which is admirable and a combined heat and power system will save energy and can reduce greenhouse gas emissions.



However, by taking a multi-objective, systems thinking approach to a project or program, the design logic can achieve a higher return on investment. For example, integrating electricity generation at the district scale using renewables with a micro-grid distribution system with EV charging system with highly energy efficient buildings a higher return is possible. Other objectives could include workforce training, education, supporting entrepreneurs for example.

Resiliency Task Force

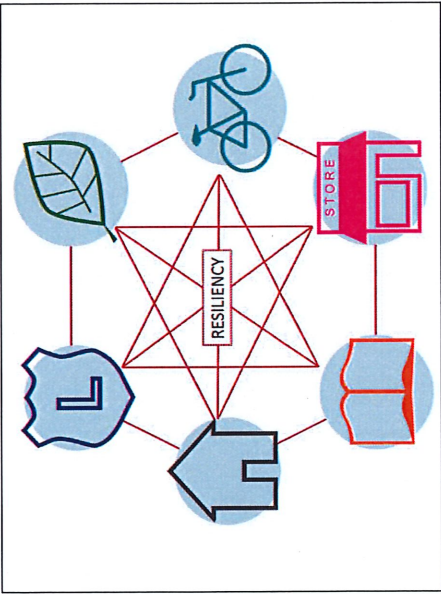
- Who?
 - 9 Members
 - Experienced professionals from a variety of industries
 - 5 Council Appointments, 4 Mayoral Appointments
- How?
 - Continued analysis of *Community Vision* and other existing plans
 - Fill in gaps
 - Find alignment between existing plans
 - Collect public input
 - Develop strategies and priorities
- Deliverable:
 - Framework containing strategies and priorities
 - Roadmap for implementing projects
 - Budget guidance and cost comparison
 - Ultimately, an update/addendum/refresh of *Community Vision*

- We have reached out to over 30 organizations in the region asking if they have someone on their staff or board who would be willing and able to serve on the task force. So far, this has generated nine potential candidates.
- Invitations to apply will go out soon to a few dozen citizens who have been identified by City Council members or staff as potential candidates.
- A social media campaign is underway to raise public awareness of this effort and recruit additional citizen applicants who we may not already be aware of.
- A website has been established at www.onelakewood.com/Resiliency to be a clearinghouse for all Resiliency materials.

Planning Commission Role

- Be engaged
- Review throughout the process
- Approve strategies and priorities identified

City Staff	City Council	Task Force	Citizens	ReThink
Lead the Strategy	Be engaged	Understand gaps in existing City plans	Be engaged	Assist in developing measurable indicators
Moderate the discussion	Pass legislation to support programs and projects	Assess and recommend objectives to fill these gaps	Provide input to Task Force and City Council	Seek novel funding sources
Manage and motivate		Evaluate and prioritize projects/programs		Assist task force
		Deliver roadmap for implementation		Project-based recommendations





Planning Commission
December 7, 2017

Request

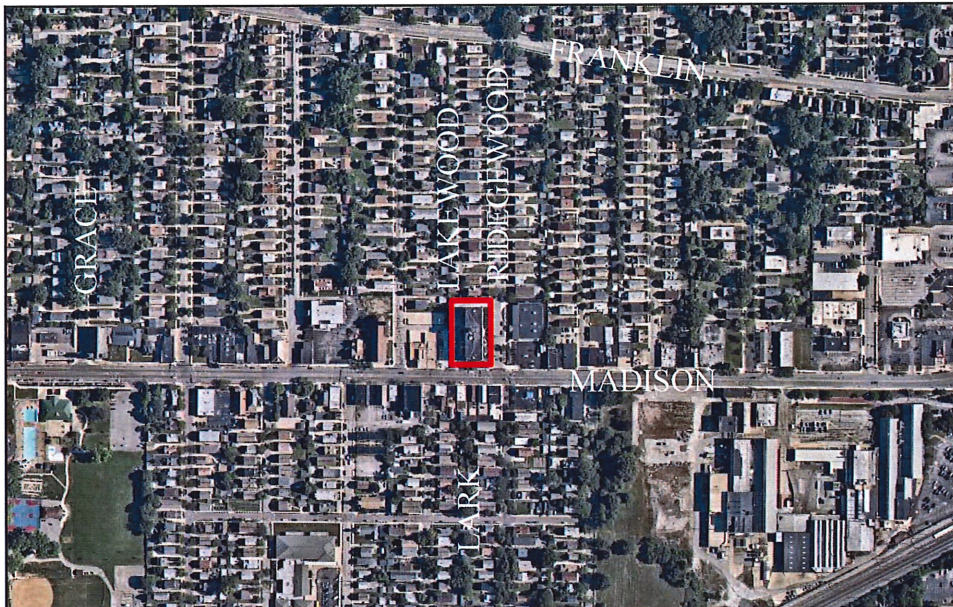
The review and approval for the conditional accessory use of nine antennas and one equipment cabinet on the roof of the building, pursuant to section 1159.04 - Use Regulations. The property is located in a C2 - Commercial, Retail district.

12400 Madison Avenue
Fedor Manor/T-Mobile
Conditional Accessory Use

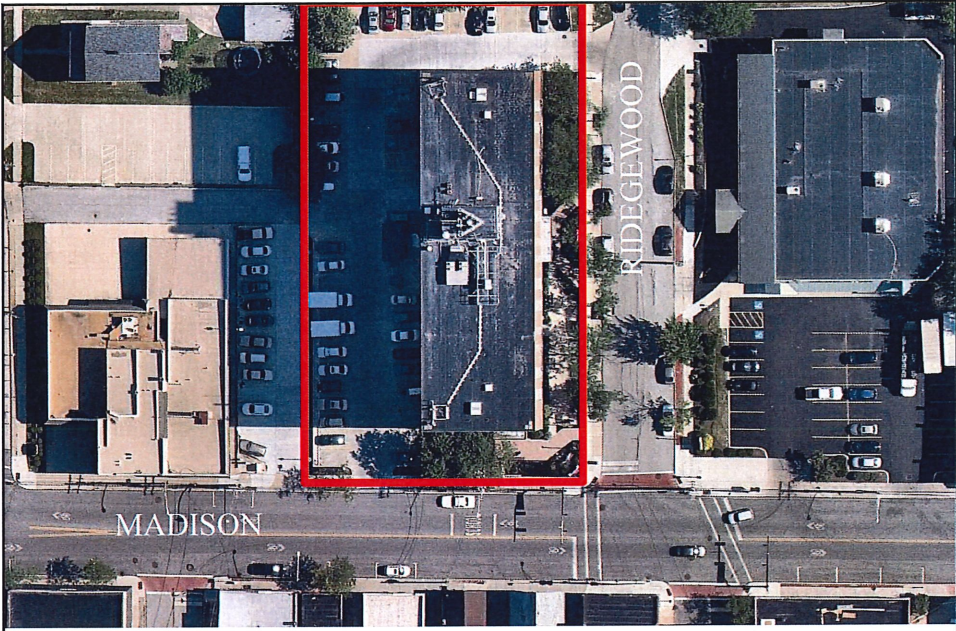
Section 1159.04

- On existing buildings that are seven (7) or more stories above grade in any zoning district in the City
- No more than three (3) antennas or antenna arrays shall be installed on any building,
- The height of the antenna is no greater than fifteen (15) feet above the highest point of the roof
- May be permitted as a conditional accessory use on an existing building or structure where three (3) or more antennas or antenna arrays have been installed provided that the antenna shall otherwise comply with the requirements

12400 Madison Avenue
Fedor Manor/T-Mobile
Conditional Accessory Use



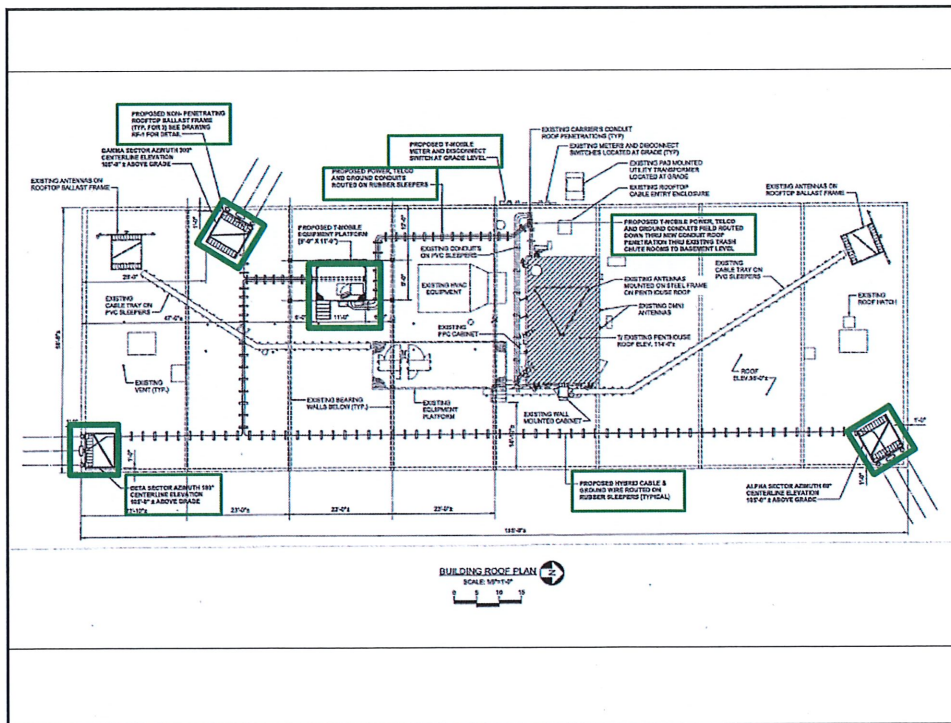
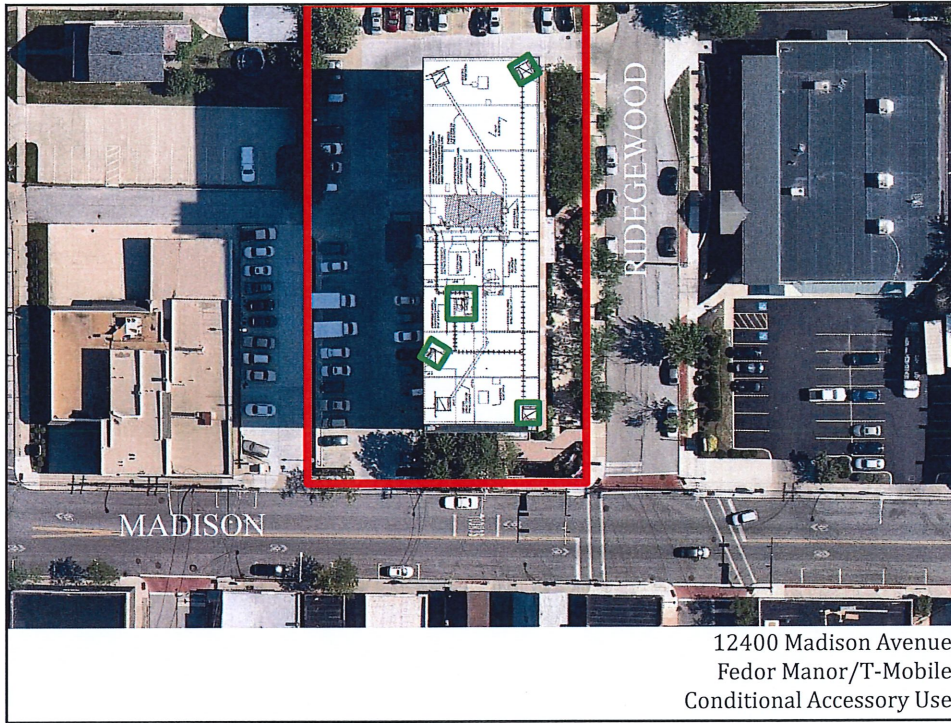
12400 Madison Avenue
Fedor Manor/T-Mobile
Conditional Accessory Use



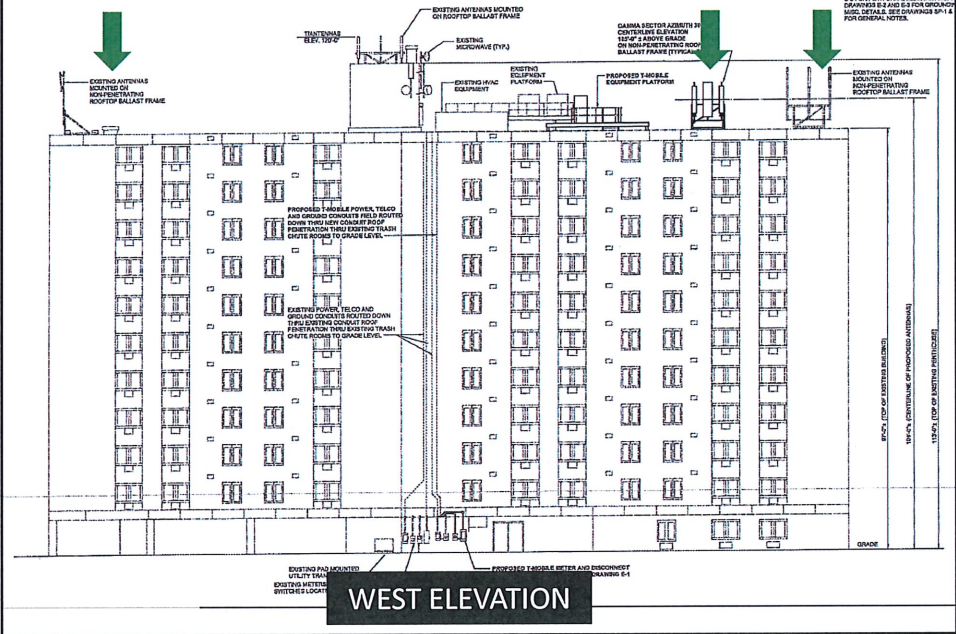
12400 Madison Avenue
Fedor Manor/T-Mobile
Conditional Accessory Use



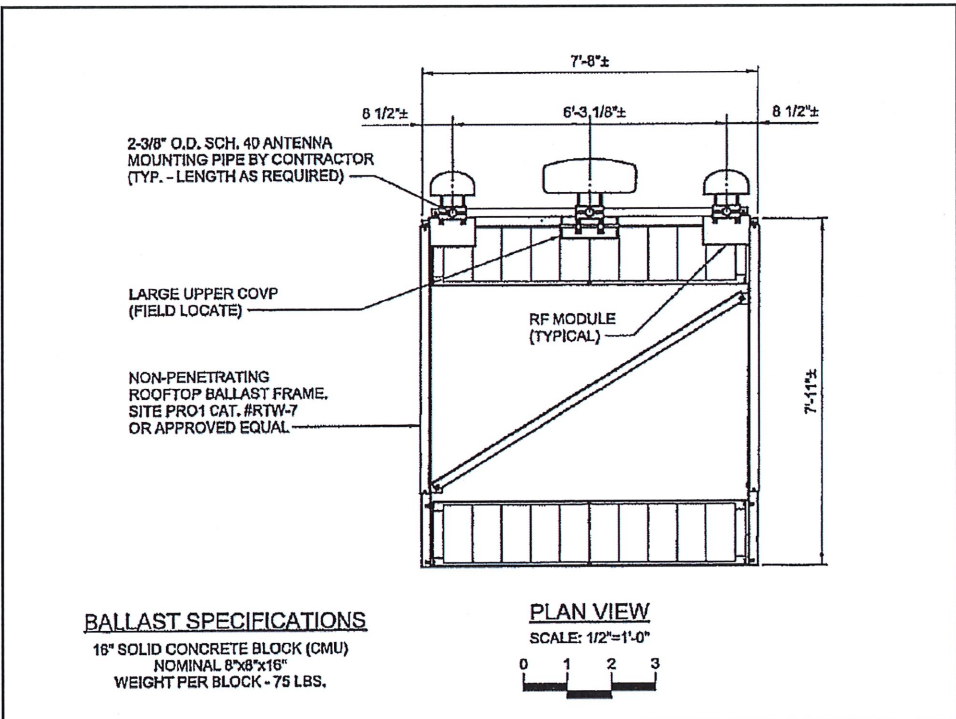
12400 Madison Avenue
Fedor Manor/T-Mobile
Conditional Accessory Use



11-ft. Above Roof

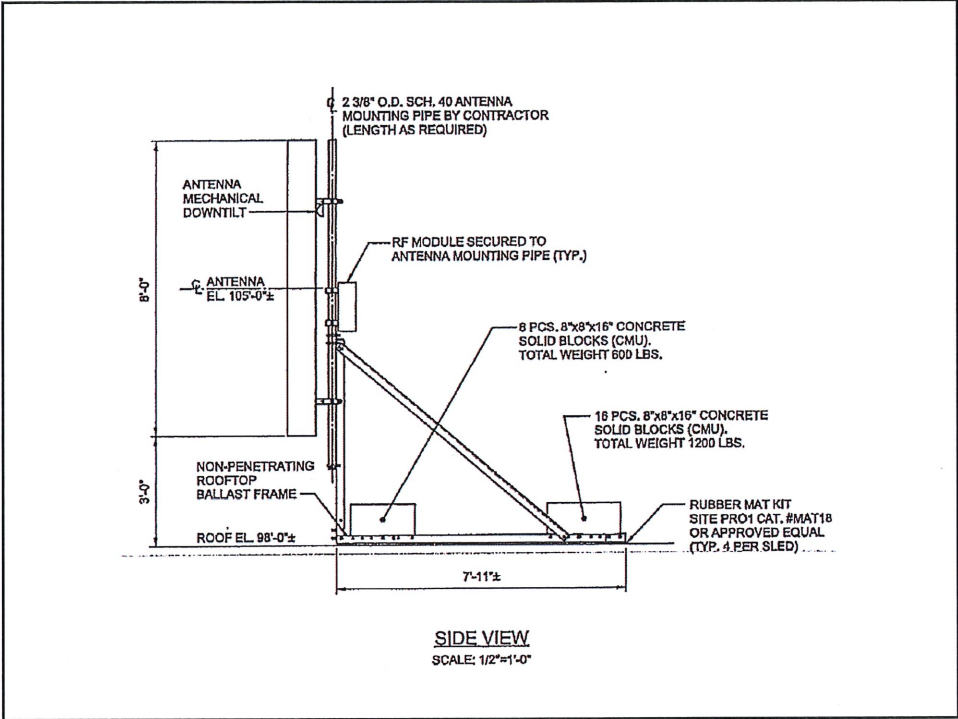


WEST ELEVATION



BALLAST SPECIFICATIONS
 16" SOLID CONCRETE BLOCK (CMU)
 NOMINAL 8"x8"x16"
 WEIGHT PER BLOCK - 75 LBS.

PLAN VIEW
 SCALE: 1/2"=1'-0"

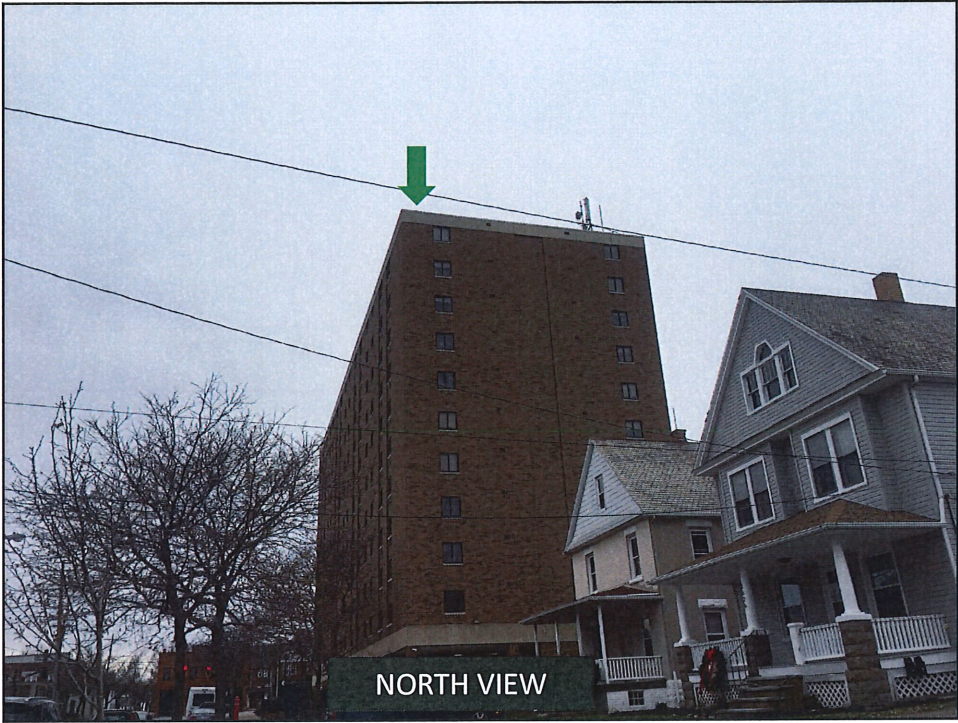


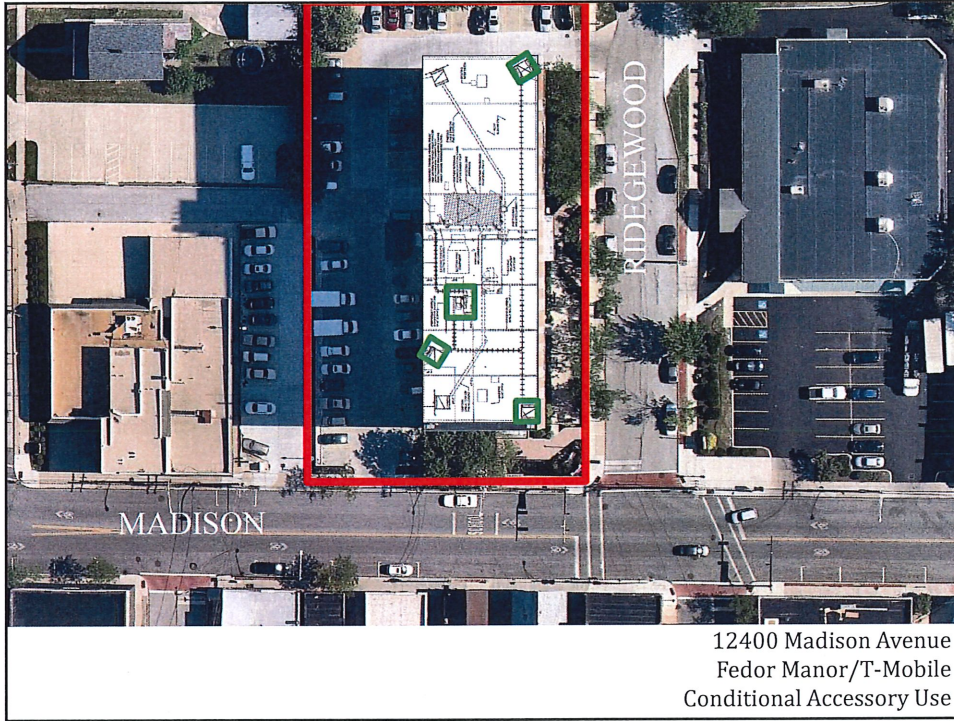


WEST VIEW



EAST VIEW





Request
The review and approval for the conditional accessory use of nine antennas and one equipment cabinet on the roof of the building, pursuant to section 1159.04 – Use Regulations. The property is located in a C2 - Commercial, Retail district.

12400 Madison Avenue
Fedor Manor/T-Mobile
Conditional Accessory Use



Request - Defer

The review and approval of a Conditional Use in order to operate the Ohio Wellness LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

13415 Madison Avenue
Ohio Wellness LLC
Conditional Use



Request - Defer

The review and approval of a Conditional Use in order to operate the ATCL 5 dba Curated Leaf medical marijuana business approximately 2,920 sq. ft. with 12 parking spaces on site; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

13415 Madison Avenue
ATCL-5 dba: Curated Leaf
Conditional Use

Request

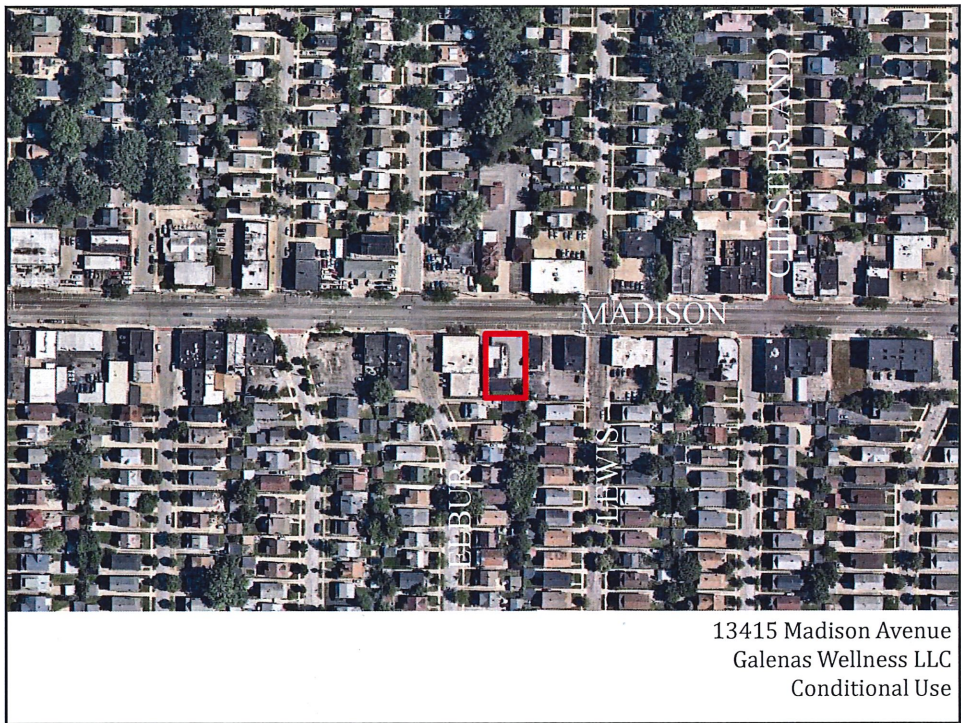
The review and approval of a Conditional Use in order to operate the Galenas Wellness LLC medical marijuana business approximately 2,920 sq. ft. with 12 parking spaces on site; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

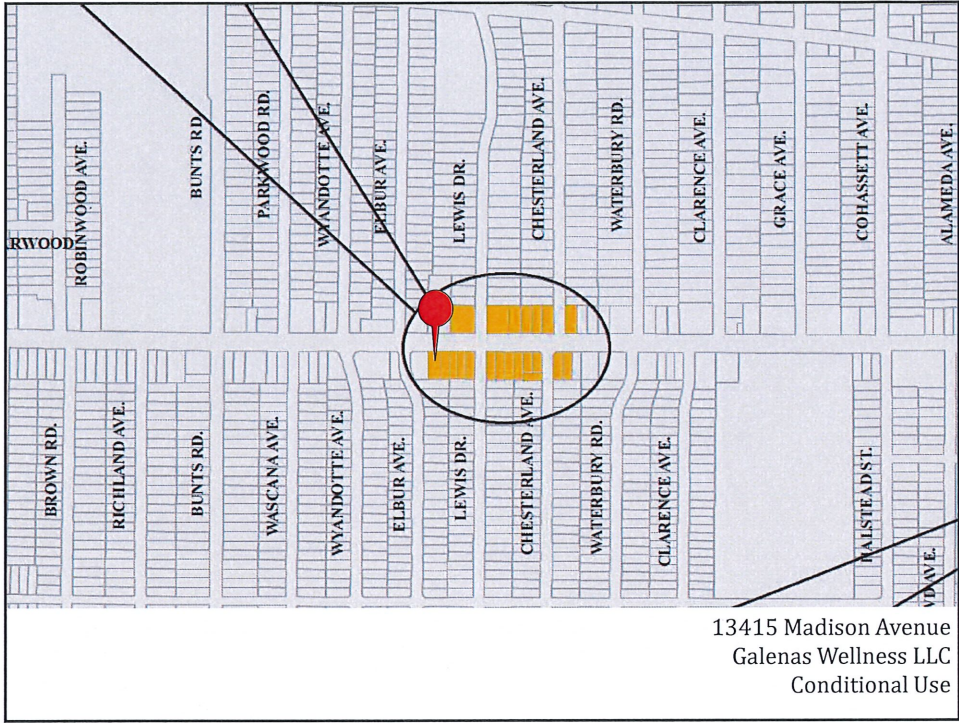
13415 Madison Avenue
Galenas Wellness LLC
Conditional Use

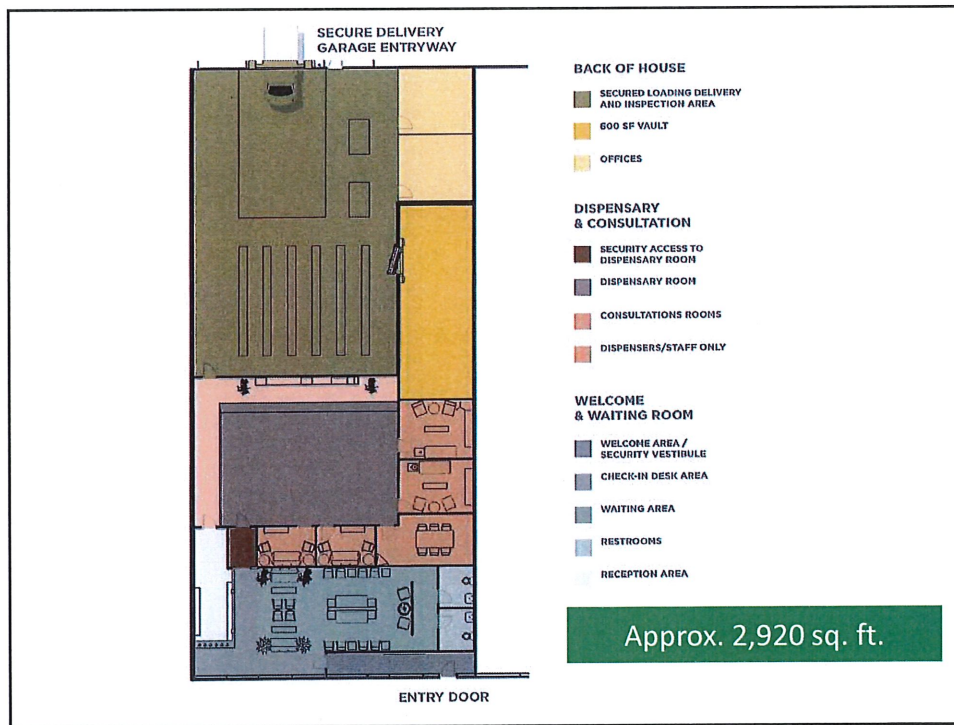
CHAPTER 1165

- Outside of 500' buffer zone.
- Within 1,000' of another approved conditional use permit.
- 1165.05 Commission may require an off-street parking plan.

13415 Madison Avenue
Galenas Wellness LLC
Conditional Use







DESIGN CONCEPT
EXTERIOR



+ The exterior uses koanic materials and lighting to display a safe and highly visible presence



+ A security vestibule welcomes patients into the dispensary with calming visuals

DESIGN CONCEPT
DISPENSARY ROOM



+ The main dispensary room centralizes the care giving operations. Patients are directed to either their scheduled consultation room, or their assigned dispensary desk.



+ Each dispensary desk has a display case presenting medicinal varieties.

DESIGN CONCEPT
CHECK-IN/WAITING ROOM



+ New patients are invited to fill out personal information on a digital tablet and asked to wait for a care giver in the waiting area. The monitor on the wall displays the queuing order.

+ Reception service employee is also available to help with any question or concerns.

+ Waiting area displays educational materials.



DESIGN CONCEPT
CONSULTATION ROOMS



+ Consultation rooms are designed to vary in style and amenities to accommodate differing comfort styles and consultation requirements.

+ Digital monitors are present in all rooms to support additional education media, and for direct personal physician conferencing.





Recommended Conditions of Approval

- State not approving the Medical Marijuana Dispensary license for Great Lakes Medicinal
- State not approving any other Medical Marijuana Dispensary licenses at this address (13415 Madison Avenue)
- Conditions from November approvals:
 - The security plan is approved by the Chief of Police
 - A security guard will be onsite for all hours
 - The building is renovated to code with ABR approval
 - There is an appropriate parking plan on file
 - Comply with all city business licensing requirements
 - A mandatory one year annual review
 - Compliant with all state codes and licenses granted

13415 Madison Avenue
Galenas Wellness LLC
Conditional Use



Request

The review and approval of a Conditional Use in order to operate the Galenas Wellness LLC medical marijuana business approximately 2,920 sq. ft. with 12 parking spaces on site; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

13415 Madison Avenue
Galenas Wellness LLC
Conditional Use



Request

The review and approval of a Conditional Use in order to operate The Forest Lakewood, LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

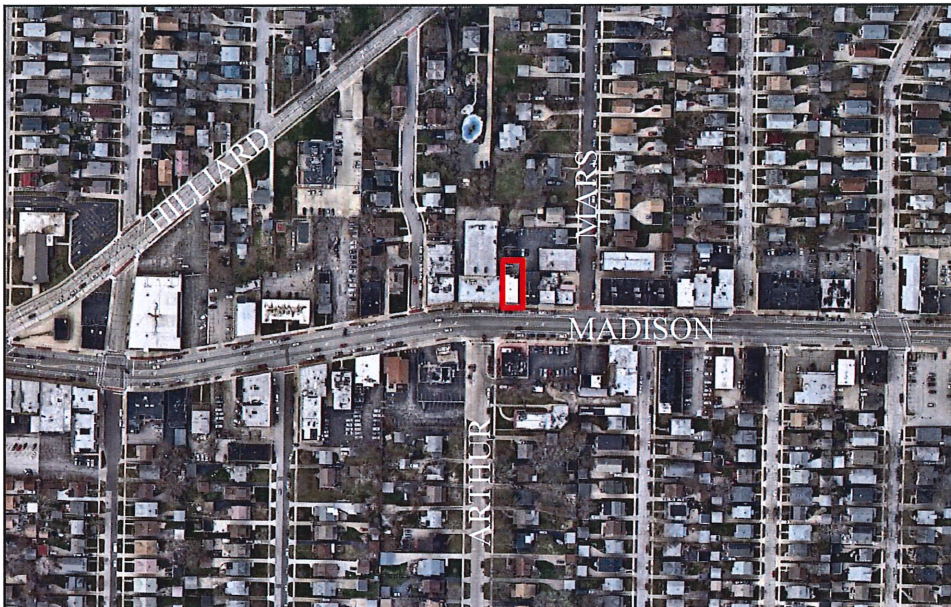
15408 Madison Avenue
The Forest Lakewood
Conditional Use



CHAPTER 1165

- Outside of 500' buffer zone.
- Not within 1,000' of another approved conditional use permit.
- 1165.05 Commission may require an off-street parking plan.

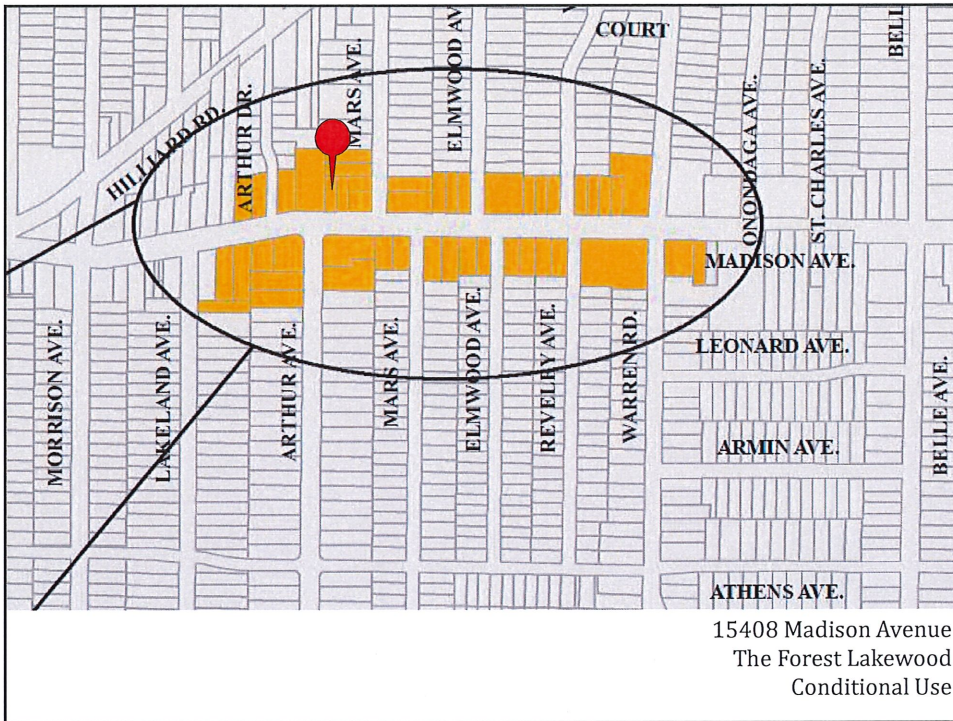
15408 Madison Avenue
The Forest Lakewood
Conditional Use



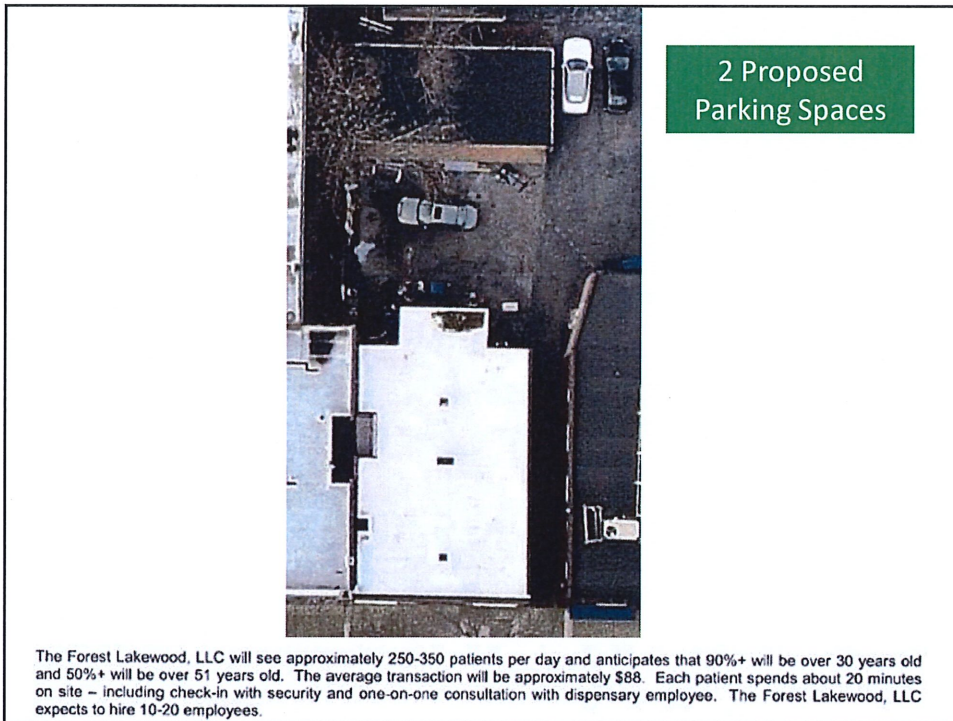
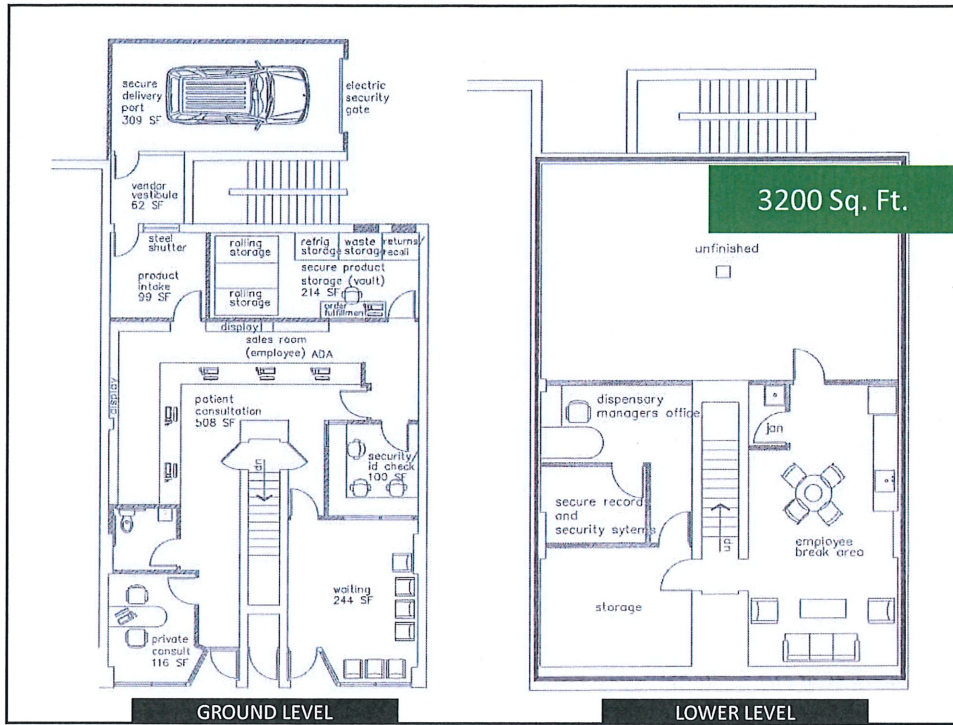
15408 Madison Avenue
The Forest Lakewood
Conditional Use



15408 Madison Avenue
 The Forest Lakewood
 Conditional Use



15408 Madison Avenue
 The Forest Lakewood
 Conditional Use



2013 Parking Study



2017

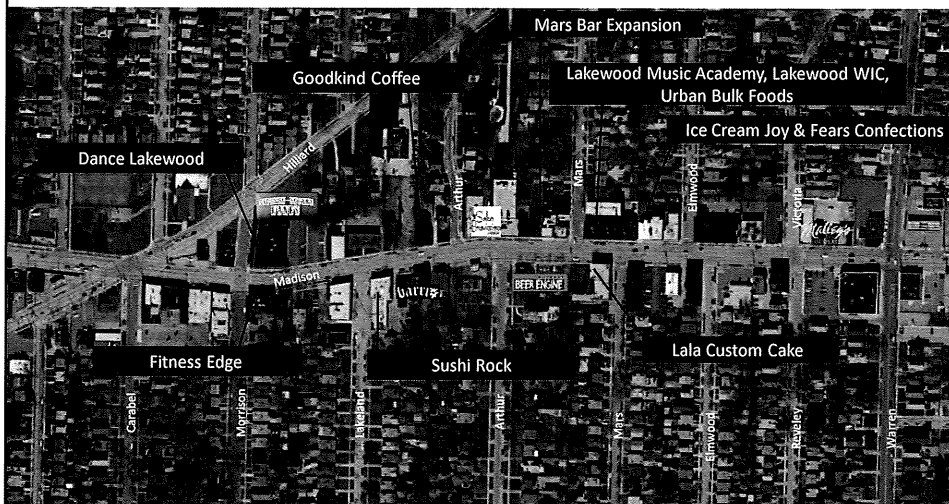
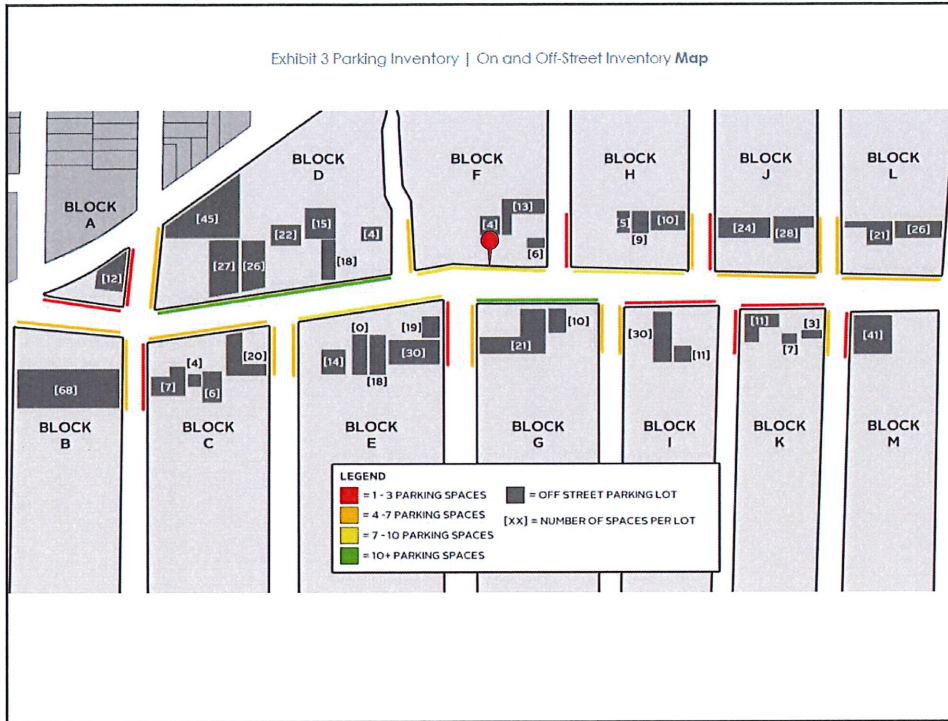
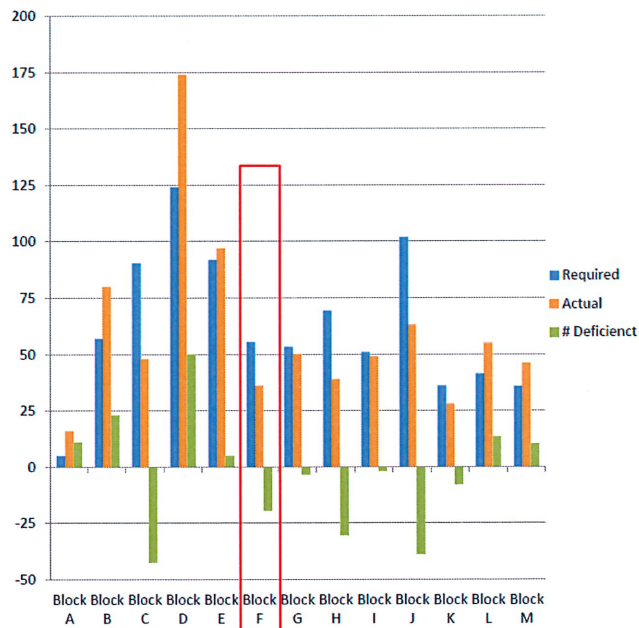


Exhibit 3 Parking Inventory | On and Off-Street Inventory Map



Parking Stock, Ch. 1143 Requirements



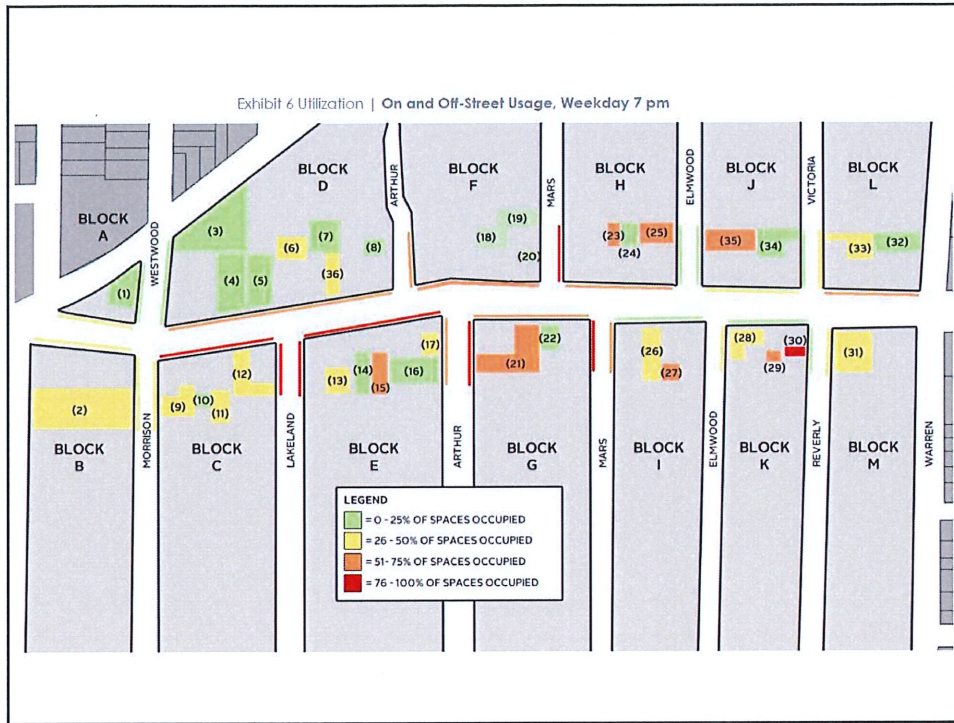
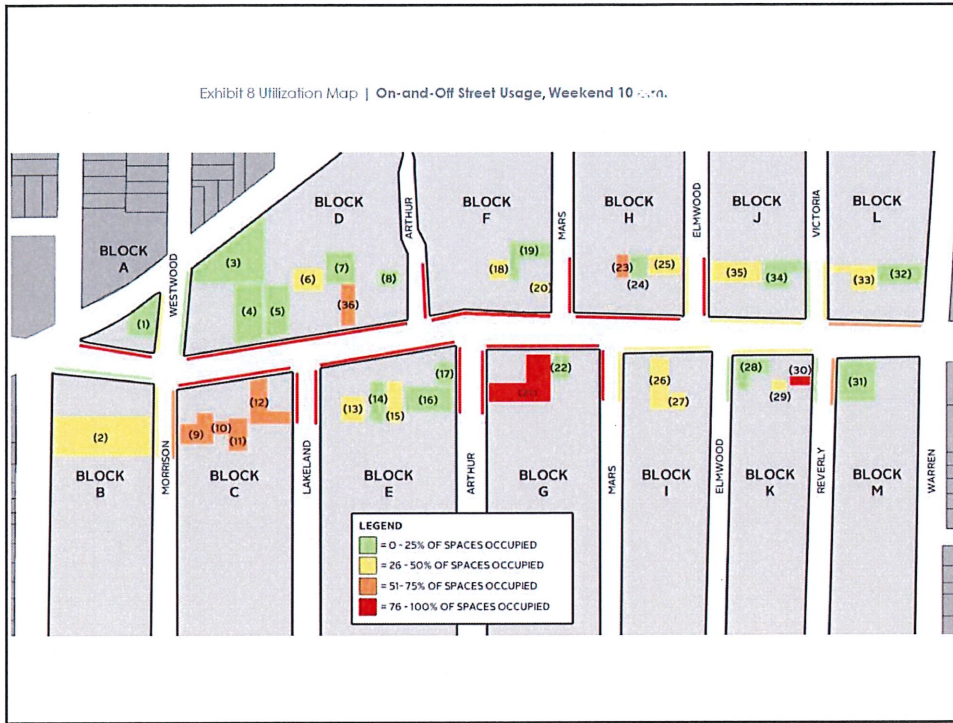


Exhibit 8 Utilization Map | On-and-Off Street Usage, Weekend 10 a.m.



April 2017







Request

The review and approval of a Conditional Use in order to operate The Forest Lakewood, LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

15408 Madison Avenue
The Forest Lakewood
Conditional Use



Communication

The Resiliency Task Force, a nine member appointed body will:

- Evaluate Lakewood's existing plans;
- Identify gaps in those plans;
- Identify opportunities for inter-connection among the plans; and
- Prioritize projects and policies for implementation.

The Task Force will provide occasional updates to the Planning Commission throughout its 18 to 24 month course. The final deliverable of this group will be a report which we anticipate can serve as an addendum or update to the Community Vision.



Planning Commission
December 7, 2017