

**MINUTES  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
DECEMBER 7, 2023  
6:30 P.M.  
RECORDED  
<https://www.lakewoodoh.gov/videos-2/>**

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

**1. ROLL CALL**

Members Present

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

Staff Present

David Baas, Assistant Director, P&D  
Jennifer Swallow, Executive Assistant Law Director

**2. APPROVE THE MINUTES OF THE NOVEMBER 2, 2023 MEETING**

A motion was made by Mr. Reisz, seconded by Mr. Krewson to **APPROVE** the November 2, 2023 meeting minutes. Mr. Krewson, Mr. McDermott, Mr. Reisz, Mr. Sanderson voted yea, and Mr. LaPointe abstained; the motion passed.

**3. OPENING REMARKS**

Staff read the Opening Remarks into record.

**NEW BUSINESS**

Docket No. 12-26-23 and Docket No. 12-27-23 were called together.

**CONDITIONAL USE**

**4. Docket No. 12-26-23  
11818 Madison Ave.  
RISE Lakewood**

Jonathan Ziegan, Osborn Engineering, applicant requests the review and approval of a condition use permit for the expansion and renovation of Rise Lakewood, pursuant to Chapter 1165 – Medical Marijuana Dispensaries and Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business district. (Page 3)

**PARKING PLAN**

**5. Docket No. 12-27-23  
11818 Madison Ave.  
RISE Lakewood**

Jonathan Ziegan, Osborn Engineering, applicant requests the review and approval of a parking plan, pursuant to section 1143.09 – parking plan review: Planning Commission and section 1143.10 – exceptions to required minimum. Property is in a C3 – Commercial, General Business District. (Page 26)

Jonathan Ziegan, Osborn Engineering, applicant, and John H. Oberle, Ice Miller Legal Counsel were present to explain the requests (two letters from Osborn Engineering were distributed to the members and staff and make part of record). Staff stated the administration did not take issue with expansion of the building but wanted justification for the increased number of parking spaces requested above the maximum limits of the Zoning Code (the allowed was 12, and the proposed was 47). Reference was made to letters from Osborn Engineering - *Conditional Use Application and Parking Plan Application* and *Technical Memorandum on Traffic Generation Rates for Rise Lakewood Madison* (made part of record). Discussion continued about lot consolidation; if no lot consolidation of the two parcels occurred, an additional conditional use permit would be required for accessory parking and a parking plan; later in the meeting, there was debate whether this was valid as the property is zoned commercial already. Two email letters of public comment were received prior to the meeting and distributed to the commission (made part of record). Public comment of support was taken.

The members concerns and comments:

- Supported the conditional use permit but not the parking.
- Excessive number of requested parking spaces (cited example of the under-utilized CVS parking lot that was approved prior to the ordinance for the maximum number of parking spaces was enacted).
- Timeline for expansion project regarding new state adult use law:
  - Applications submitted in June 2024 for State licensing by September 2024.
- Time was needed to understand the proposal/lot consolidation and to further examine the demand of parking for the neighborhood.
- Project size requires adherence to Chapter 1339 – Stormwater Management), stormwater should be directed to underground retention, not to open grates.
- A comparison of traffic/transactions per hour was made to Simone's Beverage - building square footage with eight on-site parking spaces. Another member stated the comparison should be to W117th Dunkin' rather than Simone's.
- Other modes of transportation were available (Uber, RTA, pedestrian – not everyone would be arriving via automobile).
- Requested comparison to number of parking spaces required for west end Detroit Ave facility.
- The CVS store cited as an example for parking had a lot of windows, high-end street screening, signage, and built-in benches.
- The prominent proposed parking lot was not a good look when entering Lakewood.
- A portion of the east parcel could be retained for future development, with stormwater features while still allowing side-street access lane to Coutant. Should be a right turn only onto Coutant Ave.
- Due to the residential nature of the east end of Lakewood, additional parking was needed.
- Need to pay attention to the commercial guidelines.
- The site plan needs to be coherent and cohesive.

A motion was made by Mr. Krewson, seconded by Mr. LaPointe to **DEFER Docket No. 12-26-23 and Docket No. 12-27-23 until the January 4, 2023 meeting**. All the members voted yea; the motion passed.

**CONDITIONAL USE WITH VARIANCE**

**6. Docket No. 12-28-23  
13341 Madison Ave.  
Linda Moselle, LLC**

Alexa Chartrant, Linda Moselle, LLC, applicant requests the review and approval to operate a body art business, pursuant to section 1129.02 – principal and conditional permitted uses and section 1161.03(z) – body art establishments. Property is in a C2 – Commercial, Retail District. (Page 49)

Alexa Chartrant, Linda Moselle, LLC, applicant was present to explain the request. Staff said this was an unique request, the location was within 500 feet of a park and 2,500 feet within another body art establishment, cited the codes, and recommended approval with conditions. Zoning codes would be amended. Body piercing was separate from tattooing. Three email letters of public comment were received prior to the meeting and distributed to the commission (made part of record). Public comment was taken.

The members concerns and comments:

- If the request were granted without a hardship test, it would establish a precedence; it needed to come from a legislative perspective.
- The risk was low.
- Approve with a condition was feasible with timelines, along the lines of outdoor dining.

There was discussion about City Council and Planning Commission meetings for introduction and approval of zoning code change; possibly adopted by January 16, 2024 at the earliest.

A motion was made by Mr. McDermott, seconded by Mr. McDermott to **APPROVE the request with the following two conditions:**

- 1. The approval is good for a period of six (6) months from today – pending City Council review of legislation to be submitted. Should Council approve an amendment to the code to remove distance and setback requirements from piercing services, the permit would require administrative review only.**
- 2. This use is being approved and limited to piercings only.**

All the members voted yea; the motion passed.

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This was Mr. Krewson's last meeting as a member of the Planning Commission. He was thanked for his dedication, guidance, expertise, and wished good luck in his future endeavors.

**ADJOURN**

A motion was made by Mr. Krewson, seconded by Reisz to **ADJOURN** the meeting at 8:11 p.m. All the members voted yea; the motion passed.

  
\_\_\_\_\_  
Signature

1/4/24  
\_\_\_\_\_  
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. JONATHAN ZIEGAN
- 2. Cindy May
- 3. John Oberle
- 4. Alisa Chartrand
- 5. Kelly Becker
- 6. Margie Ann
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

- [Signature]
- CINDY MAY
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, December 7, 2023



J20231022.000

November 22, 2023

Mr. Kyle Krewson, Chair  
Planning Commission, City of Lakewood Ohio  
City Hall  
12650 Detroit Ave.  
Lakewood, OH 44107

*{sent electronically via the Lakewood CitizenServe portal}*

**Re: Rise Dispensary at 11818 Madison Ave  
Conditional Use Application and Parking Plan Application**

Dear Chairperson Krewson:

I am pleased to serve as development consultant and civil engineer for Green Thumb Industries, owner of Rise Dispensaries including the medical marijuana dispensary located at 11818 Madison Avenue, Lakewood, Ohio 44107. This letter and the enclosed material are presented to meet the application requirements for an expansion of the existing conditional use and a parking plan. Please accept, review, and approve the applications.

This application includes the following:

1. This Cover Letter which includes the narratives required under City of Lakewood Codified Ordinances Chapter 1173.02.
2. Existing Condition Photos
3. Site Plan dated 11/22/2023 by Osborn Engineering
4. Landscaping Plan dated 11/22/2023 by DERU Landscape Architecture
5. Architectural Schematic Design Package dated 11/22/2023 by Chris Dawson Architect
6. Technical Memorandum on Traffic Generation Rates by Osborn Engineering

The following narrative describes the existing use and the proposed use including the compatibility of the proposed use with the neighborhood and the impacts to public services expected if the project is approved.

**Owner/Applicant Information:**

Owner/Applicant: 11818 Madison Ave, LLC / Green Thumb Industries, Inc.  
Owner/Applicant Address: 325 W Huron St., No. 700, Chicago, IL 60654  
Contact Name: Glenn Trunley, Senior Manager, Store Design  
Contact Phone: (917) 757-6457

**Address and Zoning District of Property:**

Street Address(es): 11818 and 11810 Madison Avenue, Lakewood, OH 44107  
Zoning District(s): C3 – Commercial, General

**Description of Existing Use:**

Green Thumb Industries, Inc. owns 11818 Madison Ave, LLC which in turn owns the buildings and real property at 11818 and 11810 Madison Avenue. Green Thumb industries operates the Rise medical marijuana dispensary at 11818 Madison Avenue. The medical marijuana use at 11818 Madison Avenue occupies permanent parcel numbers 315-15-063 and 315-15-104. The Rise business hours are from 9:00 a.m. to 8:00 p.m. Monday, Tuesday, Wednesday, Friday,



and Saturday, and from 10:00 a.m. to 6:00 p.m. on Sunday. The dispensary is closed on Thursday.

A tenant occupies and operates an automobile rental service at 11810 Madison Avenue on permanent parcel number 315-15-017. This use is proposed to be discontinued when the proposed use is fully approved and permitted.

**Description of Proposed Use:**

Green Thumb Industries, Inc. proposes to expand their existing medical marijuana dispensary use at 11818 Madison Avenue and to change the use at 11810 Madison Avenue to public parking.

To support the proposed expansion and redevelopment, Green Thumb Industries, Inc. proposes to replat the three subject parcels to two parcels. An application for replat is planned after Planning Commission and Architectural Board of Review applications have been reviewed and read at public hearings.

The Site Plan enclosed with this application includes a depiction of parcel lines proposed in the replat. The new parcel including the Rise medical marijuana dispensary at 11818 Madison Avenue is called *Parcel 1*. The property formerly known as 11810 Madison Avenue is called *Parcel 2*.

*Parcel 1: Medical Marijuana Dispensary Use*

Parcel 1 is proposed for medical marijuana use which is permitted with a conditional use permit under the City of Lakewood Codified Ordinances Chapter 1129.02. More information about the extents and characteristics of the proposed use may be found on the Site Plan and Landscaping Plan included with this application.

*Parcel 2: Public Parking Use*

Parcel 2 is proposed for public parking lot which is a permitted-by-right use under City of Lakewood Codified Ordinances Chapter 1129.02. More information about the extents and characteristics of the proposed use may be found on the Site Plan and Landscaping Plan included with this application.

**Parcel 1 Conditional Use Application: Compatibility to adjacent uses**

The applicant believes that the medical marijuana dispensary use meets the requirements for conditional use under City of Lakewood Codified Ordinances Chapter 1161 and the requirements for medical marijuana facilities under City of Lakewood Codified Ordinance Chapter 1165 as proposed.

The proposed conditional use is an expansion of the existing conditional use for medical marijuana dispensary. The existing use was approved by the City of Lakewood circa April 2019. The business has operated in the neighborhood continuously since it opened. A City of Lakewood law department representative was present at the Lakewood Architectural Board of Review meeting on November 9, 2023. The law department representative stated that there was no record of complaint or charges related to the property on file.

**Parcel 1 Conditional Use Application: Impacts to adjacent properties**



*Traffic:* The proposed use, as shown on the site plan enclosed in this application, does not propose an increase in points of access to the adjacent public roadways. The increase in traffic associated with the expansion of the medical marijuana dispensary is discussed in the Technical Memorandum on Traffic Generation Rates included with this application.

*Parking:* The proposed use, as shown on the site plan enclosed in this application, exceeds the maximum parking allowed under the City of Lakewood Codified Ordinances Chapter 1143.05. The maximum permitted number of parking spaces is eleven (11) spaces. The proposed number of parking spaces is seventeen (17) spaces. The increase in parking required for the expanded use is discussed in the Parking Plan in this letter and in the Technical Memorandum on Traffic Generation Rates included with this application.

*Noise and Fumes:* No negative impacts to adjacent parcels due to noise and fumes are anticipated if this conditional use is approved.

*Lighting:* No negative impacts to adjacent parcels due to noise and fumes are anticipated if this conditional use is approved.

*Outdoor Storage:* No outdoor storage is proposed. No negative impacts to adjacent parcels due to noise and fumes are anticipated if this conditional use is approved.

**Parcel 1 Conditional Use Application: Site Plan**

A Site Plan and a Landscape Plan are included in this application. Please refer to the attachments.

**Parcel 1 Conditional Use Application: Historical Building Status**

No federal, state, or local registered historical buildings are present on the property.

**Parcel 1 Conditional Use Application: Additional Information**

A technical memorandum discussing the anticipated increase in business and justification for the exceedance of the maximum off-street parking requirement is included in this application.

**Parcel 1 Parking Plan**

The parking plan for the Rise medical marijuana dispensary proposes seventeen (17) off-street automobile parking spaces including two (2) restricted accessible parking spaces and five (5) bicycle parking spaces. All the proposed parking spaces are 90-degree spaces meeting the City of Lakewood standards for dimensions and curbs or wheel stops.

The City of Lakewood Codified Ordinances Chapter 1143.05 requires a minimum of one (1) and a maximum of two-and-a-half (2.5) parking spaces per one thousand gross square feet (GSF) for retail uses. The minimum and maximum require spaces for the proposed use are calculated as follows:

*Minimum Spaces:*

$4,250 \text{ GSF} \times 1 \text{ space}/1,000 \text{ GSF} = 4.25 \text{ spaces} = 5 \text{ spaces (rounded)}$

*Maximum Spaces:*

$4,250 \text{ GSF} \times 2.5 \text{ spaces}/1,000 \text{ GSF} = 10.625 \text{ spaces} = 11 \text{ spaces (rounded)}$

*Need for Off-Street Parking Exceeding the Maximum Permitted Spaces:*



This parking plan application includes a request for approval of off-street parking exceeding the maximum number of parking spaces permitted under City of Lakewood Codified Ordinances Chapter 1143.05 ("the code"). The applicant asks the Planning Commission to consider the following information when considering this request to exceed the maximum number of parking spaces for this conditional use.

The need for off-street parking exceeding the maximum spaces is due to the unique characteristics of the use. Parking for medical marijuana dispensary use is regulated as retail use under the code. The generic retail use category does not consider the number of employees, the duration of a medical marijuana dispensary transaction, or the volume of customer transactions including peak hour transactions. The available data suggests that this use requires at least the number of parking spaces shown on the proposed parking plan to meet the anticipated demand.

Dan Shaker, a representative of Green Thumb Industries, was present and testified at the Lakewood Planning Commission meeting on November 2, 2023. Testimony from Mr. Shaker included his opinion that the availability of parking is a factor in the medical marijuana patron's decision whether to visit a dispensary. Dan also testified that adequate parking is essential to the safe, sustainable operation of the Rise business.

A member of the public who represented himself as the owner of the adjacent commercial property was present and testified at the Lakewood Planning Commission meeting on November 2, 2023. This testimony from the owner of the adjacent business included a statement to the effect that he was concerned that patrons of the Rise business may park on his property if parking spaces are not available on the Rise dispensary property.

The applicant owns and operates more than 75 Rise dispensaries in 14 states according to <https://www.gtigrows.com/retail/rise>. Green Thumb Industries, Inc. submits the following information about the existing dispensary for consideration.

Lakewood Madison transaction volume:

Staff on duty: 10 average shift  
Parking Spaces: 17  
Average transaction time: 10 to 12 minutes  
Maximum transactions per hour: 49  
Median transactions per hour: 24  
Monthly transactions November 2022: 6,792

*Green Thumb Industries anticipates a 200% increase in sales if adult use of cannabis is legal.*

A statewide bill to enact Chapter 3780 of the Ohio Revised Code and commercialize, regulate, legalize, and tax the adult use of cannabis passed in the Ohio general election on November 7, 2023.

Green Thumb Industries, Inc. owns and operates Rise stores in states in which legal cannabis is currently sold. Green Thumb Industries, Inc. submits the following information about the existing dispensary for consideration.

Comparable Adult Use stores in other states:

Staff on duty: 10 to 20 depending on location and time of day.



Parking Spaces: minimum 30 to 40 spaces depending on location.  
 Maximum transactions per hour: 150  
 Median transactions per hour: 90  
 Monthly transactions November 2022: 36,239  
 November 2022 transactions in peak hour: 207  
 November 2022 median transactions per hour: 89

*Proposed Options for Exceeding the Maximum Spaces:*

City of Lakewood Codified Ordinances Chapter 1143.11 lists five (5) optional requirements which the Planning Commission may accept as an offset to the exception when considering a request to exceed the maximum number of parking spaces. This application for parking plan proposes to address the optional requirements as described in Table 1 below.

Optional Requirement Description	Proposed Considerations
§1143.11 (a) One space increase for each space located in a parking structure	None.
§1143.11 (b) Implementation of additional measures that control the flow of stormwater runoff on the project site pursuant to BMPs by: <ol style="list-style-type: none"> <li>(1) Providing and treating or controlling an additional volume above the computed Water Quality Volume (WQv) as determined by Chapter 1339.</li> <li>(2) Projects that disturb an area less than 8,000 square feet may use this exception.</li> </ol>	Tentatively Proposed. Engineering Calculations are required to verify the feasibility for additional measures to control the stormwater runoff on the project site.
§1143.11 (c) Installation of a streetscape improvement for public use, which streetscape improvement shall require approval by the Architectural Board of Review, including, but not limited to: <ol style="list-style-type: none"> <li>(1) A transit waiting environment along an existing bus route:               <ol style="list-style-type: none"> <li>A. The transit waiting environment shall take into consideration design guidelines for transit waiting environments produced by the local transit authority, and any other design guidelines or standards as recommended by the administration or City Council;</li> <li>B. The location of the transit waiting environment is to be determined by the Director or such other persons as the Director may designate.</li> </ol> </li> <li>(2) Public art installation;</li> <li>(3) Public pedestrian seating, street trees or decorative street lighting.</li> </ol>	Proposed. Two public pedestrian seating installations are proposed with this project including one seating installation on the parcel for which the maximum parking exception is requested.  The proposed public seating forms are artistic and may be viewed as public art. The proposed public seating is also adjacent to the transit stop in front of the project.  Street trees are also proposed. See the landscaping plan for additional details.
§1143.11 (d) Implementation of an innovative landscaping plan, considered to be over and above the landscaping typically required by the Architectural Board of Review, with consideration given to plant, flower, and tree type, size, design, location and irrigation as part of the landscape plan.	Proposed. See the landscaping plan for additional details.
§1143.11 (e) Evidence that the property or business owner will make its parking lot available for shared parking with neighboring businesses	None.

*Table 1: Proposed Options for Exceeding the Maximum Spaces*

Thank you for receiving and reviewing these applications for a conditional use and parking plan. We look forward to presenting the applications to the Planning Commission at the Planning Commission meeting for your approval on December 7, 2023.



Please feel welcome to contact me for additional information about this application at [jziegan@osborn-eng.com](mailto:jziegan@osborn-eng.com), or (216) 861-2020 x13005.

Sincerely,

**OSBORN ENGINEERING**

A handwritten signature in blue ink that reads "Jonathan A. Ziegan".

Jonathan A. Ziegan, PE  
Manager of Civil Engineering

Attachments: (5)

cc: file  
G. Trunley, [Glenn.Trunley@gtigrows.com](mailto:Glenn.Trunley@gtigrows.com)  
D. Shaker, [dshaker@gtigrows.com](mailto:dshaker@gtigrows.com)  
M. McCarten, [michelle.mccarten@gtigrows.com](mailto:michelle.mccarten@gtigrows.com)  
C. Dawson, [chris@chrisdawsonarchitect.com](mailto:chris@chrisdawsonarchitect.com)  
W. Enternline, [wes@chrisdawsonarchitect.com](mailto:wes@chrisdawsonarchitect.com)  
J. Schwartzberg, [jayme@deru-la.com](mailto:jayme@deru-la.com)

Land Bank parking



J20231022.000

November 22, 2023

Mr. Glenn Trunley  
Green Thumb Industries, Inc.  
325 W Huron St.  
No. 700  
Chicago, IL 60654

{sent electronically to [glenn.trunley@gtigrows.com](mailto:glenn.trunley@gtigrows.com)}

**Re: Technical Memorandum on Traffic Generation Rates for Rise Lakewood Madison**

Dear Glenn:

I am pleased to present the following technical memorandum which examines the traffic generation rates for the proposed expansion of the Rise medical marijuana dispensary at 11818 Madison Avenue, Lakewood, Ohio 44107.

**Summary:**

We understand that Green Thumb Industries, Inc. (GTI) plans to expand the Rise dispensary from its current 2,376 gross square feet (GSF) to 4,520 GSF. GTI also plans to convert the neighboring property into a public parking lot. We also understand that the store may in the future transition from medical marijuana use to adult use (AU).

We found that whether evaluated by estimated vehicle trips or estimated transactions, the project demonstrates a need for more parking spaces than are allowed under City of Lakewood Codified Ordinances Chapter 1143.05. We found that the seventeen proposed parking spaces shown on the project site plan are very likely to be needed to match the projected store growth. Additional parking may be necessary. The conversion of the adjacent parcel to a public parking lot may align with the need for additional parking.

**Qualified Estimate of the Parking Required to Match the Existing Store Parking Ratios<sup>1</sup>:**

Type of Use	Parking Spaces Required
Medical Marijuana Dispensary	27 - 54
Legal Adult Use	55*

\* No range is given because the ITE data and the City of Lakewood Codified Ordinances do not distinguish between medical and adult use.

<sup>1</sup> There was not enough information available to establish a statistically verified recommendation. This estimate is based on linear projections of the existing store data and estimates. More data is required to prepare a scientifically valid recommendation. Osborn Engineering makes no endorsement for the accuracy or applicability of these estimated parking space needs. GTI or any other party using this data for any purpose does so at their own risk.



### **Background:**

We understand that GTI plans to expand the Rise dispensary from its current 2,376 gross square feet (GSF) to 4,520 GSF. To evaluate the traffic generated by the expanded use, we have reviewed the existing store and parking, the zoning requirements for the City of Lakewood, and transaction data which you provided to us. The Rise business hours are from 9:00 a.m. to 8:00 p.m. Monday, Tuesday, Wednesday, Friday, and Saturday, and from 10:00 a.m. to 6:00 p.m. on Sunday. The dispensary is closed on Thursday.

We reviewed the available data and prepared extrapolated estimates for the transactions and vehicle trips created according to accepted trip estimation measures. We examined the existing and proposed parking plans versus the data which GTI provided, versus the City of Lakewood parking space limits, and versus the ITE (Institute of Transportation Engineers) traffic generation publications.

*The ITE data is not statistically reliable. We were not asked to gather data other than that which we were provided. Unfortunately, medical marijuana and adult cannabis use are newly legal uses so there is very little published and accepted engineering data available. We could not develop a scientifically valid parking space recommendation. Instead, we reported the findings and analysis based on the information which was available.*

We were unable to establish any correlation between transactions and vehicle trips or between transactions and parking spaces. Instead, we evaluated the data and estimates for the current store, a comparison adult-use store provided by GTI, and the proposed store separately on the bases of estimated trips and estimated transactions.

### **Existing Store Parking & Transactions:**

The existing store is 2,376 GSF. There are seventeen parking spaces on the existing site plan.

*The existing parking ratio is then 17 Spaces ÷ 2,376 GSF = 7.15 spaces/1,000 GSF.*

GTI provided the following information about the existing dispensary for consideration.

#### Lakewood Madison transaction volume:

Staff on duty: 10

Parking Spaces: 17

Average transaction time: 10 to 12 minutes.

Maximum transactions per hour: 49

Median transactions per hour: 24

Monthly transactions November 2022: 6,792

### **Proposed Store Parking & Transactions:**

The proposed store is 4,520 GSF. There are fourteen parking spaces on the existing site plan.

*The proposed parking ratio is then 14 Spaces ÷ 4,520 GSF = 3.10 spaces/1,000 GSF.*

GTI provided the following information about comparable adult use stores.

#### Comparable Adult Use stores in other states:



Staff on duty: 10 to 20 depending on location and time of day.  
Parking Spaces: minimum 30 to 40 spaces depending on location.  
Maximum transactions per hour: 150  
Median transactions per hour: 90  
Monthly transactions November 2022: 36,239  
November 2022 transactions in peak hour: 207  
November 2022 median transactions per hour: 89  
Floor area (GSF) was not reported.

### **Legal Adult Use Implications:**

A statewide bill to enact Chapter 3780 of the Ohio Revised Code and commercialize, regulate, legalize, and tax the adult use of cannabis passed in the Ohio general election on November 7, 2023. GTI owns and operates 75 Rise dispensaries in 14 states according to <https://www.gtigrows.com/retail/rise> including stores in states in which legal cannabis is currently sold. *GTI anticipates a 200% increase in sales if adult use of cannabis is legal.*

### **Lakewood Parking Ordinance:**

City of Lakewood Codified Ordinances Chapter 1143.05 does not list medical marijuana dispensary as a use in the parking requirements table. The City Planner recommended that the use should be interpreted as a retail use. For retail use, the ordinance requires a minimum of one (1) and a maximum of two-and-a-half (2.5) parking spaces per one thousand gross square feet (GSF) for retail uses. The minimum and maximum require spaces for the proposed use are calculated as follows:

#### *Minimum Spaces:*

$4,250 \text{ GSF} \times 1 \text{ space}/1,000 \text{ GSF} = 4.25 \text{ spaces} = 5 \text{ spaces (rounded)}$

#### *Maximum Spaces:*

$4,250 \text{ GSF} \times 2.5 \text{ spaces}/1,000 \text{ GSF} = 10.625 \text{ spaces} = 11 \text{ spaces (rounded)}$

### **ITE Traffic Generation Estimates:**

The following traffic estimates for the proposed Rise dispensary are based on rates published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. See the attached tables from [www.ite.org](http://www.ite.org).

A few notes on the ITE published rates:

- (1) The ITE data is based on between seven (7) and twelve (12) studies which is a very small sample size.
- (2) The ITE data has poor correlation with no fitted curve and no R-value reported.
- (3) The ITE data does not include whether the use is medical marijuana or adult use cannabis.
- (4) The ITE peak hour values are peak traffic hours based on peak traffic on the roadway, not on the peak hour transactions for the medical marijuana dispensary. The medical marijuana transactions peak hour may not be the same time as the traffic peak hour.



### **Proposed Store Trip Generation Calculations:**

#### *Average Daily Vehicle Trips*

Units = Vehicle Trip Ends Per 1,000 GSF

Proposed Building Floor Area = 4,520 GSF

Average Weekday Daily Trip Ends = 211.12, Minimum/Maximum = 48 to 791.22

Average Weekday Daily Trip Ends = 211.12 Trips/1000 GSF x 4,520 GSF = 954 trips per day

Minimum = 48 Trips/1000 GSF x 4,520 GSF = 217 trips per day

Maximum = 791.22 Trips/1000 GSF x 4,520 GSF = 3,576 trips per day

#### *Peak A.M. Hourly Daily Vehicle Trips*

Units = Vehicle Trip Ends Per 1,000 GSF

Proposed Building Floor Area = 4,520 GSF

Average Peak A.M. Hourly Trip Ends = 16.57, Minimum/Maximum = 6.15 to 63.51

Average Peak A.M. Hourly Trip Ends = 16.57 Trips/1000 GSF x 4,520 GSF = 75 trips per hour

Minimum = 6.15 Trips/1000 GSF x 4,520 GSF = 28 trips per hour

Maximum = 63.51 Trips/1000 GSF x 4,520 GSF = 285 trips per hour

#### *Peak P.M. Hourly Daily Vehicle Trips*

Units = Vehicle Trip Ends Per 1,000 GSF

Proposed Building Floor Area = 4,520 GSF

Average Peak P.M. Hourly Trip Ends = 24.57, Minimum/Maximum = 5.88 to 128.38

Average Peak P.M. Hourly Trip Ends = 24.57 Trips/1000 GSF x 4,520 GSF = 111 trips per hour

Minimum = 5.88 Trips/1000 GSF x 4,520 GSF = 27 trips per hour

Maximum = 128.38 Trips/1000 GSF x 4,520 GSF = 580 trips per hour

### **Existing Store Trip Generation Calculations:**

#### *Average Daily Vehicle Trips*

Units = Vehicle Trip Ends Per 1,000 GSF

Building Floor Area = 2,376 GSF

Average Weekday Daily Trip Ends = 211.12, Minimum/Maximum = 48 to 791.22

Average Weekday Daily Trip Ends = 211.12 Trips/1000 GSF x 2,376 GSF = 502 trips per day

Minimum = 48 Trips/1000 GSF x 2,376 GSF = 114 trips per day

Maximum = 791.22 Trips/1000 GSF x 2,376 GSF = 1,880 trips per day

#### *Peak A.M. Hourly Daily Vehicle Trips*

Units = Vehicle Trip Ends Per 1,000 GSF

Building Floor Area = 2,376 GSF

Average Peak A.M. Hourly Trip Ends = 16.57, Minimum/Maximum = 6.15 to 63.51

Average Peak A.M. Hourly Trip Ends = 16.57 Trips/1000 GSF x 2,376 GSF = 39 trips per hour

Minimum = 6.15 Trips/1000 GSF x 2,376 GSF = 15 trips per hour

Maximum = 63.51 Trips/1000 GSF x 2,376 GSF = 151 trips per hour

#### *Peak P.M. Hourly Daily Vehicle Trips*

Units = Vehicle Trip Ends Per 1,000 GSF

Building Floor Area = 2,376 GSF

Average Peak P.M. Hourly Trip Ends = 24.57, Minimum/Maximum = 5.88 to 128.38

Average Peak P.M. Hourly Trip Ends = 24.57 Trips/1000 GSF x 2,376 GSF = 58 trips per hour

Minimum = 5.88 Trips/1000 GSF x 2,376 GSF = 14 trips per hour

Maximum = 128.38 Trips/1000 GSF x 2,376 GSF = 305 trips per hour



**Existing Store Transactions per 1,000 GSF:**

	Gross Square Footage	GTI Provided Transactions	Transactions/1,000 GSF
Average Daily Volume:	2,376	261*	110
Peak Hour (all hours) Volume:		49	21
* Monthly Transactions ÷ 26 days based on 30 calendar days in November 2022, less the 4 Thursdays in the month when the store was closed.			
** Because the ITE estimated trip end median value data is uncorrelated, further statistical analysis is not statistically supported. The significance of the ratio of reported transactions to estimated trips is not defined.			

**Proposed Store Transactions per 1,000 GSF based on Existing Store Data:**

The following is a linear extrapolation of the existing store transaction data as a product of floor area. This relationship is suggested but not verified by the ITE trip generation data.

	Gross Square Footage	Transactions/1,000 GSF*	Transactions
Average Daily Volume:	4,520	110	497
Peak Hour (all hours) Volume:		21	95
* Based on Existing Store Transactions			

**Proposed Store Transactions per 1,000 GSF with Adult Use:**

GTI provided a growth factor of 2.0 for stores which transition from medical use to adult use. The following is based on the transaction data extrapolated from the existing store data

	Gross Square Footage	Transactions for Medical Use (extrapolated)	Medical Use to Adult Use Growth Factor	Transactions for Adult Use
Average Daily Volume:	4,520	497	2.0	994
Peak Hour (all hours) Volume:		95		190

**Comparison of Median ITE Trip Generation Estimates to Existing Store Data:**

There is no data available on actual trip ends at the store. To understand the relationship between median ITE estimated vehicular trip ends and store transaction data, we compared the estimated trip ends to the data provided by GTI.

	ITE Estimated Trip Ends (median)	GTI Provided Transactions	(Transactions ÷ Estimated Trips)**
Average Daily Volume:	502	261*	0.52
Peak Hour (all hours) Volume:	58	49	0.84



\* Monthly Transactions ÷ 26 days based on 30 calendar days in November 2022, less the 4 Thursdays when the store was closed.

\*\* Because the ITE estimated trip end median value data is uncorrelated, further statistical analysis is not statistically supported. The significance of the ratio of reported transactions to estimated trips is not defined.

**Comparison of Median ITE Trip Generation Estimates to Comparison AU Store Data:**

There is no data available on actual trip ends at the store. To understand the relationship between median ITE estimated vehicular trip ends and store transaction data, we compared the estimated trip ends to the data provided by GTI for the expanded store transactions, we used the equivalent adult use store information which you provided.

	ITE Estimated Trip Ends (median)	GTI Provided Transactions	(Transactions ÷ Estimated Trips)**
Average Daily Volume:	954	990*	1.04
Peak Hour (all hours) Volume:	111	150	1.35

\* Median Hour Transactions x Hours of Operation (11 hours per day)

\*\* Because the ITE estimated trip end median value data is uncorrelated, further statistical analysis is not statistically supported. The significance of the ratio of reported transactions to estimated trips is not defined.

**Comparison of Median ITE Trip Generation Estimates to Proposed Store Data:**

There is no data available on actual trip ends at the store. To understand the relationship between median ITE estimated vehicular trip ends and store transaction data, we compared the estimated trip ends to the data provided by GTI for the expanded store transactions. We extrapolated transaction count from the existing store data and applied the growth factor for transition from medical use to adult use which you proved provided.

	ITE Estimated Trip Ends (median)	Extrapolated Transactions	(Transactions ÷ Estimated Trips)**
Average Daily Volume:	954	994	1.05
Peak Hour (all hours) Volume:	111	190	1.71

\*\* Because the ITE estimated trip end median value data is uncorrelated, further statistical analysis is not statistically supported. The significance of the ratio of reported transactions to estimated trips is not defined.

**Parking Spaces Per Peak Hour Trip/Transaction:**

The following is a summary comparison of the number of parking spaces provided to the peak hour trips or transactions for each of the scenarios evaluated in this memorandum.

Scenario	Peak Hour Trips (or Transactions)	Parking Spaces	Peak Hour Trips/Transactions per Parking Space
Existing Store Estimated Trips	58	14	4.14
Existing Store Actual Transactions	49	14	3.50



Comparison AU Store Actual Transactions	150	20 to 40	3.75 to 7.5
Proposed Store Estimated Trips	111	17	6.53
Proposed Store Estimated Transactions Medical Use	95	17	5.59
Proposed Store Estimated Transactions (AU)	190	17	11.18

**Parking Spaces Required to meet the Existing Store Peak Hour Transactions Per Parking Space:**

The following is a summary comparison of the number of parking spaces provided to the peak hour trips or transactions for each of the scenarios evaluated in this memorandum.

Scenario	Peak Hour Transactions	Peak Hour Transactions per Parking Space	Parking Spaces
Existing Store Actual Transactions (Baseline)	49	3.50	14
Proposed Store Estimated Transactions (Medical Use)	95	3.50	28
Proposed Store Estimated Transactions (AU)	190	3.50	55

**Parking Spaces Required to meet the Existing Store Peak Hour Trips Per Parking Space:**

The following is a summary comparison of the number of parking spaces provided to the peak hour trips or transactions for each of the scenarios evaluated in this memorandum.

Scenario	Peak Hour Trips	Peak Hour Trips per Parking Space	Parking Spaces
Existing Store Actual Transactions (Baseline)	24.57	1.76	14
Proposed Store Estimated Transactions Medical Use	95	1.76	54

**Parking Spaces Required to meet the Existing Store GSF Per Parking Space:**

The following is a summary comparison of the number of parking spaces provided to the peak hour trips or transactions for each of the scenarios evaluated in this memorandum.

Scenario	GSF	Parking Spaces per 1,000 GSF	Parking Spaces
Existing Store Actual Transactions (Baseline)	2,376	5.89	14
Proposed Store Estimated Transactions Medical Use	4,520	5.89	27



**Analysis:**

There is no obvious correlation between ITE estimated trip ends and GTI transaction data. The ITE traffic generation counts have very poor statistical reliability. There is no fitted curve equation and no reported linear correlation factor, or R value.

ITE traffic generation counts each vehicle entrance and exit as an individual trip, so it could be said that the daily trip ends should approximately double transaction counts. The data for the existing store nearly reflects this relationship. The data for the comparison AU store and the projected data for the new store do not support this relationship. Poor statistical correlation, carpooling, regulatory differences regarding transactions, and other factors make this assumption unreliable.

The floor area for the comparison adult use store was not provided. The relationship between the ratio of parking spaces to floor area for the comparison store cannot be calculated. When we extrapolate the estimated transactions per 1,000 square feet from GTI provided data for the existing store, the extrapolated results for the new store are consistent with the comparison AU store data.

The existing store has more parking per square foot than the zoning code permits. The proposed store is expected to have more peak hour trips or transactions per parking space available than the existing store, which indicates the proposed store has equal or greater need for a variance from the maximum parking space requirement than the existing store. We recommend that the parking required for the new store should meet or exceed the parking provided at the comparison AU store.

Please feel welcome to contact me for additional information about this memorandum at [jziegan@osborn-eng.com](mailto:jziegan@osborn-eng.com), or (216) 861-2020 x13005.

Sincerely,

**OSBORN ENGINEERING**

A handwritten signature in blue ink, appearing to read "Jonathan A. Ziegan".

Jonathan A. Ziegan, PE  
Manager of Civil Engineering

Attachments: (5)

cc: file

# Marijuana Dispensary (882)

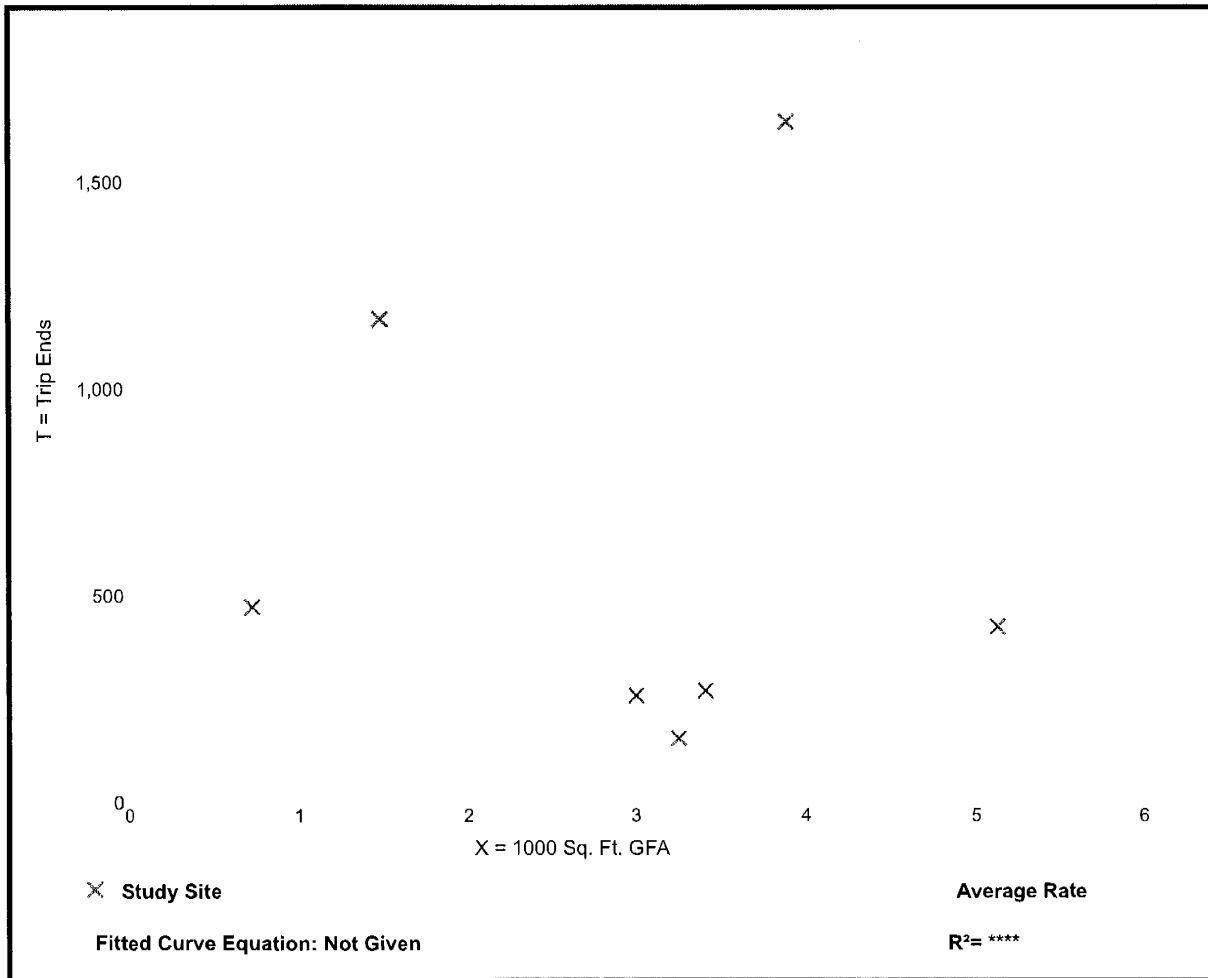
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 7  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
211.12	48.00 - 791.22	246.90

## Data Plot and Equation



# Marijuana Dispensary (882)

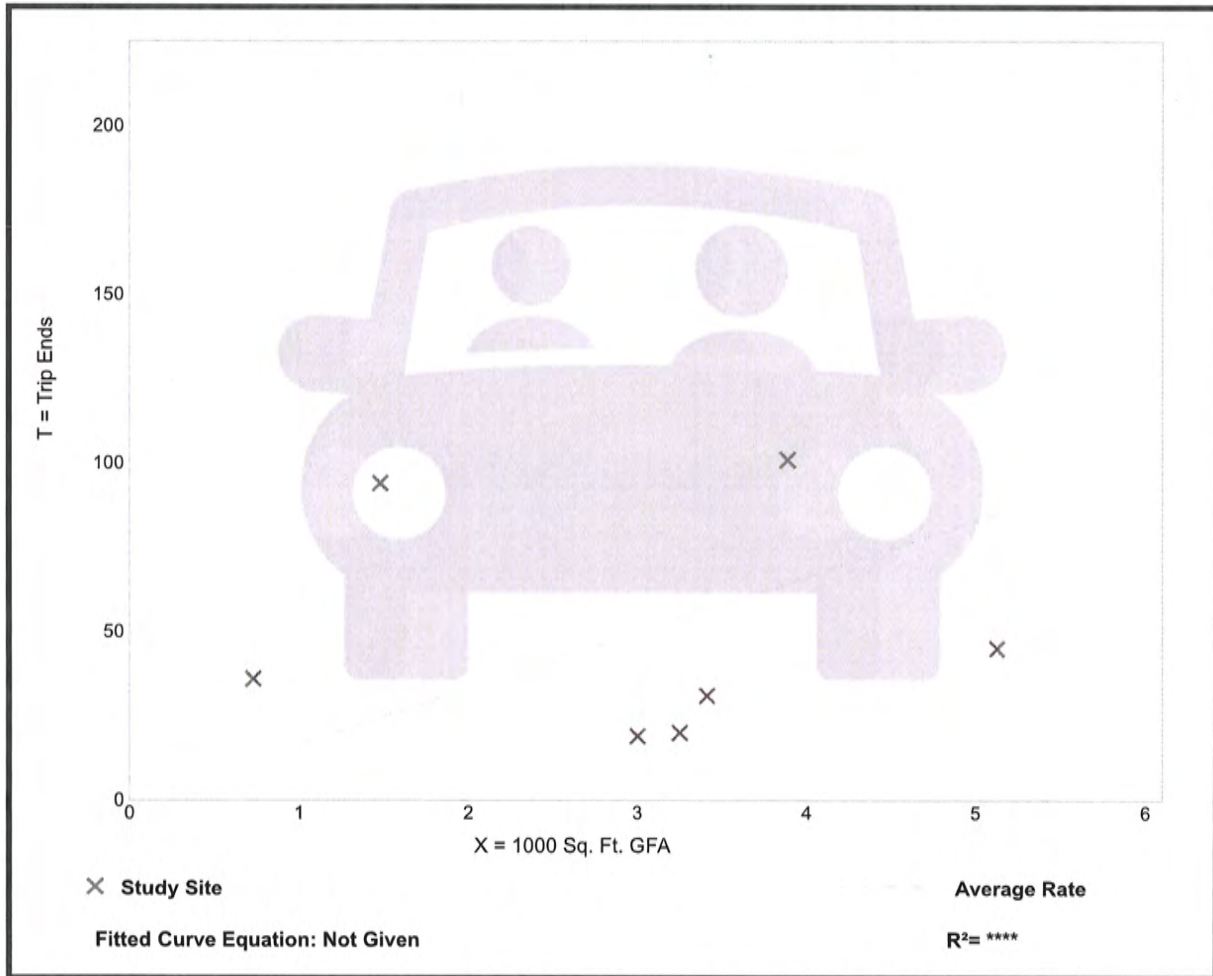
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 7  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 54% entering, 46% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.57	6.15 - 63.51	17.63

## Data Plot and Equation



# Marijuana Dispensary (882)

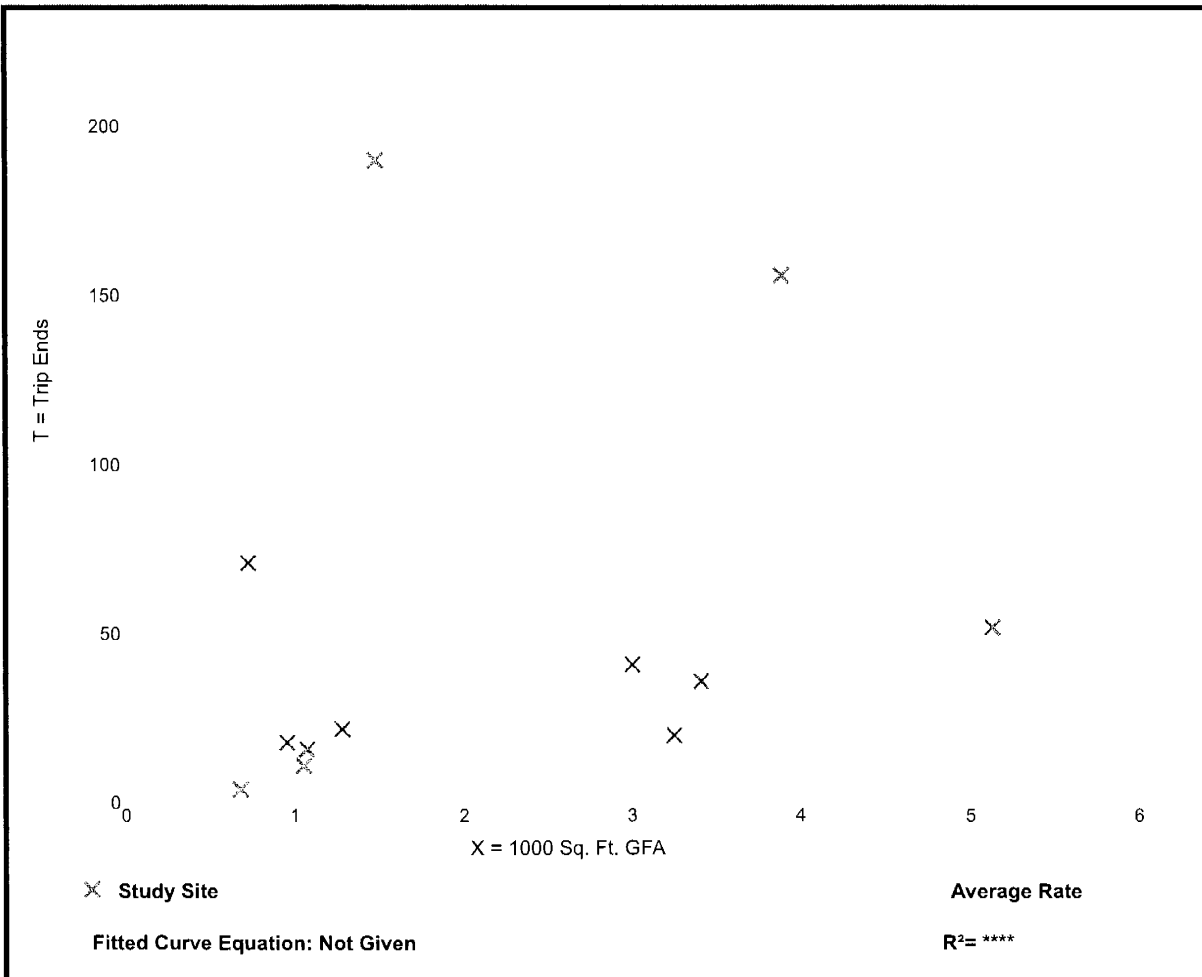
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 PM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
 Number of Studies: 12  
 Avg. 1000 Sq. Ft. GFA: 2  
 Directional Distribution: 49% entering, 51% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
24.57	5.88 - 128.38	32.18

## Data Plot and Equation



## Johanna Schwarz

---

**From:** paul clockelectric.com <paul@clockelectric.com>  
**Sent:** Wednesday, December 6, 2023 3:51 PM  
**To:** Planning Dept  
**Subject:** Public Notice

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

Re: Docket No. 12.26.23  
11818 Madison Ave.  
RISE LAKEWOOD

Project Location: 11818 Madison Ave., RISE LAKEWOOD

I am a neighboring property/occupant, I will not be able to attend the public notice meeting on Thursday December 7, 2023, due to prior commitments.

I or a representative have attended the last 2 meetings. However, our stance remains as has been noted in a previous email and comments made me during the last meeting.

Clock Electric Inc. will not oppose the expansion if it meets all the city's requirements and that our request of having a fence installed where the Hertz building is located and slated to be torn down for their expansion and which is slated to be made into a parking lot.

Our request which has been documented at other meetings, is to have a fence the full length of the newly proposed parking lot and have it turn and go around the back of our smaller outbuilding is and have it attached to our existing larger building, our old chain link fence would have to be taken down by the new fence installers, this is also where their new possible entrance and employee parking is proposed. and the new fence would be all the same, consistent, and esthetically pleasing approve by the city, a clean new look from one end to the other, which also will be a visual from Maddison Ave.,

This is to give our employees and customers security, also to have a separation of the parking areas and to leave our limited spaces open for our needs and not be assessable to the walking cut thru traffic again for safety reasons and to possibly stop the vandalism, garbage, and urinating behind our dumpster which sits right there, we had issues with after they opened, we put a small fence chain link fence with a gate up and lighting from the proposed building to be torn down and our larger existing building. With the building torn down this would leave Clock Electric totally exposed to all traffic from Maddison Ave. without any type of barrier or security.

I feel this is a small ask on Clock Electric's part for their expansion project.

Thank you for your consideration and understanding on this matter and for taking our concerns to the meeting.



Paul Zietz, CEO  
1624 Coutant Ave.  
Lakewood Ohio 44107  
P: 216-221-1400

## Johanna Schwarz

---

**From:** Kayla Daniel <kayladaniel@me.com>  
**Sent:** Monday, December 4, 2023 11:08 AM  
**To:** Planning Dept  
**Cc:** Alexa Faye  
**Subject:** Linda Moselle LLC

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

Hi,

I've been a Lakewood resident for years, and I also currently manage Alexa's finances. I believe this piercing studio would not only be a great addition to the community but also a very much needed service.

Thank you,  
Kayla

## Johanna Schwarz

---

**From:** Meghan Rowley <m.a.rowley@icloud.com>  
**Sent:** Wednesday, December 6, 2023 9:27 PM  
**To:** Planning Dept  
**Subject:** DOCKET 12-28-23

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

To Whom This May Concern —

I am writing on behalf of Hixson's, a longstanding business in Lakewood, Ohio. I am a co-owner to the business and I would like to address how bringing new businesses to this community is a staple to what Lakewood is all about.

William Hixson, who passed away last December at the age of 93 would stand in front of this committee if he were here today thanking people for letting his dream become a reality. He once had a dream (just as Alexa does) to bring his business to this community and he succeeded; his business still stands today celebrating our 70th Christmas season!

The business in discussion on this docket is trying to open and bring a new, elevated experience for all things piercing, microblading, jewelry, and so much more! What an incredible opportunity for us as a community to offer something so unique that would bring more people and revenue to this great place!

Lakewood is ALIVE with young, vibrant, entrepreneurial minds who have a dream to own a special business in OUR community — just as William Hixson did, all those years ago. We at Hixson's who represent a local business and family company fully support Alexa and her journey with her business and we hope that you do as well!

Happy Holidays! Please reach out with any further questions.

Kindly,  
Meghan  
Co-Owner, Hixson's Inc.

## Johanna Schwarz

---

**From:** Alexis Boatfield <alexisjboatfield@gmail.com>  
**Sent:** Thursday, December 7, 2023 9:38 AM  
**To:** Planning Dept  
**Subject:** Linda Moselle introducing ear piercing services

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

Alexis Boatfield  
2152 Chesterland Ave  
Lakewood, OH 44107  
[alexisjboatfield@gmail.com](mailto:alexisjboatfield@gmail.com)  
772-812-8856  
12/4/2023

To Whom it may concern,

I hope this letter finds you well. I am writing to express my enthusiastic support for the prospect of Linda Moselle introducing ear piercing services to the vibrant city of Lakewood.

Linda Moselle is renowned for its commitment to quality, professionalism, and customer satisfaction. By extending their services to include ear piercings, they would not only meet the growing demand for such services in our community but also contribute significantly to our city's beauty and wellness industry.

The addition of ear piercing services at Linda Moselle will undoubtedly attract more patrons, enhance the city's appeal as a beauty destination, and contribute to the economic growth of Lakewood. Furthermore, it aligns perfectly with the diverse preferences and needs of our residents.

In addition to providing a safe and hygienic environment for piercings, Alexa Chartrant will also bring a new level of expertise and customer care that will surely be appreciated by residents and visitors alike.

I wholeheartedly endorse the inclusion of ear piercing services at Linda Moselle and believe it will be a positive addition to our city. Thank you for considering this exciting opportunity that will undoubtedly benefit Lakewood in numerous ways.

Sincerely,

Alexis Boatfield

## Johanna Schwarz

---

**From:** Planning Dept  
**Sent:** Friday, December 8, 2023 9:16 AM  
**To:** David Baas  
**Subject:** FW: New Piercing Studio in Lakewood

Received after work hours; unable to provide for Commissioner members and staff.

*Johanna Schwarz*

Administrative Assistant II

City of Lakewood  
Department of Planning and Development  
12650 Detroit Avenue  
Lakewood, Ohio 44107

(216)529-6630 main  
(216)529-6631 office

[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

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



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**From:** Taylor Dominick <taylorpdominick@gmail.com>  
**Sent:** Thursday, December 7, 2023 5:00 PM  
**To:** Planning Dept <Planning@lakewoodoh.net>  
**Subject:** New Piercing Studio in Lakewood

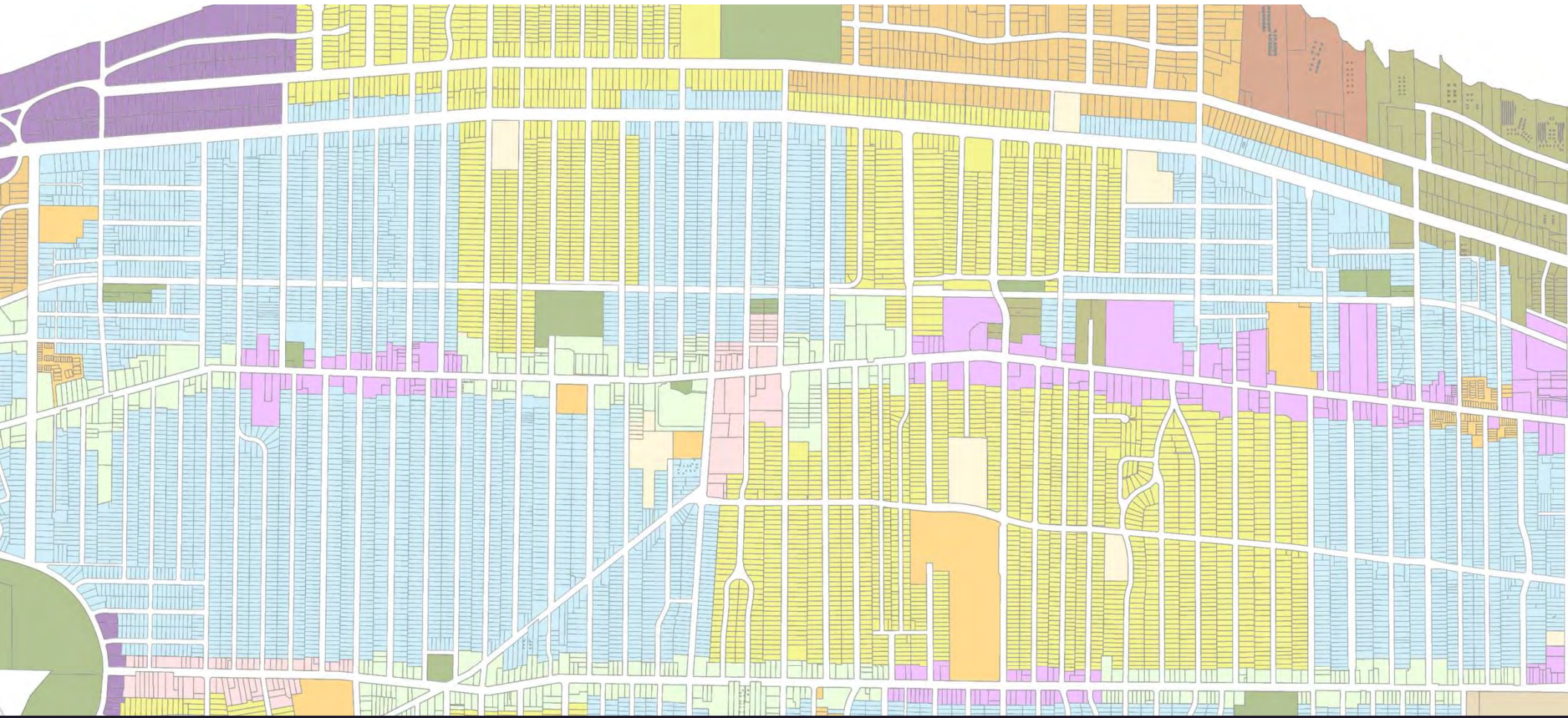
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

My name is Taylor and I work for Alexa Chartrant at her studio in Westlake, Ohio. We currently provide permanent makeup & other various beauty services to our clients. Alexa has been an amazing mentor to me during my journey with permanent makeup. She has expressed to me how amazing and rewarding it would be for her to expand her business and provide even more services to her clients. I think her new piercing studio would bring an amazing amount of clients in from not only Lakewood itself, but from cities all over. Me being a Lakewood resident myself, I believe this new space would really add to Lakewood's inclusivity, diversity, and overall welcoming nature. Piercings can really be a form of self-expression and art to a lot of people. I

know her studio would use the safest methods and highest quality jewelry with the highest qualified employees. I really hope she gets the chance to fulfill this dream and goal of hers! Thank you for taking the time today to read my letter.

Sincerely,  
Taylor Dominick



# Planning Commission

December 2023



## **Planning Commission** **December 2023 Agenda**

1. Roll call
2. Adoption of minutes – November 2023 meeting
3. Opening Remarks
4. 12-26-23: 11818 Madison – RISE (Conditional Use)  
12-27-23: 11818 Madison – RISE (Parking Plan)
5. 12-28-23: 13345 Madison – Linda Moselle LCC (Conditional Use/Variance)
6. Adjourn



11818 Madison Ave

**Docket 12-26-23 - 11818 Madison**  
**RISE/Conditional Use**



## **Request (12-26-23)**

The review and approval of a **conditional use permit** pursuant to:

- Chapter 1165 – Medical Marijuana Dispensaries.

Property is in a C3, Commercial – General District.

11818 Madison Ave

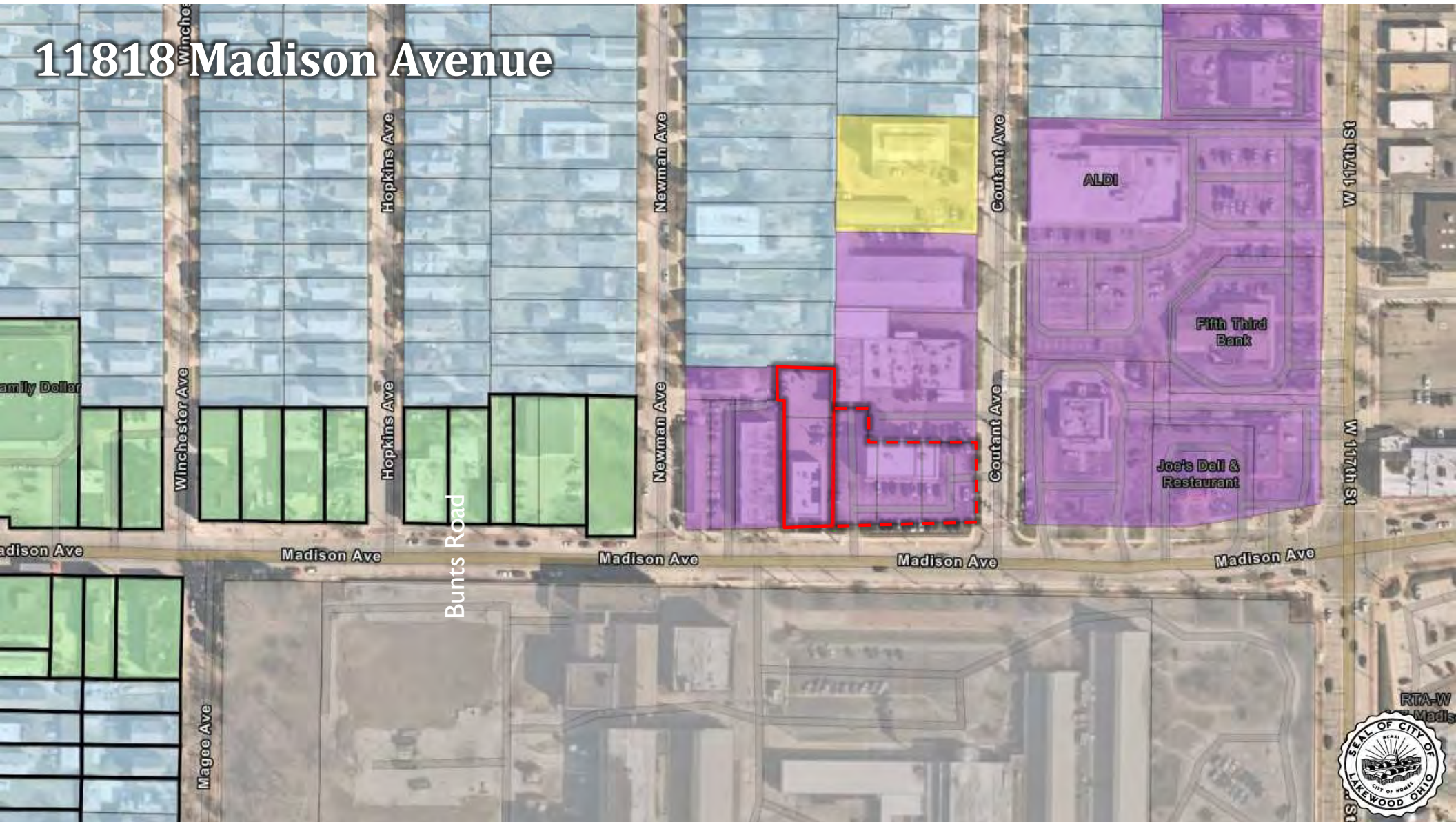


## Recommendation (PC - Nov23)

Motion to receive and file. City Staff has provided these initial comments to the Applicant:

1. Parking must be removed from the City public right-of-way along Madison.
2. The building expansion requires a Conditional Use Permit for Medical Marijuana Dispensaries.
3. A lot consolidation will be required for the building addition. This lot consolidation needs to include the non-conforming employee parking property that does not have frontage.
4. The Applicant needs to provide a justification for the increased parking above the maximum limits of the Zoning Code.
5. If the justification is substantiated, either in whole or in part, there must be an offset for the exceedance as required by Section 1143.11.
6. The edges of the parking area abutting public streets must be enhanced with landscaping, decorative fencing, and other appropriate measures (see examples in Lakewood).
7. Pending resolution of the above items, consideration should be given to setting aside a future building site at the corner of Madison and Coutant Avenues.

# 11818 Madison Avenue



Winchester Ave

Winchester Ave

Madison Ave

Magee Ave

Hopkins Ave

Hopkins Ave

Madison Ave

Bunts Road

Newman Ave

Newman Ave

Madison Ave

Coutant Ave

Coutant Ave

Madison Ave

W 117th St

ts up211-M

Madison Ave

ALDI

Fifth Third Bank

Joe's Deli & Restaurant



# 11818 Madison Avenue



Newman Ave

Newman Ave

Bunts Road

Madison Avenue

Coutant Ave

Coutant Ave

Madison AV & Newman AV

Madison AV & Newman AV

Madison Ave



20 ft

023  
p. HERE

# 11818 Madison Avenue

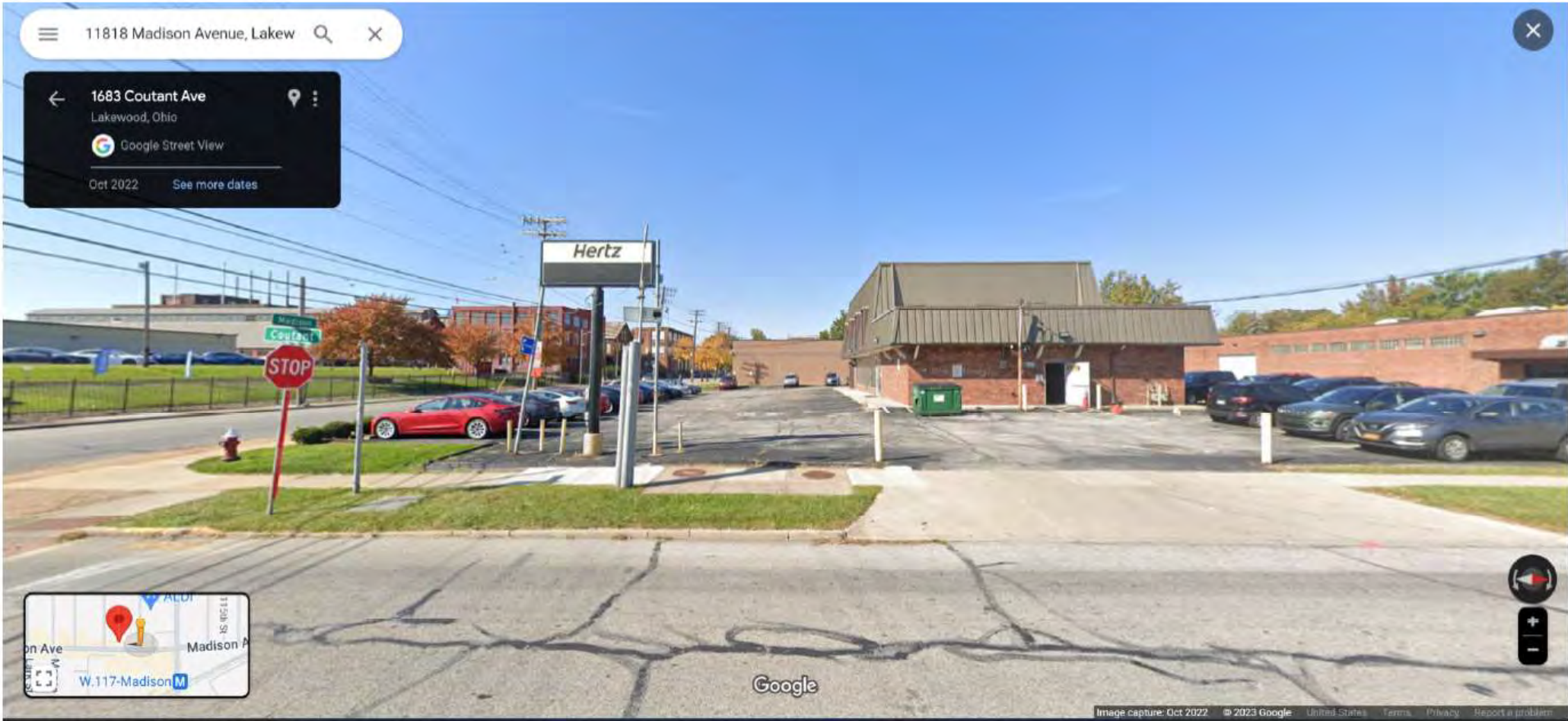


11818 Madison Avenue





View of 11810 Madison from Coutant Ave (#1)



View of 11810 Madison from Coutant Ave (#2)



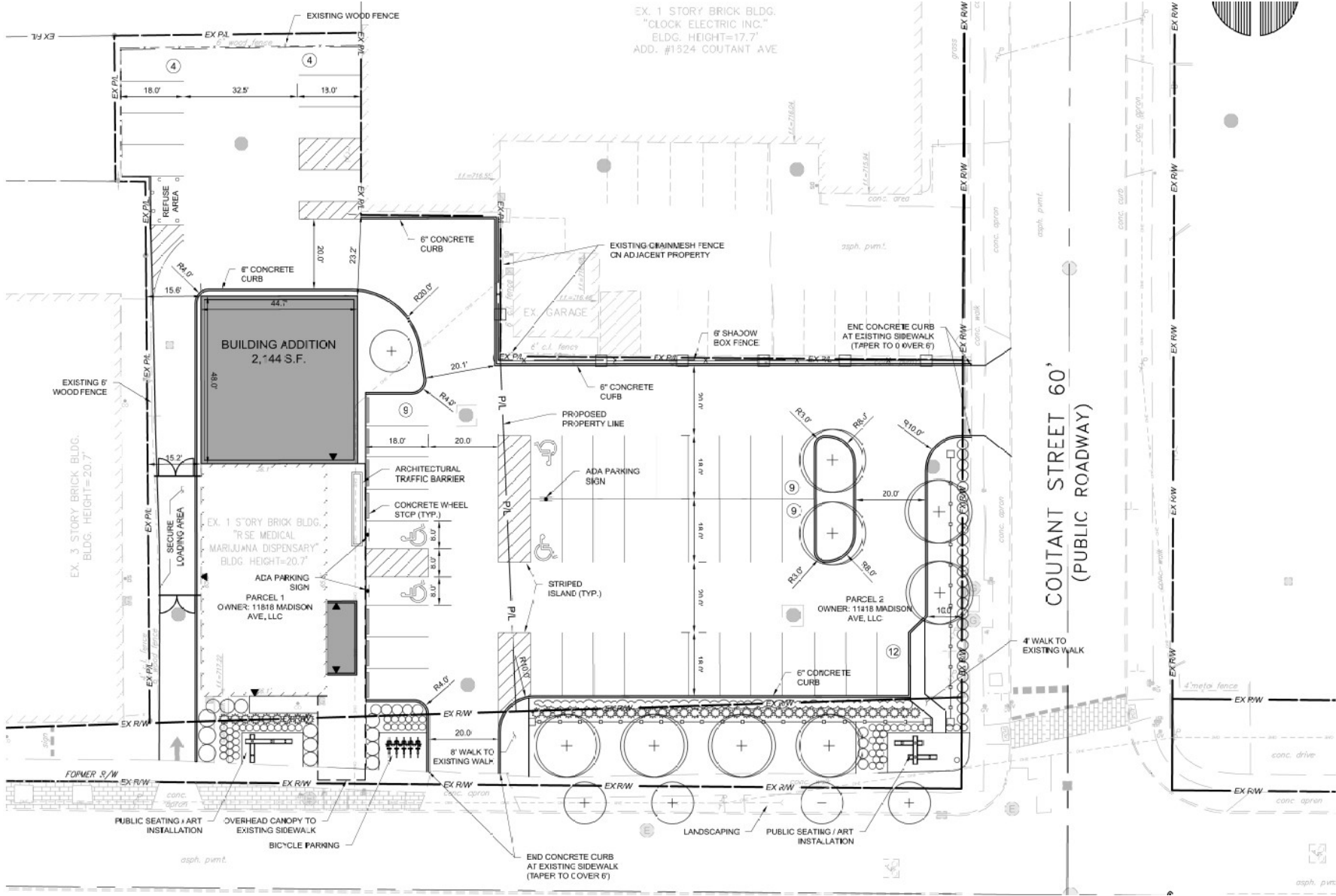
View of 11810 & 11818 Madison from intersection of Madison Ave and Coutant Ave



View of 11810 Madison from Madison Ave



View of 11818 Madison from Madison Ave



EX. 1 STORY BRICK BLDG.  
 "CLOCK ELECTRIC INC."  
 BLDG. HEIGHT=17.7'  
 ADD. #1524 COUTANT AVE

COUTANT STREET 60'  
 (PUBLIC ROADWAY)

**BUILDING ADDITION**  
 2,144 S.F.

EX. 1 STORY BRICK BLDG.  
 "RSE MEDICAL MARIJUANA DISPENSARY"  
 BLDG. HEIGHT=20.7'

PARCEL 2  
 OWNER: 11818 MADISON  
 AVE, LLC

PARCEL 1  
 OWNER: 11818 MADISON  
 AVE, LLC

END CONCRETE CURB  
 AT EXISTING SIDEWALK  
 (TAPER TO COVER 6')

4' WALK TO  
 EXISTING WALK

PUBLIC SEATING / ART  
 INSTALLATION

PUBLIC SEATING / ART  
 INSTALLATION

BICYCLE PARKING

LANDSCAPING

asph. pvmnt.

asph. pvmnt.

# RISE LAKEWOOD - MADISON DISPENSARY RENOVATION

11818 MADISON AVE., LAKEWOOD, OHIO 44107

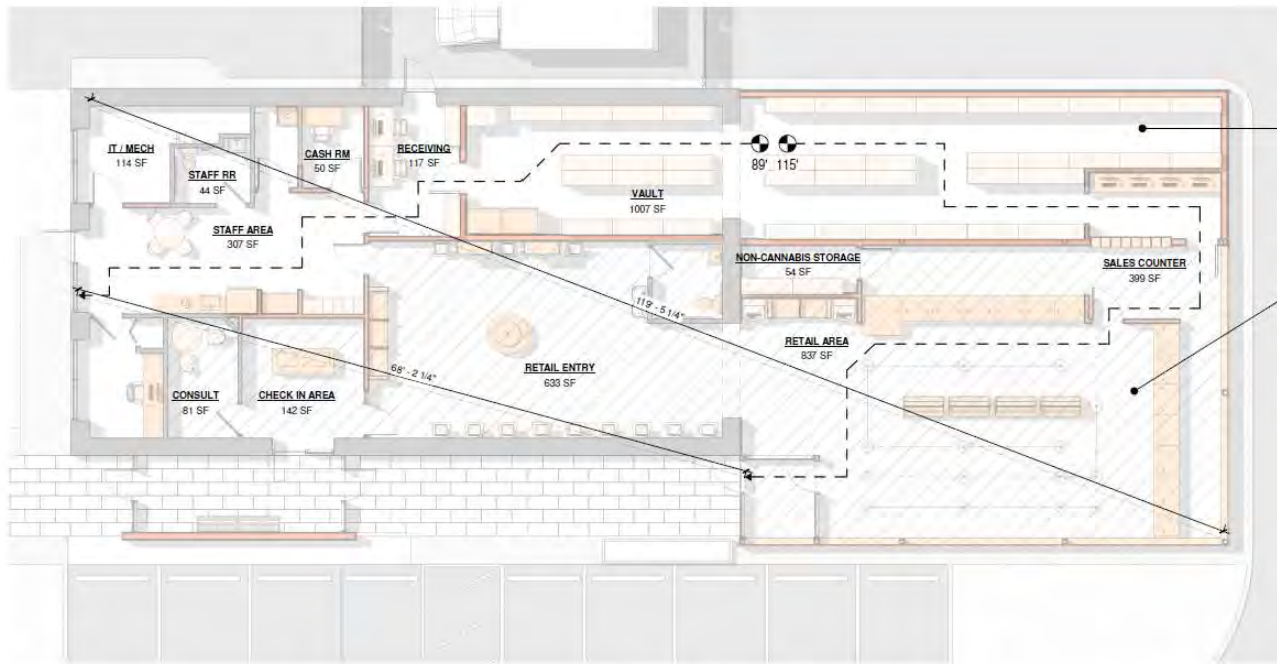


### DRAWING INDEX - CONCEPT SET

CS	COVER SHEET
LS-1	CODE ANALYSIS PLAN
A-1	LOCATION MAP
A-2	EXISTING PHOTOS
A-3	EXISTING FLOOR PLAN
A-4a	PROPOSED SITE PLAN
A-4b	ALTERNATE SITE PLAN
A-5	PROPOSED FLOOR PLAN
A-6	EXTERIOR RENDERING
A-7	EXTERIOR RENDERING
A-8	EXTERIOR RENDERING
A-9	PARTIAL AXON
A-10	OVERALL AXON

### PROJECT DESCRIPTION

CDA has been engaged to expand the existing Rise dispensary located at 11818 Madison Avenue. The expansion will consist of two volumes added to the rear of the building expanding both the sales floor and the back of house space. The final building square footage will be approximately 4,551 square feet. The front of house volume is proposed to be clad in polycarbonate which allows extensive daylighting into the space while fully obscuring views into the sales floor from the exterior. The interior of the existing space will be fully renovated with minor upgrades to the exterior of the existing building.



**STORAGE, STOCK & SHIPPING**  
 1,780 S.F. @ 300 GROSS OCCUPANTS  
 - 6 OCCUPANTS (TABLE 1004.5)

**MERCANTILE**  
 2,300 S.F. @ 60 GROSS OCCUPANTS  
 - 38 OCCUPANTS (TABLE 1004.5)  
 DESIGN OCCUPANT LOAD - 49 OCCUPANTS

**CODE SUMMARY NOTES - 2018 IBC**

PROJECT TYPE:	RENOVATION / ADDITION TENANT FIT-OUT (LEVEL 3 ALTERATION)
LOCATION:	LAKEWOOD, OH
OCCUPANCIES:	<b>MERCANTILE (M)</b>
MAX. OCCUPANT LOAD:	44
CONSTRUCTION:	TYPE VB CONSTRUCTION (UNPROTECTED WOOD FRAME)
EXISTING FIRE RESISTANCE:	<b>NON-SPRINKLERED</b>
MAX. TRAVEL DISTANCE:	200'-0" AS PER TABLE 1017.2
TOTAL SF--	GROUND FLOOR: 4,160 SF (INTERIOR GROSS S.F.) (MAX. 9,000 SF @ TABLE 506.2)
NUMBER OF STORIES:	1 STORY (MAX. 1 STORY - TABLE 504.4)
HEIGHT--	+/- 29' 7" (MAX. 40' 0" - TABLE 504.3)

**OHIO CODES IN FORCE**

OHIO BUILDING CODE 2017  
 OHIO FIRE CODE 2017  
 OHIO PLUMBING CODE 2017  
 OHIO MECHANICAL CODE 2017  
 OHIO FUEL GAS CODE 2015  
 OHIO ENERGY CODE 2017  
 OHIO ACCESSIBILITY CODE 2009  
 ADA STANDARDS 2010  
 OHIO ELECTRICAL CODE 2017  
 LIFE SAFETY CODE OF CMS  
 OHIO FIRE ALARM CODE 2016

**PLUMBING**

**PLUMBING PER IBC TABLE 2902.1**

1 WATER CLOSET PER 500 OCC.	1 REQ'D / 2 PROVIDED
1 LAVATORY PER 750 OCC.	1 REQ'D / 2 PROVIDED
1 WATER FOUNTAIN PER 1000 OCC.	1 REQ'D / 1 PROVIDED
1 JANITOR CLOSET	1 REQ'D / 1 PROVIDED



11818 MADISON AVE  
LAKEWOOD, OH

**CDA**  
CHRIS  
DAWSON  
ARCHITECT

RISE LAKEWOOD - MADISON DISPENSARY RENOVATION

EXISTING

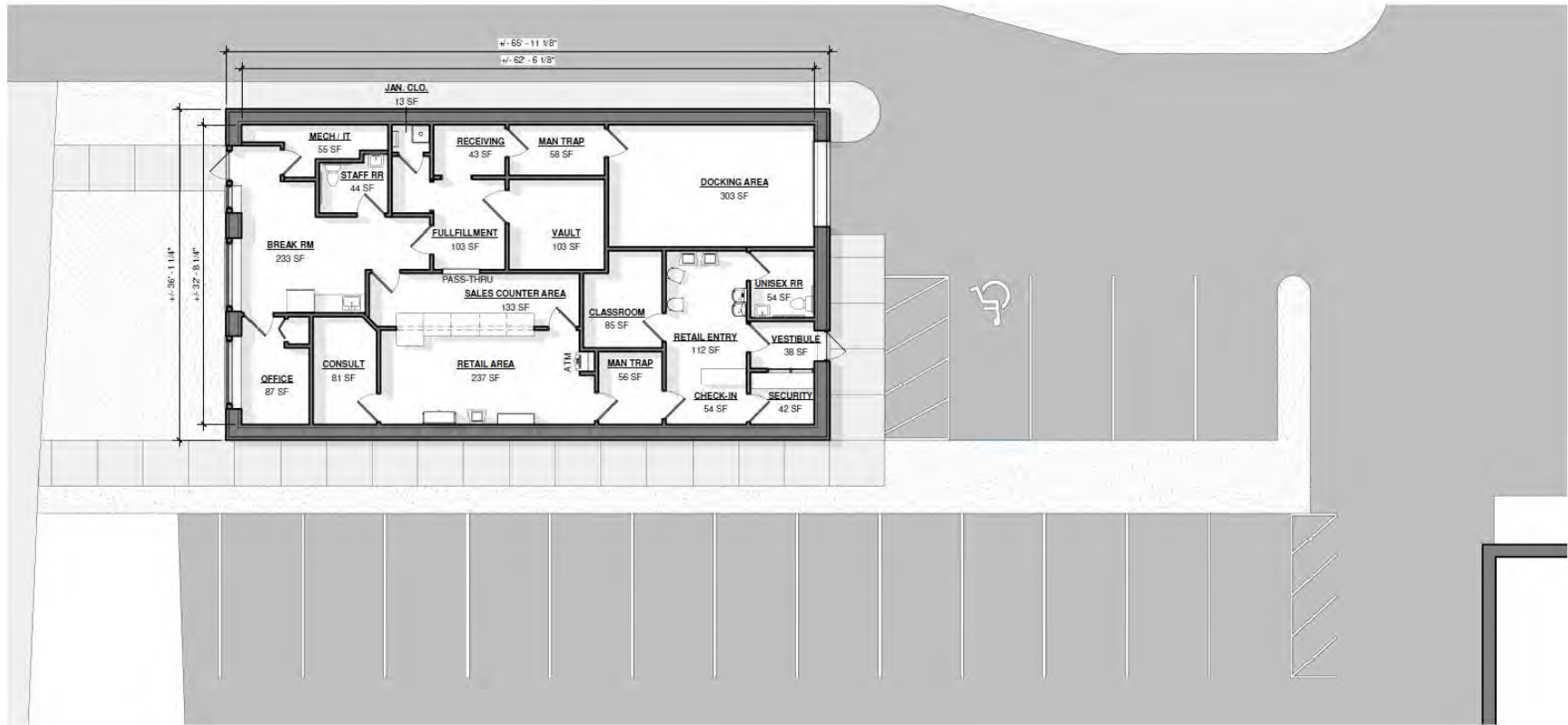


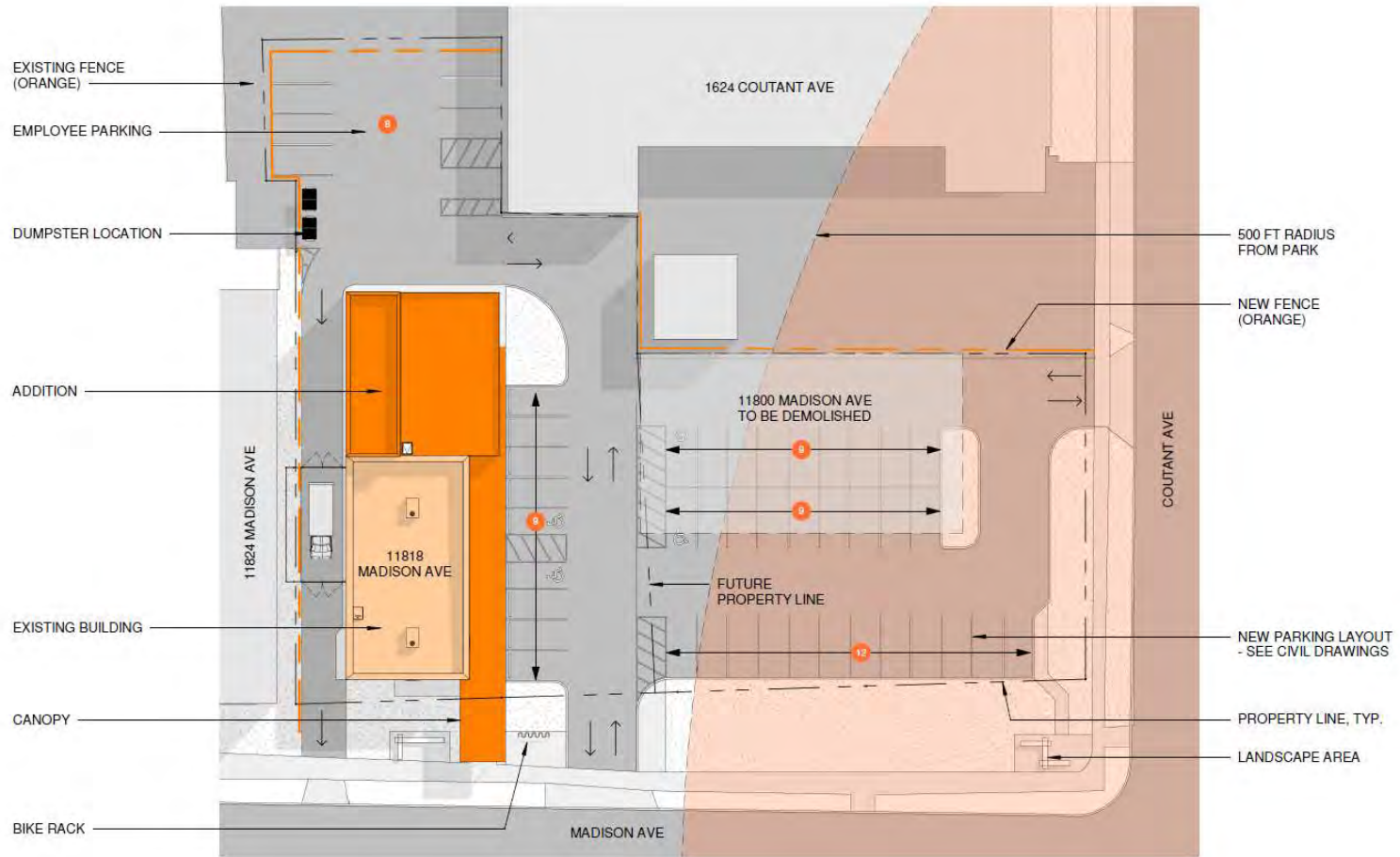
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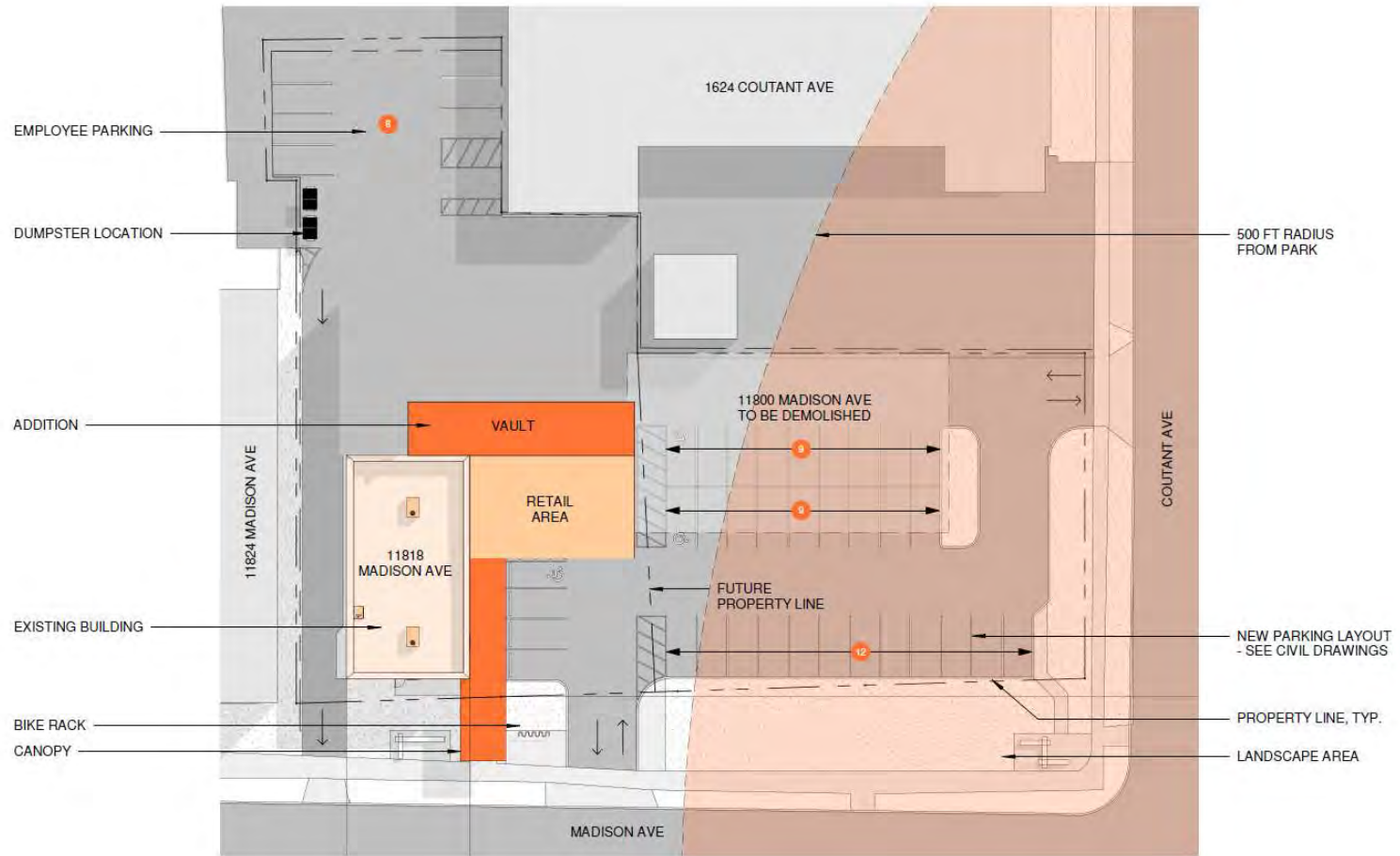
LOCATION MAP  
11/22/2023 NFC

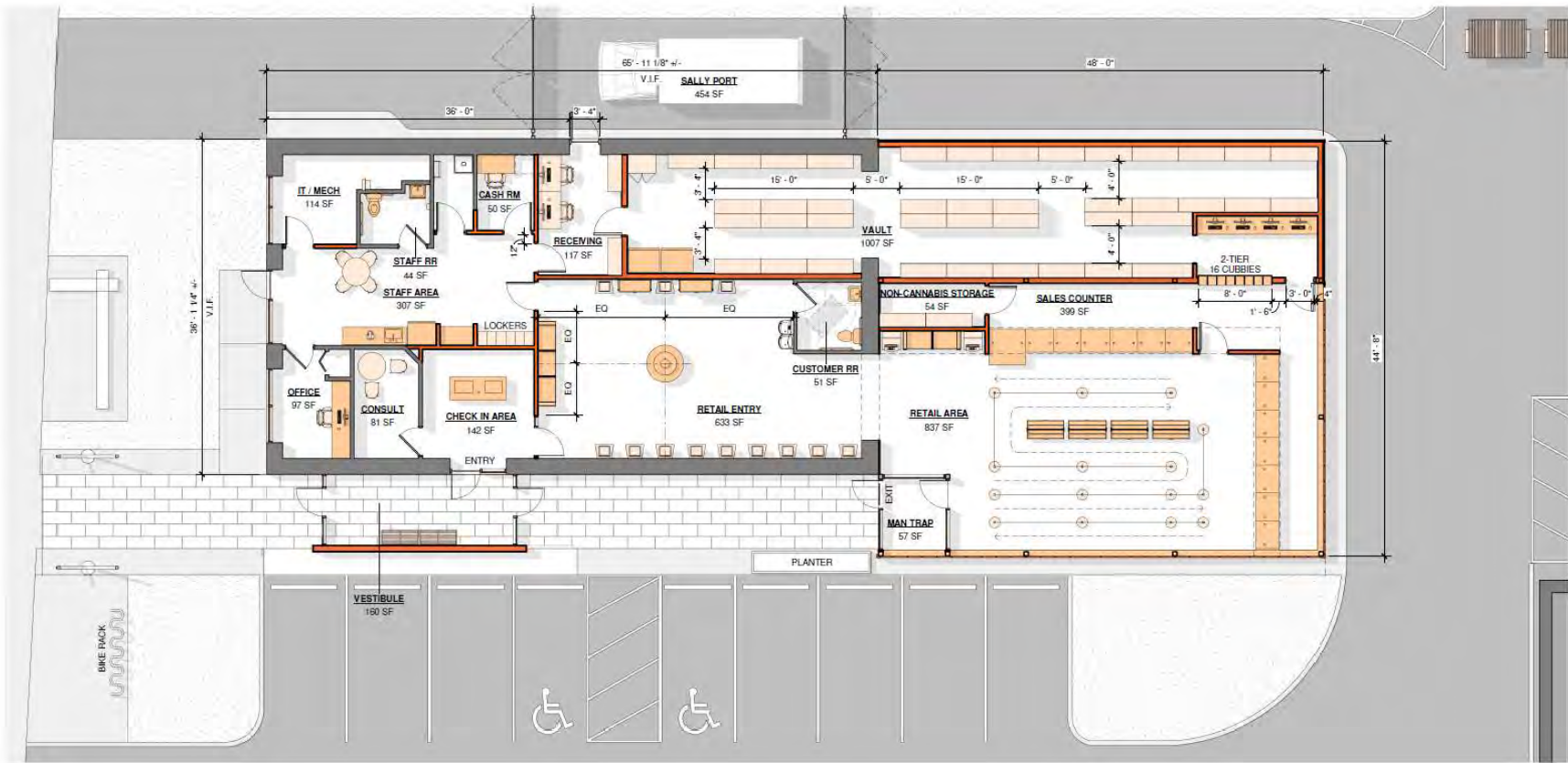
A-1







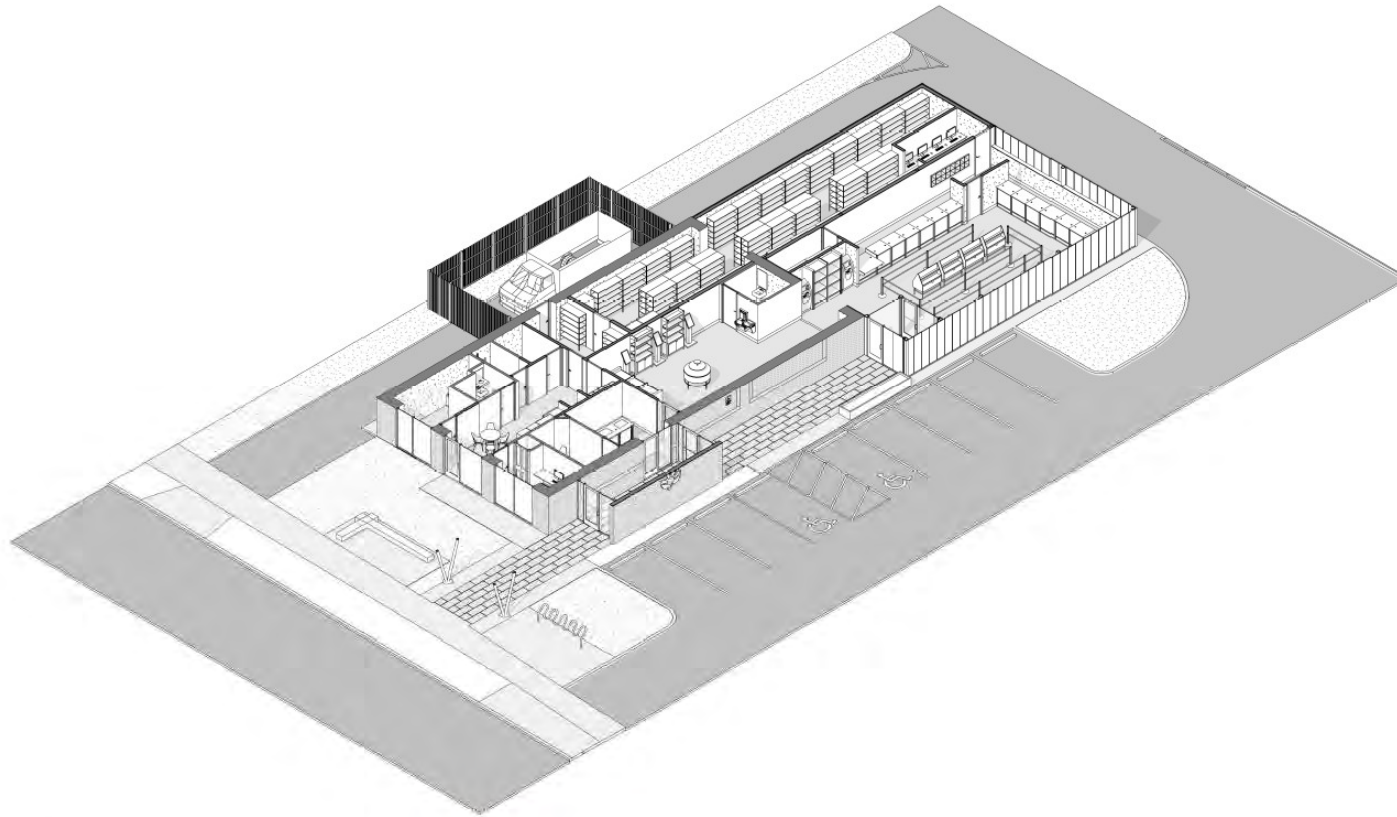


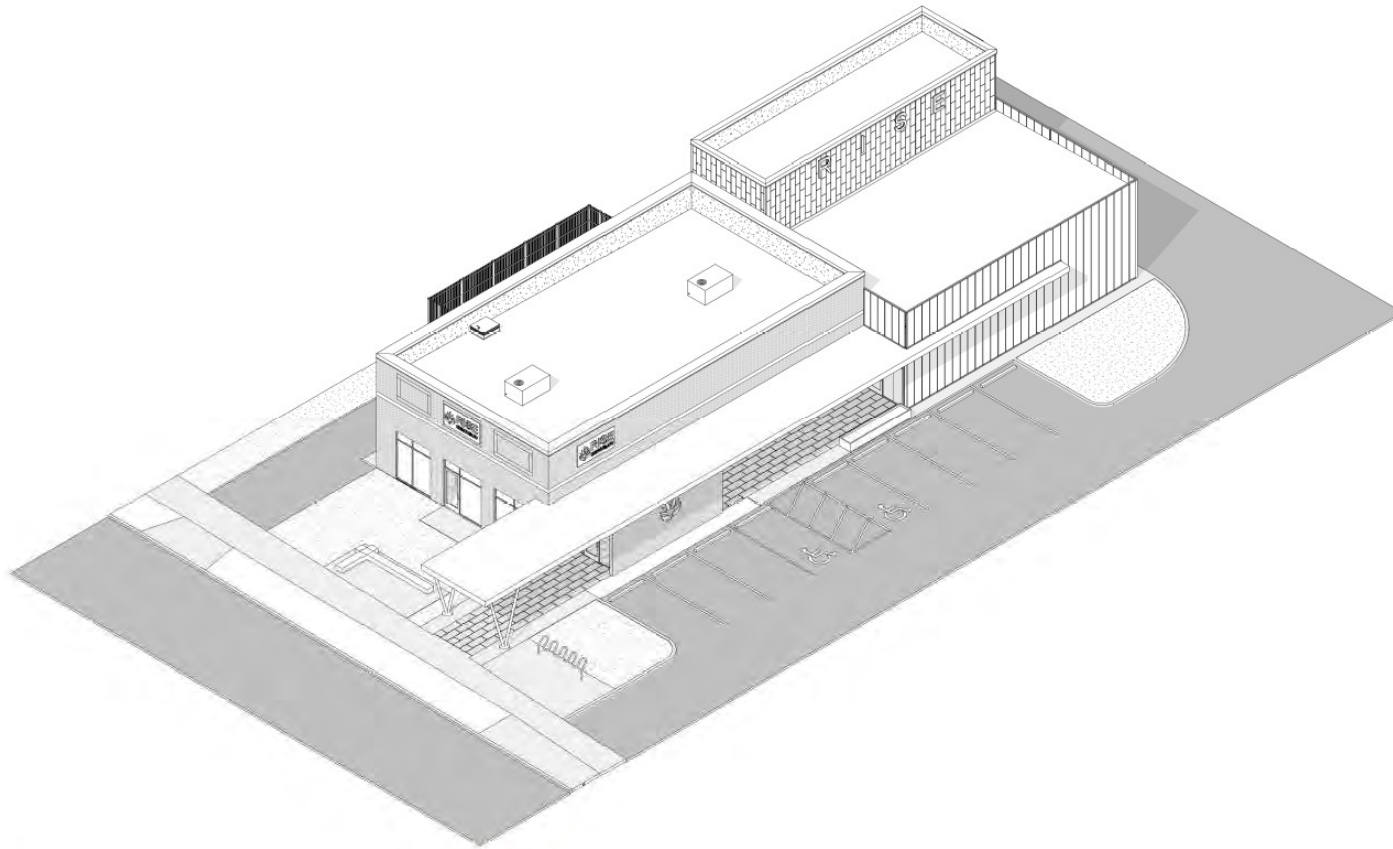


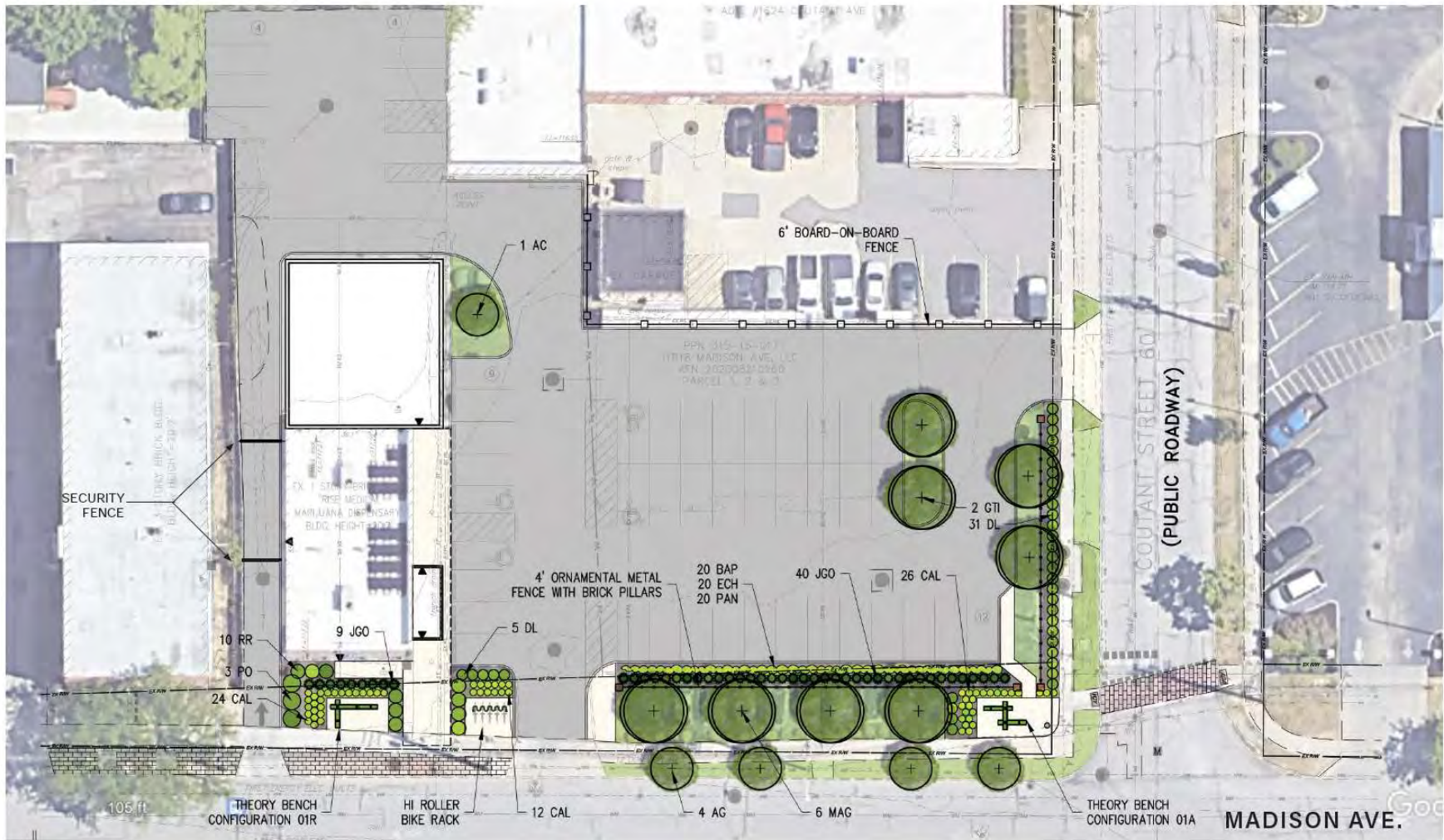














Theory bench from Landscape Forms- in green



Hi Roller bike rack from DERO



Ornamental fence with brick pillars- 4 ft.



Board on board fence- 6 ft.



Security fence- 6 ft. in dark bronze



AC- Multi-stem Serviceberry



AG- Single-stem Serviceberry



MAG- Saucer Magnolia



GTI- Honeylocust



DL- Bush Honeysuckle



JGO- Grey Owl Juniper



RR- White Rugosa Rose



PO- Tiny Wine Ninebark



BAP- False Indigo



ECH- Purple Coneflower



PAN- Northwind Switchgrass



CAL- Karl Foerster Reed Grass

Plant Schedule					
Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
		<b>Trees</b>			
AC	1	Amelanchier x grandiflora/ Apple Serviceberry	6'	B&B	See Plan
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'/ Apple Serviceberry	2"	B&B	See Plan
MAG	6	Magnolia x soulangiana/ Saucer Magnolia	8'	B&B	See Plan
GTI	2	Gleditsia t.f.i. Street Keeper/ Street Keeper Honeylocust	2"	B&B	See Plan
				B&B	See Plan
		<b>Shrubs</b>			
DL	36	Diervilla lonicera/ Dwarf Bush Honeysuckle	18"	No. 3	3' O.C.
JGO	9	Juniperus v. 'Grey Owl'/ Grey Owl Juniper	30"	B&B	4' O.C.
RR	10	Rosa rugosa 'Alba'/ White Rugosa Rose	SHRUB	No. 3	4' O.C.
PO	3	Physocarpus o. 'Tiny Wine'/ Tiny Wine Ninebark	24"	No. 3	4' O.C.
		<b>Perennials</b>			
BAP	20	Baptisia australis/ Blue False Indigo	Clump	No. 3	36" O.C.
ECH	20	Echinacea purpurea 'Magnus'/ Magnus Coneflower	Clump	No. 2	24" O.C.
PAN	30	Panicum v. 'Northwind'/ Northwind Switchgrass	Clump	No. 2	30" O.C.
CAL	62	Calamagrostis x ac. 'Karl Foerster'/ Karl Foerster Reed Grass	Clump	No. 2	24" O.C.
		<b>Lawn</b>			

# RISE LAKEWOOD - MADISON DISPENSARY RENOVATION

11818 MADISON AVE., LAKEWOOD, OHIO 44107

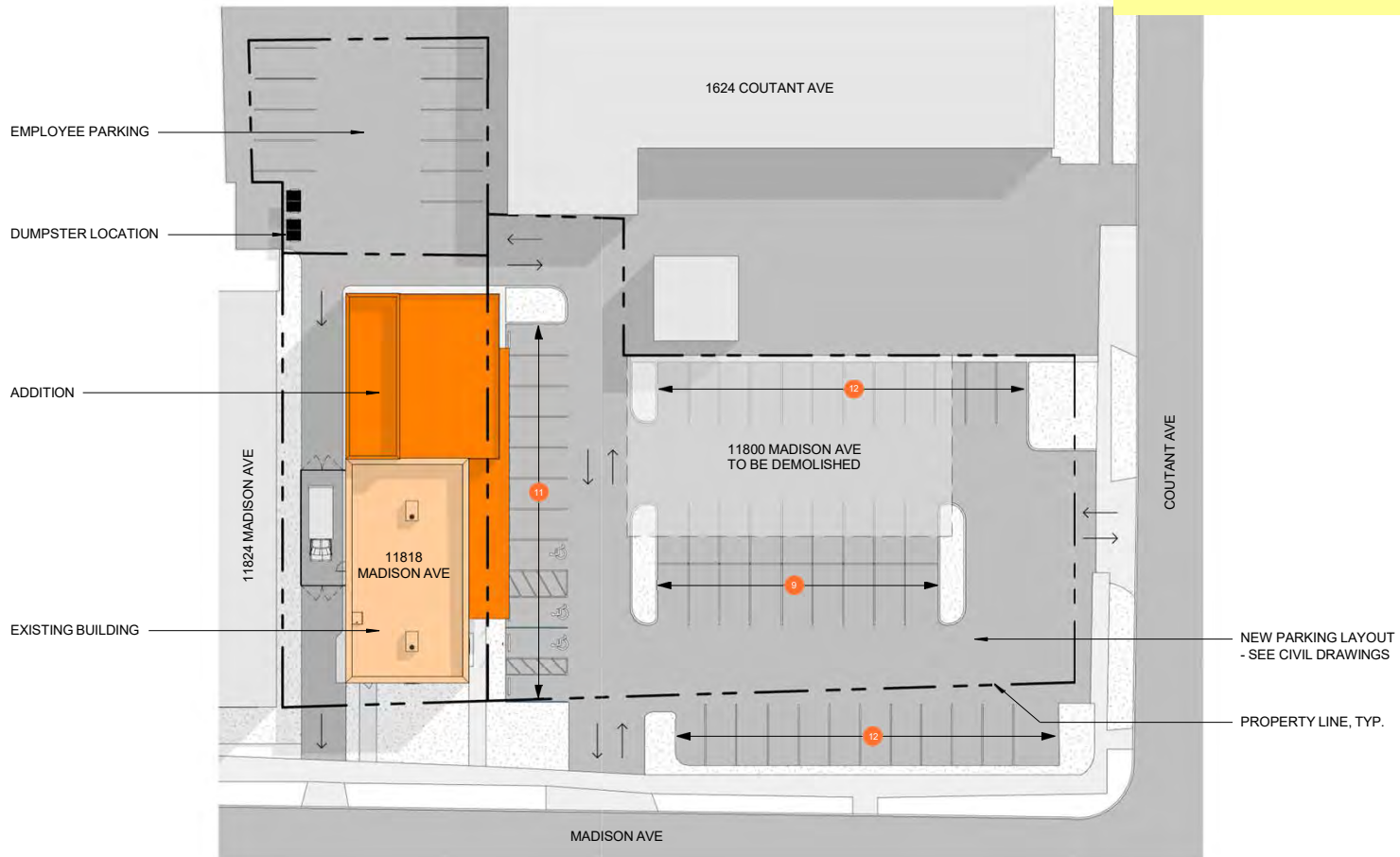


## DRAWING INDEX - CONCEPT SET

CS	COVER SHEET
LS-1	CODE ANALYSIS PLAN
A-1	LOCATION MAP
A-2	EXISTING PHOTOS
A-3	EXISTING FLOOR PLAN
A-4	PROPOSED SITE PLAN
A-5	PROPOSED FLOOR PLAN
A-6	EXTERIOR RENDERING
A-7	EXTERIOR RENDERING
A-8	EXTERIOR RENDERING
A-9	EXTERIOR RENDERING
A-10	EXTERIOR RENDERING
A-11	EXTERIOR RENDERING
A-12	PARTIAL AXON
A-13	OVERALL AXON

## PROJECT DESCRIPTION

CDA has been engaged to expand the existing Rise dispensary located at 11818 Madison Avenue. The expansion will consist of two volumes added to the rear of the building expanding both the sales floor and the back of house space. The final building square footage will be approximately 4,551 square feet. The front of house volume is proposed to be clad in polycarbonate which allows extensive daylighting into the space while fully obscuring views into the sales floor from the exterior. The interior of the existing space will be fully renovated with minor upgrades to the exterior of the existing building. A drive through will be added to the West facade of the building and parking will be expanded on site.



## 1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

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

- (a) 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.



### **1165.03 LOCATION OF MEDICAL MARIJUANA DISPENSARIES.**

(a) Medical marijuana dispensaries **may be located only in a C1 Office, C2 Retail, and C3 General Business Districts as a conditionally permitted use** pursuant to Section 1129.02 and Chapter 1161 and in accordance with the restrictions contained in this chapter.

(b) No medical marijuana dispensaries may be established or operated **within 500 feet of a school, church, public library, public playground, or public park in the City.**

(c) No medical marijuana dispensary may be established, operated or enlarged **within 1,000 feet of another medical marijuana dispensary.**

(d) **Not more than one medical marijuana dispensary shall be established or operated in the same building, structure, or portion thereof.**

(e) For the purpose of subsections (b) and (c) of this section, **measurement shall be made from the nearest portion of the building or structure used as the part of the premises where a medical marijuana dispensary is conducted, to the nearest property line** of the premises of a medical marijuana dispensary or a school, church, public library, public playground, or public park.

(Ord. 32-17. Passed 10-2-2017.)



**CONDITIONAL USE**

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

**Original PC Approval (April 2019)**

Robert George, GTI Ohio, LLC, applicant requests the review and approval for the construction and operation of a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business district. This item was deferred from the March meeting. (Page 11)

Margaret Blum, Development Manager, Greenberg Farrow, John Oberle, Outside Counsel for GTI Ohio, Ice Miller Law Firm, and Brian Lloyd, GTI Regional Retail Director were present to explain the request.

Members asked about security and confirmed there would be cameras. Staff said that contact was made with RTA to move the bus stop from front of the property. Discussion continued about parking, ingress/egress easement, and flow of traffic. Public comment was taken by the abutting property owner who did not approve of traffic through his property, among other things. The members encouraged the property owner and applicant to talk with each other. Staff did not support ingress/egress through the privately owned property, discussed use of another type of fence. Ms. Blum agreed to work with the owner about the ingress/egress and fence/buffer. Discussion continued about storm water management, fencing/plantings, parking spaces on Hertz property, location and docking of armored truck, and lighting.

A motion was made by Mr. Krewson, seconded by Ms. Rossiter to **APPROVE** with the following conditions:

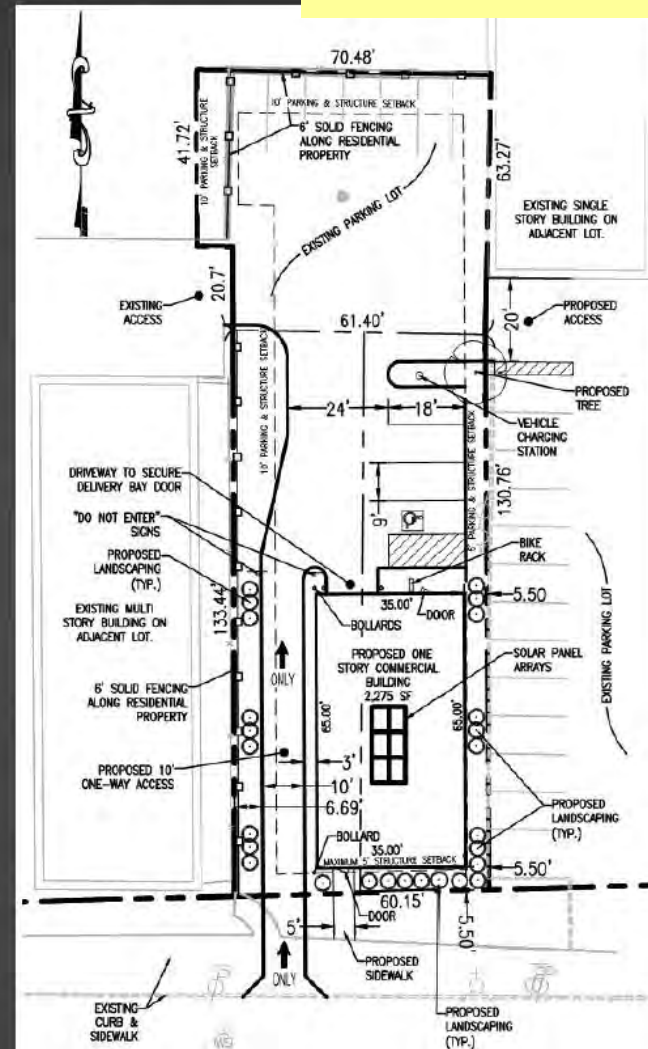
1. The new building is built to city code and approved by ABR.
2. The security plan is approved by the Chief of Police including cameras approval.
3. A security guard will be onsite for all hours.
4. Compliance to all ABR requirements.
5. Comply with all city business licensing requirements.
6. A mandatory one year annual review.
7. Compliant with all state codes and licenses granted.
8. An easement is recorded for access to the rear parking lot through the Hertz lot and the adjoining lot by the time the business is open for customers.
9. The fence could be eliminated through the Architecture Board of Review process if agreed by the adjoining property owner not to have a fence.
10. The western ingress/egress to the property is closed unless mutually agreed to be open by the adjoining property owner.

All of the members voting yea, the motion passed.



## SITE SUMMARY

- Total acreage: (3) parcels at 12,465 SF / 0.29 acres
- Proposed building at +/- 2,300 SF
- The parcels are zoned C-3 Commercial General
- Distance requirement for MMDs met (500 ft. offset / 1,000 ft. separation)
- Parking is provided at rear – 11 spaces total
- Secure product delivery/unloading via internal delivery bay
- Solid 6' fencing proposed N and W to provide screening from residential
- Lot Consolidation currently under review



# Lakewood Mini Park Buffer

Newman Avenue

Coutant Avenue

Madison Avenue

W 117th Street

r600ft



**Recommendation (12-26-23) – Conditional Use**

Approval – Contingent on approval of parking plan.





11818 Madison Ave

**Docket 12-27-23 - 11818 Madison**  
**RISE/Parking Plan**



## **Request (12-27-23)**

The review and approval of a **parking plan** pursuant to:

- Section 1143.09 – Parking Plan Review; and
- Section 1143.11 – Exceptions to Required Maximums

Property is in a C3, Commercial – General District.



## **1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.**

- (a) The Commission shall review applications for parking plans that do not meet the set schedule in 1143.05. In addition to Section 1143.09 and Section 1143.10, the Commission may consider the following when reviewing an application:
- (1) Impact on central character of residential neighborhoods taking on overflow parking;
  - (2) Available surface parking lots in the neighborhood that could be used for shared parking;
  - (3) Similarly scaled projects throughout the City to compare parking footprint:
  - (4) When a restaurant use is proposed, the total number of tables to parking spaces:
  - (5) Total number of employees:
  - (6) Alternative forms of transportation available in the neighborhood;
  - (7) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
  - (8) Peak demand for parking spaces from all uses compared to the total supply of spaces:
  - (9) Traffic impact analysis and/or a traffic demand study;
  - (10) For uses defined as Institutional or Public Assembly in Schedule 1143.05, the following guidelines:
    - A. One space for each 80 square feet of all auditoria and public assembly rooms: and
    - B. One space for each employee.



## 1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

<u>Uses</u>	<u>Parking Spaces Requirement</u>
<u>Commercial</u>	
Retail*	Min. 1 for each 1,000 sq. ft. GFA; max. 2.5 for each 1,000 sq. ft. GFA

### 2019 Proposal: New Construction ~2,300 ft<sup>2</sup> building:

- Minimum of 3 spaces
- Maximum of 6 spaces
- Approved for 11 spaces as proposed.

### 2020 Capacity: Imagery shows 14 spaces

### 2023 Proposal: Expansion to ~4,450 ft<sup>2</sup>:

- Minimum of 5 spaces
- Maximum of 12 spaces
- **Proposed 47 spaces**



## 1143.11 EXCEPTIONS TO REQUIRED MAXIMUMS.

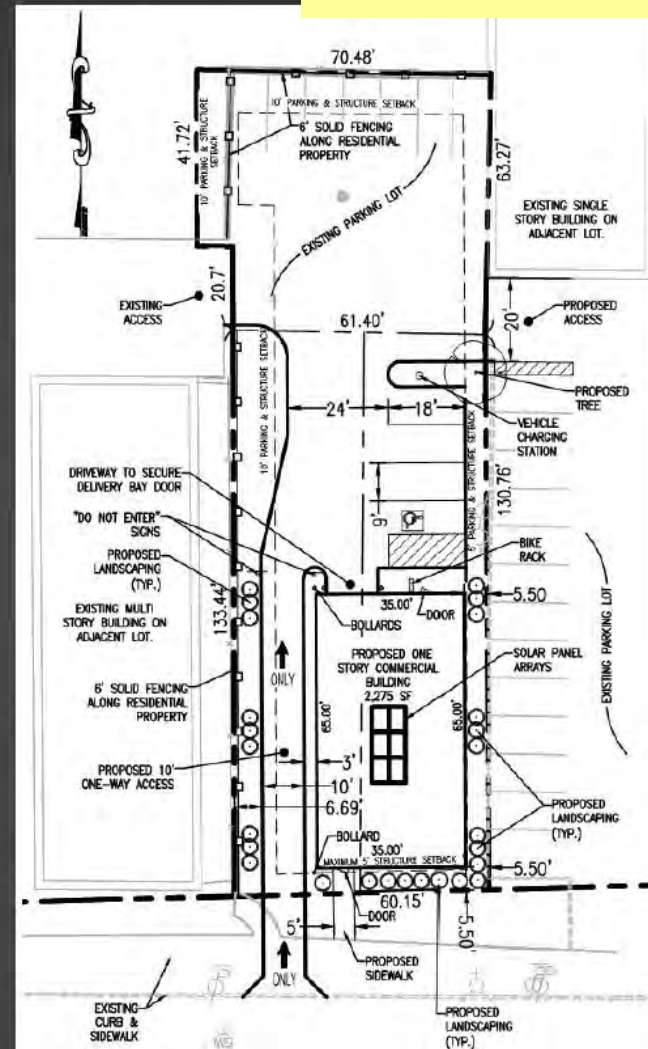
The number of parking spaces provided may exceed the maximum specified per the following options as determined by the Commission when reviewing an application...

- (a) One space increase for each space located in a parking structure.
- (b) Implementation of additional measures that control flow of stormwater runoff...pursuant to BMPs by:
  - (1) Providing and treating or controlling an additional volume above the computed Water Quality Volume (WQv) as determined by Chapter 1339. Post-Construction BMP exemptions mentioned in Chapter 1339 shall not apply to this section.
  - (2) Projects that disturb an area less than 8,000 square feet may use this exception. **(Project >8,000 ft<sup>2</sup>)**
- (c) **Installation of a streetscape improvement for public use**, which streetscape improvement shall require approval by the Architectural Board of Review, including, but not limited to:
  - (1) A transit waiting environment along an existing bus route:
    - A. The transit waiting environment shall take into consideration design guidelines for transit waiting environments produced by the local transit authority...
    - B. The location of the transit waiting environment is to be determined by the Director...
  - (2) Public art installation;
  - (3) Public pedestrian seating, street trees or decorative street lighting.
- (d) **Implementation of an innovative landscaping plan**, considered to be over and above the landscaping typically required by the Architectural Board of Review, with consideration given to plant, flower, and tree type, size, design, location and irrigation as part of the landscape plan.
- (e) Evidence that...owner **will make its parking lot available for shared parking** with neighboring businesses.



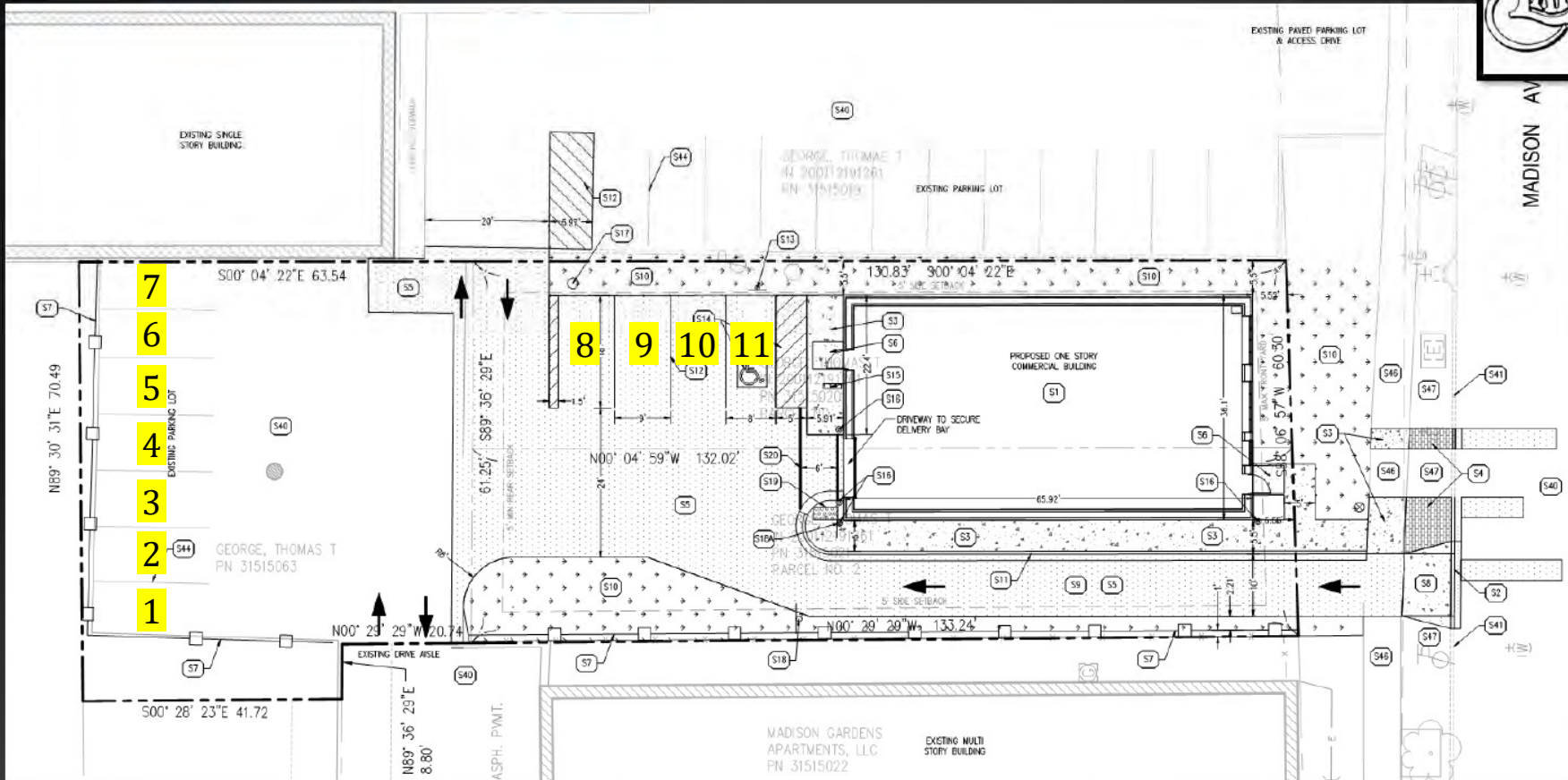
## SITE SUMMARY

- Total acreage: (3) parcels at 12,465 SF / 0.29 acres
- Proposed building at +/- 2,300 SF
- The parcels are zoned C-3 Commercial General
- Distance requirement for MMDs met (500 ft. offset / 1,000 ft. separation)
- **Parking is provided at rear – 11 spaces total**
- Secure product delivery/unloading via internal delivery bay
- Solid 6' fencing proposed N and W to provide screening from residential
- Lot Consolidation currently under review

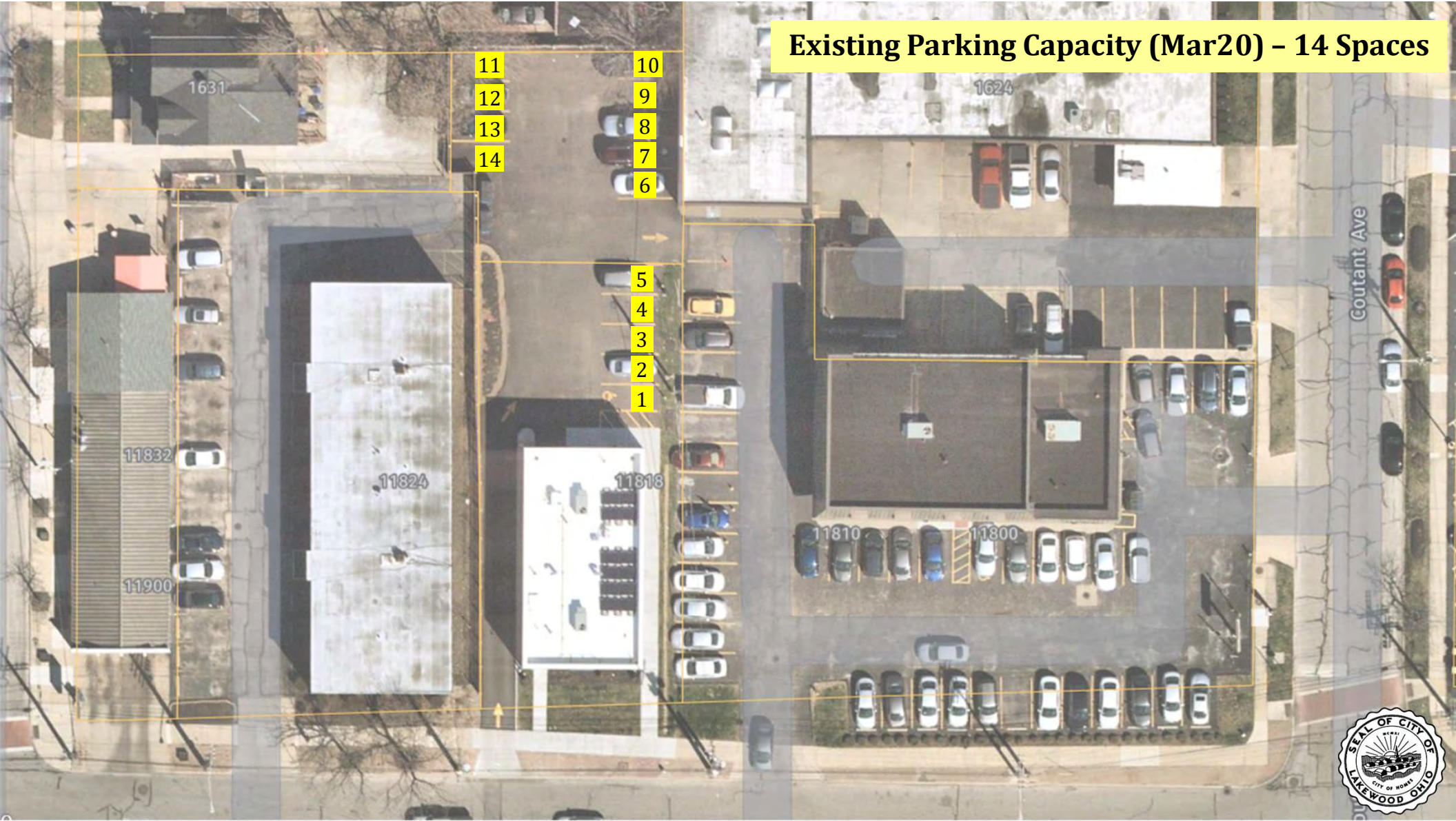


Proposed Parking Capacity (Mar19) - 11 Spaces

# REVISED SITE LAYOUT

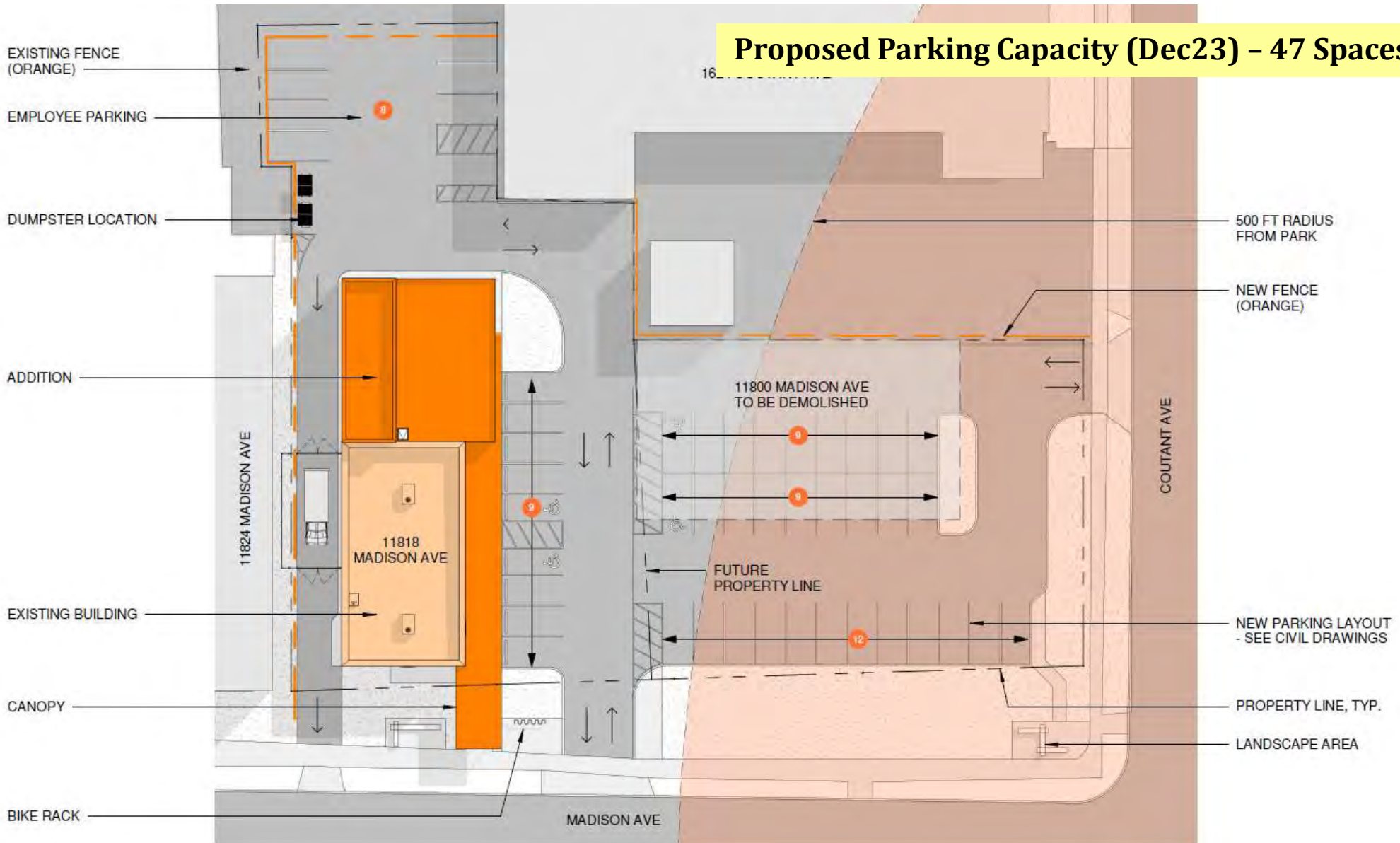


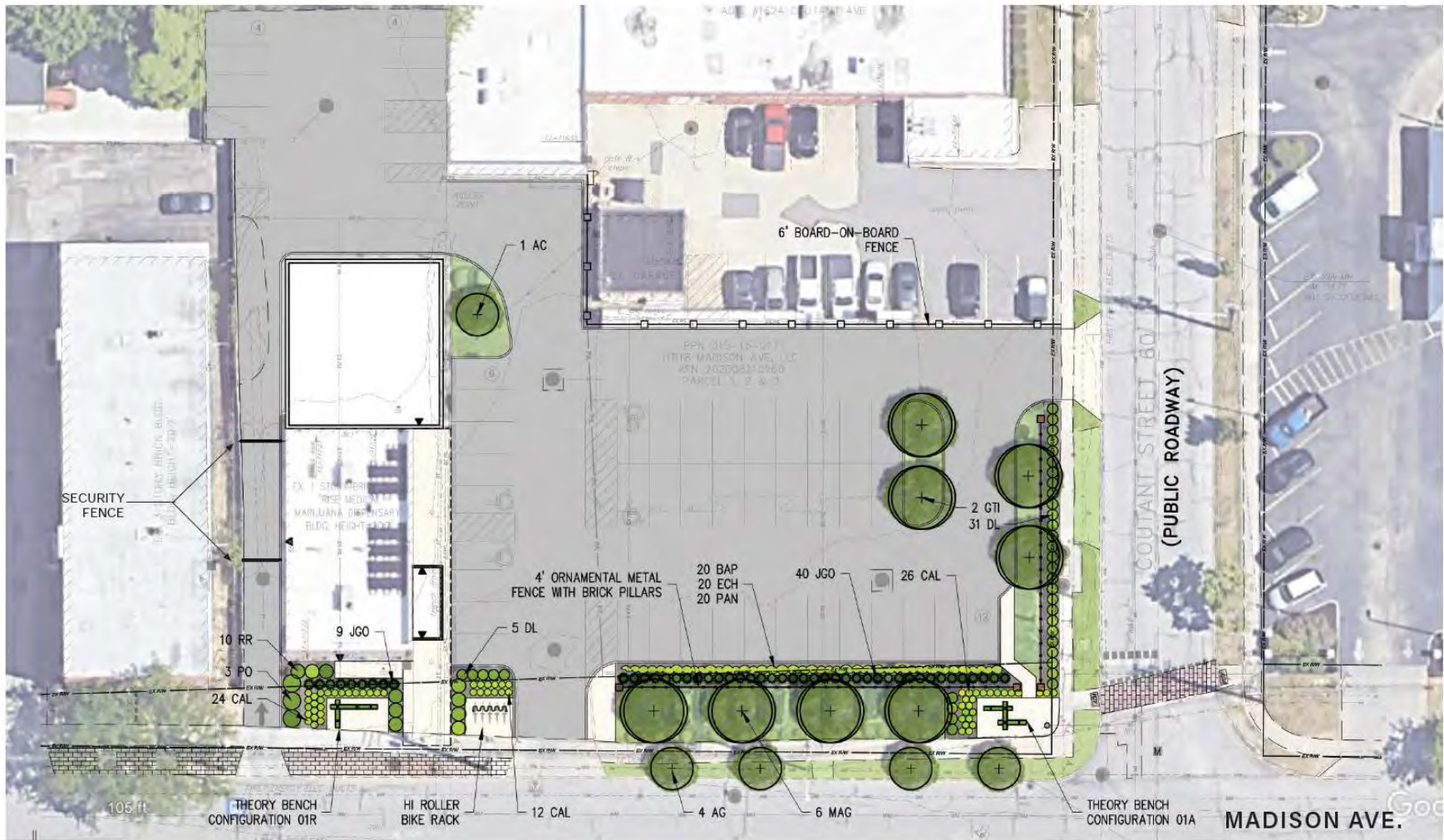
# Existing Parking Capacity (Mar20) - 14 Spaces





# Proposed Parking Capacity (Dec23) - 47 Spaces

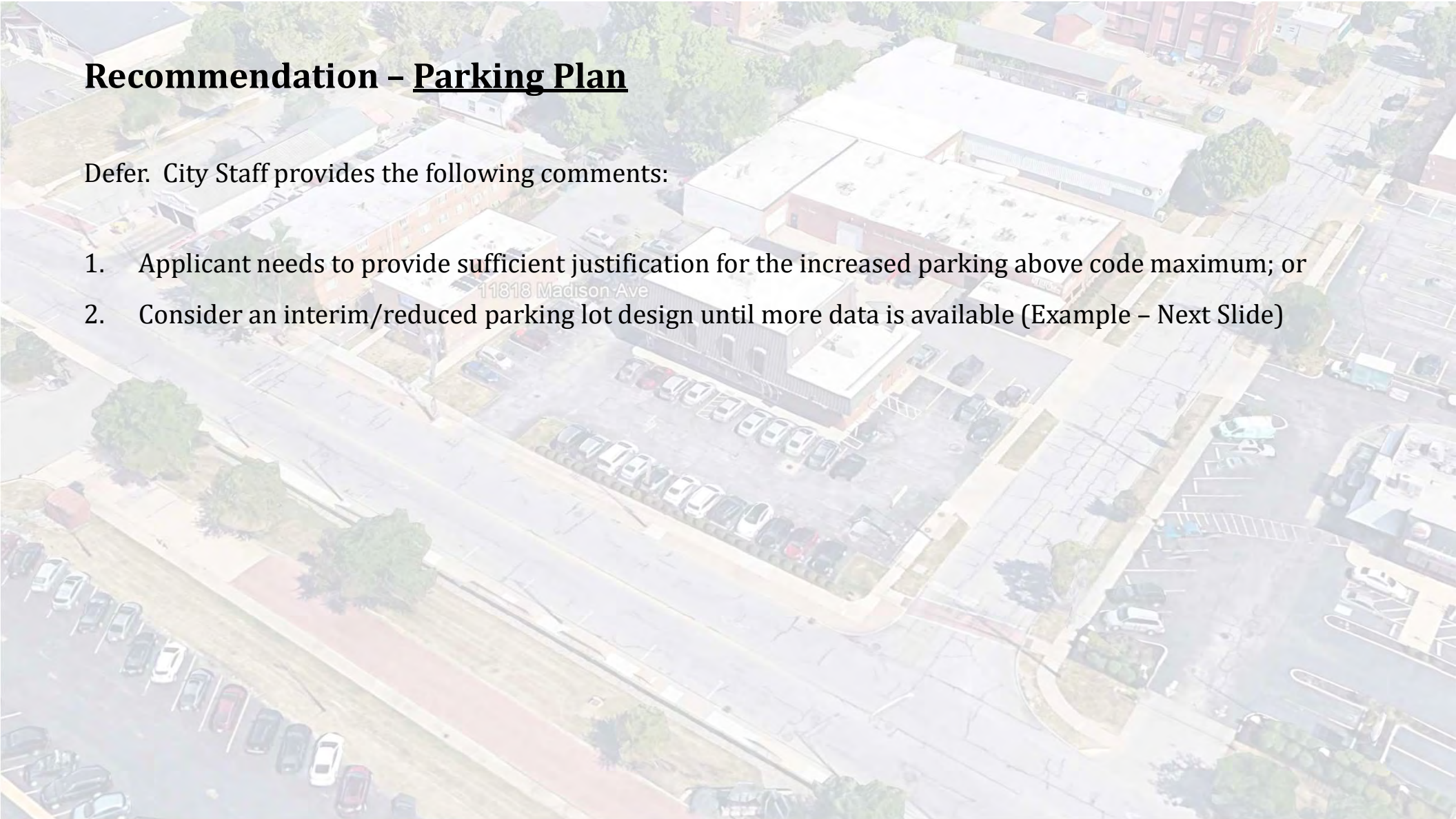




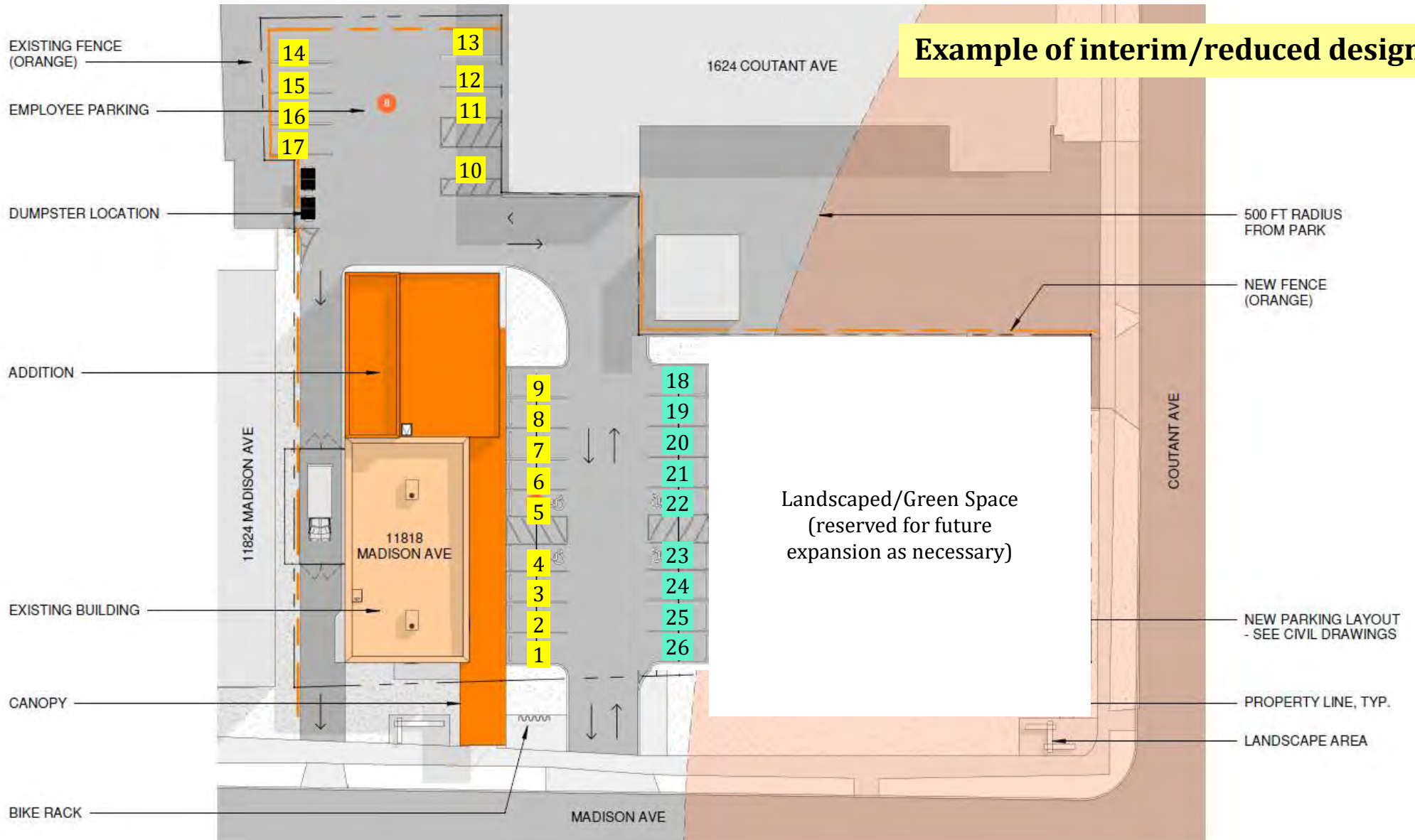
## **Recommendation – Parking Plan**

Defer. City Staff provides the following comments:

1. Applicant needs to provide sufficient justification for the increased parking above code maximum; or
2. Consider an interim/reduced parking lot design until more data is available (Example – Next Slide)



# Example of interim/reduced design





13345 Madison Ave



**Docket 12-28-23 – 13341 Madison**  
Linda Moselle, LLC/Conditional Use

## **Request (12-28-23)**

The review and approval of a **conditional use permit\*** pursuant to:

- Chapter 1161 – Conditional Uses (body art establishment)

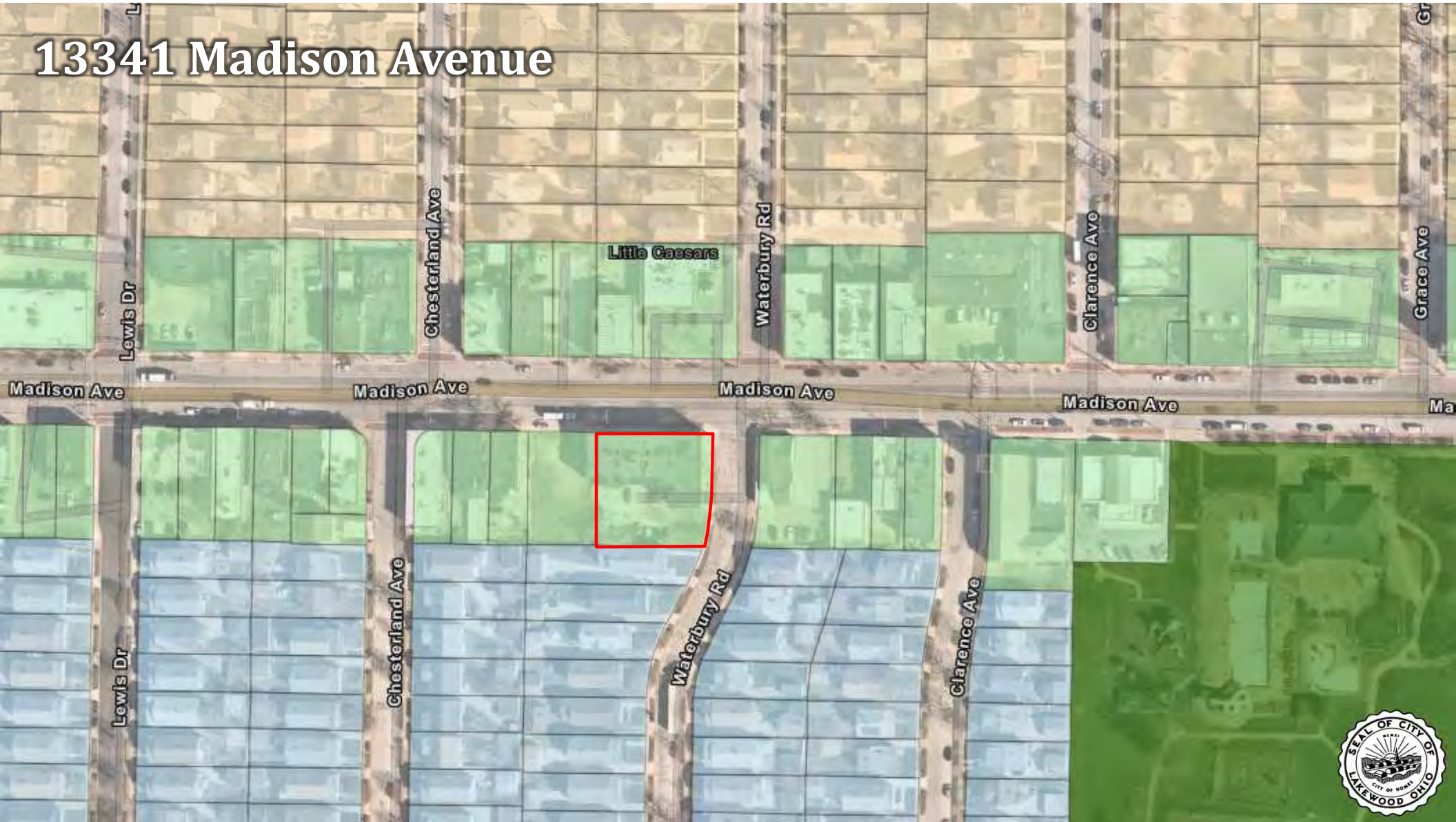
Property is in a C2, Commercial – Retail District.

\*request includes consideration of variance to one of the requirements included within Section 1161.03 (z) – Body Art Establishments.

13345 Madison Ave



# 13341 Madison Avenue



# Madison Park & Tattoo Shop Buffer



**Lovebird Tattoos**  
(13369 Madison; Approved  
10-25-21; Oct 7, 2021)

**Madison Park**



785398.16 ft  
r500 ft

## 1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

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

- (a) 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.



## 1161.03 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.

(z) Body Art Establishments. In a C1 Office, C2 Retail or C3 General Business District a body art establishment, as defined by the Ohio Administrative Code, may be a conditionally permitted use provided that:

- (1) The body art establishment meets all requirements...as prescribed by the Ohio Administrative Code;
- (2) In addition to the requirements of the Ohio Administrative Code, the body art establishment shall only use single-use marking instruments, microblading pens, containers for ink, pigment or dyes, and any other equipment that is available for single use and shall not autoclave, sterilize or reuse any equipment which is available as a single-use item;
- (3) **The owner or manager of the establishment shall be a body artist as qualified under the Ohio Administrative Code with not less than three years' documentable experience within the last 10 years...** documentation of experience shall be submitted...and shall include but not be limited to employment records, references, and proof of ownership of another body art establishment; 13345 Madison Ave
- (4) No body art establishment shall be located **within 500 feet of a school, playground or park or within 2,500 feet of another body art establishment;**
- (5) The owner of the establishment shall submit proof of **general liability insurance in the amount of \$1 million...**;
- (6) Time-limited or special-event body art establishments shall not be permitted;
- (7) No electronic signage shall be permitted...**only the business name may be permitted on any signage;**
- (8) Body art establishments shall only be permitted to **operate between the hours of 8:00 a.m. and 9:00 p.m.;**
- (9) Body art establishments shall dispose of all infectious waste through a qualified contractor, no infectious waste shall be disposed of with regular waste generated by the establishment.



## OHIO ADMINISTRATIVE CODE - CHAPTER 3701-9 | TATTOO AND BODY PIERCING SERVICES

(F) "**Body art**" means the practice of physical body adornment, including tattooing, permanent cosmetics and/or body piercing. This definition does not include practices that are considered medical procedures by the state medical board, performed with medical devices, that include but are not limited to biopsy or dermal punches and scalpels.

(G) "**Body artist**" means an individual, including an operator, who performs one or more of the following procedures:

- (1) Tattooing;
- (2) Permanent cosmetics;
- (3) Body piercing.

(H) "**Body art establishment**" means any place, whether temporary or permanent, stationary or mobile, where tattooing and/or body piercing is performed.





Wed Nov 29 2023

Entity#: 4389283  
 Filing Type: DOMESTIC LIMITED LIABILITY COMPANY  
 Original Filing Date: 10/08/2019  
 Location: ---  
 Business Name: ALEXA FAYE BEAUTY LLC  
 Status: Active  
 Exp. Date: -

### Agent/Registrant Information

ALEXA CHARTRANT  
 24500 CENTER RIDGE ROAD  
 WESTLAKE OH 44145  
 10/08/2019  
 Active

### Filings

#### Filing Type

- OHIO LLC - ARTICLES OF ORGANIZATION
- AGENT ADDRESS CHANGE/LIMITED/LIABILITY/PARTNERS
- FICTITIOUS NAME/ORIGINAL FILING

UNITED STATES OF AMERICA  
 STATE OF OHIO  
 OFFICE OF SECRETARY OF STATE

*I, Frank LaRose, Secretary of State of the State of Ohio, do hereby certify that this is a list of all records approved on this business entity and in the custody of the Secretary of State.*

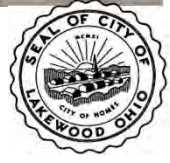
Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 29th of November, A.D. 2023  
 Ohio Secretary of State

*Frank LaRose*



ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)		
				01/10/2023		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.						
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER		CONTACT NAME		FAX (A/C, Nbr)		
DIANNA NUSS PO BOX 183260 COLUMBUS OH 43218-4260		PHONE (A/C, Nbr, Ext) ADDRESS		FAX (A/C, Nbr)		
INSURED		INSURER(S) AFFORDING COVERAGE		NAIC #		
Alexa Faye Beauty, LLC 13341 MADISON AVE Lakewood OH 44107-4843		INSURER A: Nationwide General Insurance Company		23760		
		INSURER B:				
		INSURER C:				
		INSURER D:				
		INSURER E:				
		INSURER F:				
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADOL SUBR INSG. WORD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PDEdOcc 1,000	X	ACP BP01 3201177866	01/01/2023	01/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GENL AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO-ECT <input checked="" type="checkbox"/> LOC OTHER:					
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HRED AUTOS ONLY NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB OCCUR CLAIMS-MADE DED. RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
CERTIFICATE HOLDER			CANCELLATION			
North Lake Waterbury, LLC 14305 Madison Ave. Lakewood OH 44107			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
			AUTHORIZED REPRESENTATIVE KIMBERLY BARRERA			
			© 1988-2015 ACORD CORPORATION. All rights reserved.			
ACORD 25 (2016/03)			The ACORD name and logo are registered marks of ACORD			





# Recommendation

Consider approval with condition(s). City Staff provides following:

1. Consider intent of distance requirements within 1161.03(z) vs. all OAC sub-categories of “body art.”
2. Ord. 34-2022 (passed 11-21-22) separated cosmetic and medical tattoo establishments from consideration under 1161.03(z). Established similar standards without distance requirements.

13345 Madison Ave

## 1161.03 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.

### (aa) Cosmetic and Medical Tattoo Establishments.

(1) Cosmetic tattoo establishment is defined as...

(2) Medical tattoo establishment is defined as...

(3) Cosmetic tattooing and medical tattooing do not include other forms of body art such as body piercing or the adornment of the body with letters, images, drawings, or other illustrations and or other illustrations.

(4) In a C1 Office, C2 Retail or C3 General Business District a cosmetic tattoo establishment or medical tattoo establishment, as defined by this section, may be a conditionally permitted use provided that:

A. The cosmetic tattoo or medical tattoo establishment meets all requirements regulating such establishments and services as prescribed by the Ohio Administrative Code;

B. In addition to the requirements of the Ohio Administrative Code, the cosmetic tattoo or medical tattoo establishment shall only use...;

C. Body artists providing cosmetic or medical tattooing must be qualified under the Ohio Administrative Code with not less than three years documentable experience within the last ten years...;

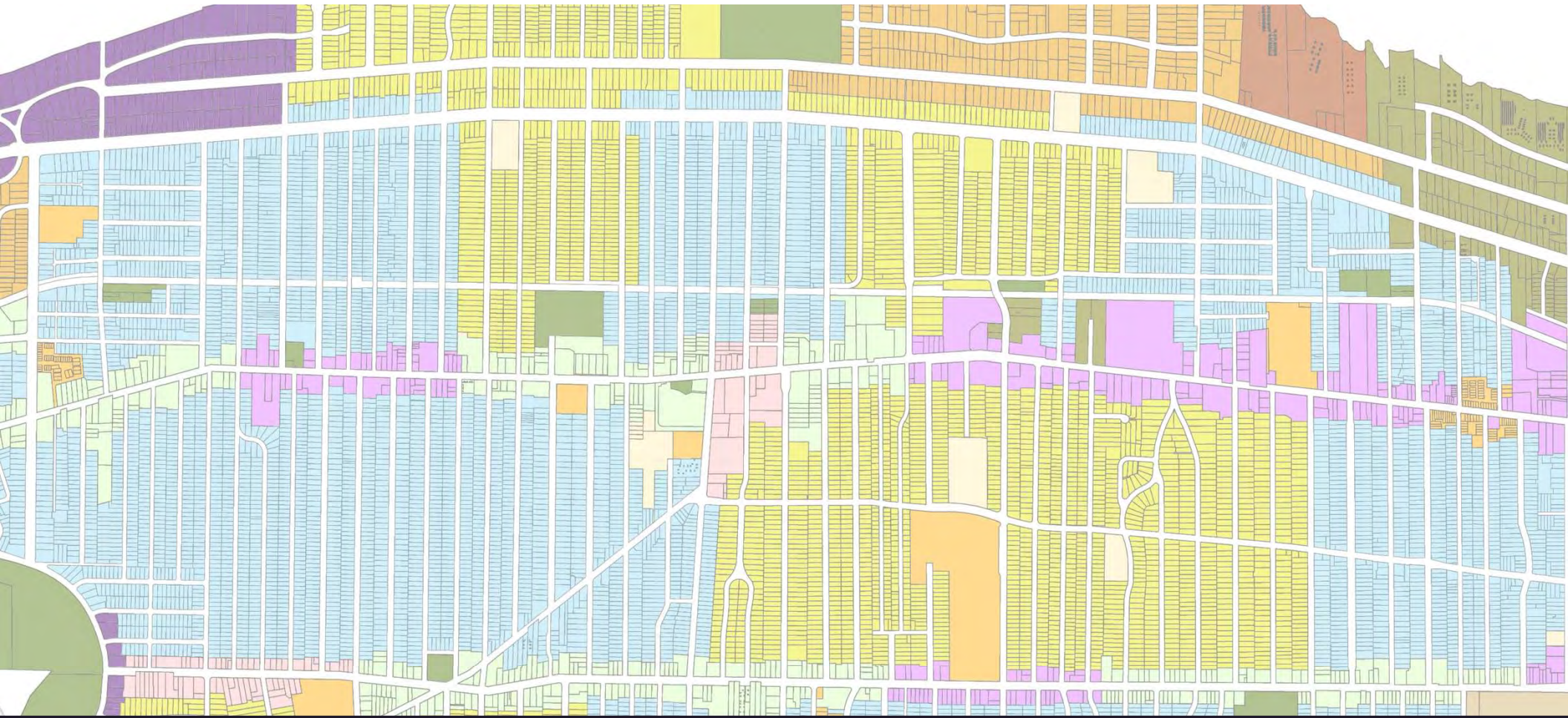
D. The owner of the establishment shall submit proof of general liability insurance in the amount determined necessary by the Law Director along with its application for conditional use permit;

E. No electronic signage shall be permitted at a cosmetic tattoo or medical tattoo establishment;

F. Cosmetic tattoo or medical tattoo establishments shall dispose of all infectious waste through a qualified contractor, no infectious waste shall be disposed of with regular waste generated by the establishment;

(5) Time-limited or special-event cosmetic tattoo or medical tattoo establishments shall not be permitted. Cosmetic tattoo or medical tattoo establishments shall only be permitted to operate between the hours of 6:00 a.m. and 9:00 p.m.





# Planning Commission

December 2023