



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
July 2, 2026
6:00 P.M.
RECORDED

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

1. ROLL CALL

Members Present

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

Staff Present

Michelle Nocht, Principal Planner, Board Secretary
Mark Papke, Engineer
Chris Parmalee, Building Commissioner
Jeff Crossman, First Asst. Law Director

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to excuse Ms. Gall from the meeting. All of the members voted yea; the motion passed.

2. APPROVE THE MINUTES OF THE July 2, 2026 MEETING

A motion was made by Mr. Sanderson, seconded by Mr. Reisz to APPROVE the July 2, 2026 meeting minutes. Mr. LaPointe abstained; Three members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Nocht read the Opening Remarks into record.

OLD BUSINESS

NEW BUSINESS

COMMUNICATION

4. Docket No. 07-20-26

Communication from City Engineer, Mark Papke on the proposed implementation of Active Transportation (AT) Plan Route Project #10: Resurfacing of Cove Avenue (Lake to Detroit) and designation as Bike Boulevard. Provide recommendations, receive, and file.

Mark Papke, City Engineer was present to discuss the proposed implementation of Active Transportation (AT) Plan Route Project #10: Resurfacing of Cove Avenue (Lake to Detroit) and designation as Bike Boulevard. Mr. Papke explained the concept and there will be two stages in the process. This is stage 1 and Planning Commission will give recommendations and review in stage 2, then will receive and file the document. Mr. Papke discussed the priority projects and the network of bike boulevards on residential roadways including Cove Avenue. He also stated that the residential areas Cove Community Center has high demand and high need to invest in pedestrian and bicycle infrastructure. Mr. Papke illustrated on the map where the bike boulevard will be designated and that the ATP (Active Transportation Plan) recommends a bike boulevard be designated on Cove Ave. from Lake Rd. to Detroit Ave. He described the definition of a Bicycle Boulevard and that this was a Priority Level 1 project. Mr. Papke discussed the ATP Initiatives, Cove Ave. Data & Existing conditions, streetlight traffic data, ODOT Multimodal Design Guidelines, as well. He stated that the plan in the next few years is to resurface with bike boulevard from Detroit Ave. to Clifton Blvd. and add the bike boulevard from Lake to Clifton (resurfaced in 2013). Mr. Papke discussed the existing conditions on Cove and the Bike Boulevard Limits, Detroit Ave. will have SHARROWS and Lake Ave. will have bicycle lanes. He also spoke of ODOT Multimode Design Guidelines. Mr. Papke discussed the signs and sign design guidelines as well and he explained the SHARROWS or shared lane markings and where they should be placed. He discussed the proposed sign and sharrows layout on Detroit Ave to the RR tracks, Clifton Ave. to the RR tracks, and Clifton Ave. to Lake Ave.

The Planning Commission gave their recommendations to Mr. Papke. Mr. LaPointe asked if there were plans for a mid street crossing at the path? Mr. Papke stated that it could be considered, but there would be a few parking spaces lost. Discussion was made by Mr. LaPointe about whether residents are notified directly about the plan, Ms. Nohta stated that the only notice was the Public Notice that gets published for every meeting. Mr. Reisz stated that he liked the use of greenways signage and that it is a good idea. Mr. Miller asked if there were any speed limit signs on Cove? Please add some if there aren't any. He also asked if green paint could be added under the sharrows markings? Mr. Papke stated that the paint is very expensive and it tends to only last 2 years but will consider. Mr. Miller also recommends using greenway signage as well. Mr. Sanderson questioned if parking will be striped? Mr. Papke stated that whatever current striping is there, will remain. Mr. Sanderson would like to see the lines parallel to the curb and define the parking lane with a solid line and he likes the greenway signage but would like them to be simplified.

The Commission has reviewed and made recommendations to Docket No. 07-20-26.

LOT CONSOLIDATION

Docket No. 07-21-26
1380 Arthur Ave. and 1382 Arthur Ave.
Seventh Day Adventist Church

Michael Horton, Principal Architect, Horton Harper Architects, present to discuss the plans. Mr. Horton explained that the Seventh Day Adventist Church has historically operated as one parcel, but technically is two parcels. The addition that was proposed and approved by ABR in March, 2026, straddles both property lines, parcels. He also stated that the lot consolidation does not change how the church operates. Ms. Nochta discussed the lot consolidation review pursuant to Chapter 1155 (Subdivision Regulations). Ms. Nochta also stated that the plat has been updated and is being reviewed, verified, and approved by the City Engineer and the City recommends approval.

No public comment

A motion was made by Mr. LaPointe seconded by Mr. Sanderson to APPROVE Docket No. 07-21-26 with condition:

- 1) The updated plat has been reviewed, verified, and approved by City Engineer.

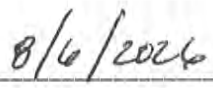
All of the members voted yea; the motion passed.

ADJOURN

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to ADJOURN the meeting at 6:50pm. All of the members voted yea; the motion passed.



Signature



Date

"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.gov."



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. MICHAEL HORTON
2. MARK PAPKE
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

812 HURON ROAD #305
CLEVELAND, OH 44115
12650 DETROIT AVE LKWD, OH

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, JULY 2, 2020



Planning Commission

July 2, 2026



Planning Commission
July 2, 2026 Agenda

1. Roll call
2. Adoption of minutes – June 4, 2026 meeting
3. Opening Remarks

NEW BUSINESS

COMMUNICATION

4. DOCKET NO. 07-20-26 Communication presented by City Engineer Mark Papke on the proposed implementation of Active Transportation (AT) Plan Route Project #10: Resurfacing of Cove Avenue (Lake to Detroit) and designation as Bike Boulevard.
5. **DOCKET NO.07-21-26** LOT CONSOLIDATION Seventh Day Adventist Church 1380 Arthur and 1382 Arthur, presented by Michael Horton, Horton Harper Architects
6. Adjourn

Bike Facilities in Lakewood

Active Transportation Plan



Docket 07-20-26 – Communication

Active Transportation (AT) Project #10 Resurface Cove Ave. (Lake to Detroit) Designation as Bike Blvd.
presented by Mark Papke , City Engineer



Recommendation (07-20-26) Cove Avenue Proposed Improvements between Lake Avenue and Detroit Avenue

Today : Planning Commission will review the concept and make any recommendations for the proposal for improvements to Cove Avenue per the Complete Streets Legislation pursuant to as part of Stage 1.

Planning Commission will review again as part of the Stage Two process, and at that time will receive and file the document.

(1) Stage I Submission. The Public Works Department agrees to submit a schematic or conceptual predesign description of all Tier I Transportation Projects to the Planning Commission for input and recommendation ("Stage I Submission"). The Stage I Submission will, at a minimum, include existing conditions, proposed Complete Street elements (as outlined in Active Transportation Plan or as recommended by the City Engineer as conditions change), and a description (which may be orally given) of why certain Complete Street elements are not feasible (if applicable). The Stage I Submission is a forum for the public and Planning Commission to give input and feedback on Complete Streets implementation. Based upon public input, Planning Commission may provide a list of suggestions for inclusion in the Stage II Submission. To the extent a Tier I Transportation Project is very complex, the Stage I Submission may come back to Planning Commission for additional input.

(2) Stage II Submission. After taking feedback from the Stage I Submission, the Public Works Department agrees to make a Stage II Submission to Planning Commission showing a final plan and include the reasons (which may be orally given) for the elements in the final plan. The Planning Commission will review the Stage II Submission and provide a forum to allow the public to see the final plan for all Tier I Transportation Projects. The Planning Commission's role after the Stage II Submission is to receive and file the Stage II Submission. The final decision on the design of Tier I Transportation Projects will remain within the sole discretion of the City Engineer and Public Works Department. The City Engineer will duly consider the input received through the Planning Commission process in reaching its decision.

PRIORITY PROJECTS

A prioritization process that included input from the community identified projects that should be implemented in the short term. Top projects included:

- » Buffered bike lane on Franklin Avenue,
- » Separated bike facilities on West Clifton Boulevard, and
- » A network of bike boulevards on residential roadways including Cohasset Avenue, Cove Avenue, Ridgewood Avenue, and Delaware Avenue.

Areas of high need in Lakewood are located across the southern and eastern parts of the city including Birdtown, the residential areas around Cove Community Center, parts of Downtown Lakewood²⁵, and a small census tract east of Edwards Park.

Areas with overlapping high demand and high need are key areas to invest in pedestrian and bicycle infrastructure are shown in Figure 22 and include:

- Birdtown,
- Residential areas around Cove Community Center,
- Eastern parts of Downtown Lakewood and adjacent areas between Madison Avenue and Clifton Boulevard, and
- Residential areas east of Hilliard Road near Wager Park and Harding Middle School.

An additional review of equity-related data was conducted as part of the Action Plan development, using data from the USDOT Historically Disadvantaged Communities dataset. A summary of that analysis is available in the Crash Data and Safety Analysis section of the Action Plan.

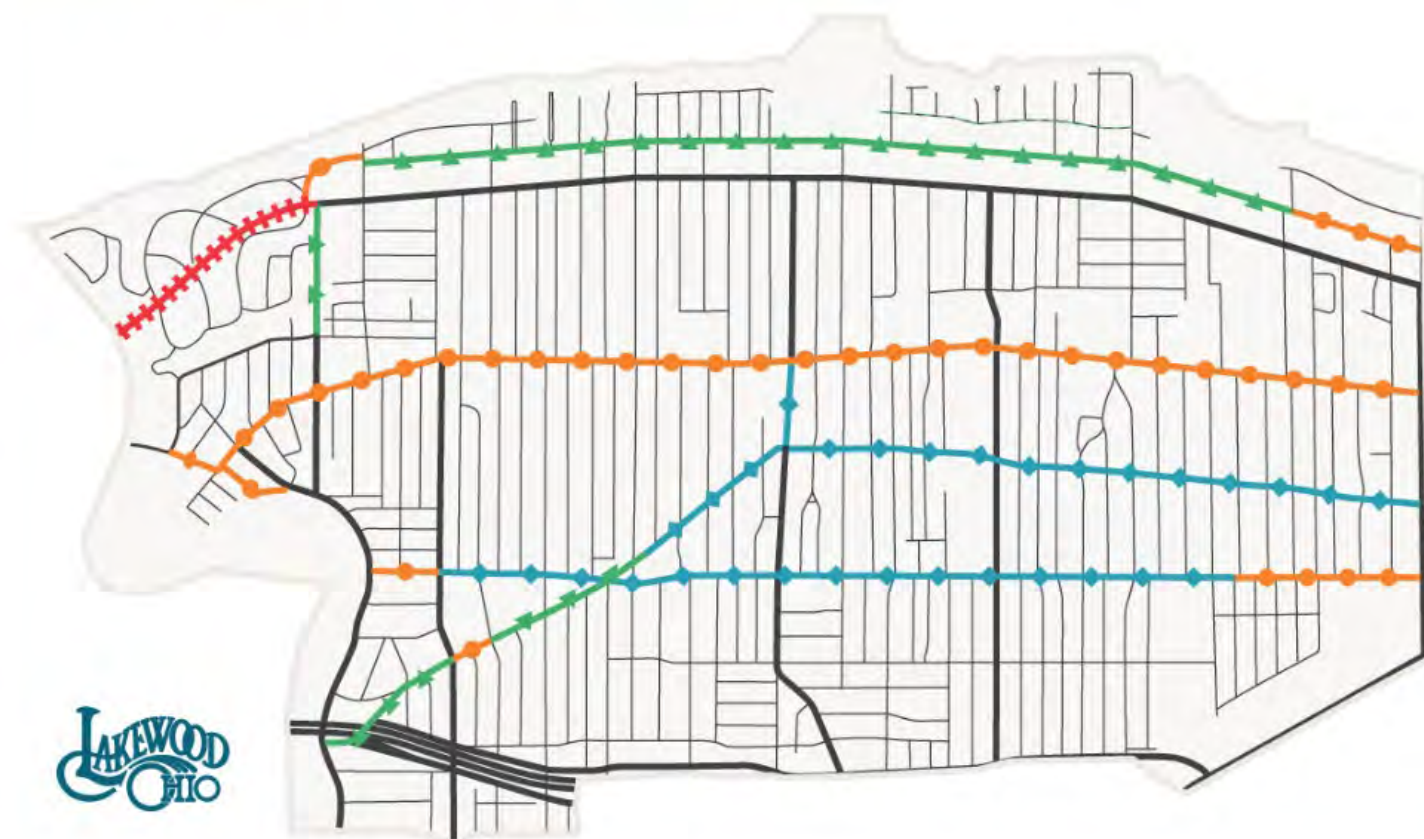
Network Gaps and generators

A review of gap and generators to biking and walking trips helps examine physical breaks in an active transportation network, such as sidewalk gaps or missing connections between bicycle facilities. This type of review also identifies generators to biking and walking trips that may influence project prioritization and implementation. During stakeholder meetings, attendees identified the following gaps and generators:

- ⌘ Gaps
 - For cyclists – North-south routes across multimodal roadways on the HRN – Clifton Avenue, Detroit Avenue, Madison Avenue, and Franklin Boulevard.
 - For cyclists – A major low-stress east-west connection across the City.
 - For pedestrians – Edgewater Drive between Parkside Drive and Nicholson Avenue.
 - For pedestrians – Clifton Boulevard between the border with Rocky River and West Clifton Boulevard.
- ⌘ Generators for cyclists and pedestrians
 - Schools
 - Business clusters along the western end and downtown area of Detroit Avenue
 - Business clusters along Madison Avenue
 - Lakewood Park
 - **Cove** Community Center
 - Post Office

The key takeaways are informed by stakeholder and community engagement. Lakewood has a well-connected sidewalk network with minimal gaps but lacks a connected network for bicyclists. Many bicyclists in Lakewood would feel more comfortable riding in the roadway on a low stress facility. However, in current conditions, many cyclists feel more comfortable riding on the sidewalk which can lead to multimodal conflicts as pedestrians and cyclists travel to activity generators across the city.

Bike Facilities in Lakewood



◆ Standard Bike Lane ● Sharrows ▼ Buffered Bike Lane | Protected Bike Lane

Bike Facilities in Lakewood

Active Transportation Plan

Proposed Lake to Detroit Bike Boulevard Cove Avenue



Proposed Lake to Detroit Bike Boulevard Cove Avenue



Lakewood Active Transportation Plan Recommendations

Active Transportation Plan

Proposed Infrastructure

- Shared Lane
- Bike Boulevard
- Buffered Bike Lane
- Shared Use Path
- Separated Bike Lane or Shared Use Path
- Crossing Recommendation

Existing Infrastructure

- Shared Lane Marking
- Bike Lane
- Buffered Bike Lane
- Shared Use Path

- Libraries
- Parks and Greenspace
- Schools

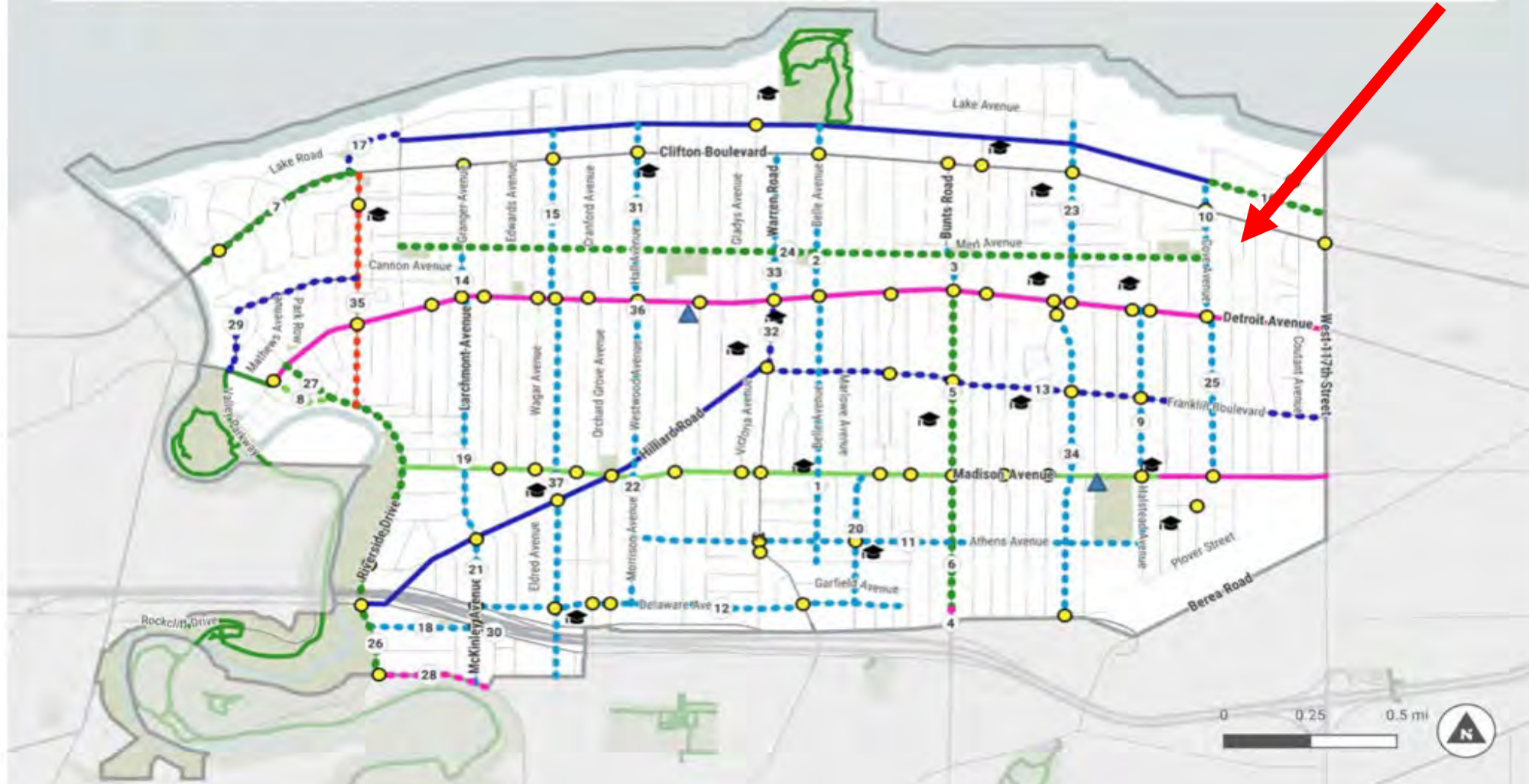


Table 6. Route project ATP recommendations

Project ID	Roadway	Recommendation	Project Extents
1	Belle Ave	Bike boulevard	Detroit Ave to Bayes Ave
2	Belle Ave	Bike boulevard	Lake Ave to Detroit Ave
3	Bunts Rd	Bike boulevard	Detroit Ave to Merl Avenue
4	Bunts Rd	Shared lane	To Lakewood Heights Boulevard
5	Bunts Rd	Shared use path	Detroit Ave to Madison Ave
6	Bunts Rd	Shared use path	Madison Ave to Lakewood Heights Blvd
7	Clifton Blvd	Shared use path	West Clifton Blvd to jurisdictional boundary
8	Graber Dr	Counterflow bike lane	Riverside Drive to Detroit Ave
9	Cohasset Ave / Halstead Ave	Bike boulevard	Detroit Ave to Athens Ave
10	Cove Ave	Bike boulevard	Lake Rd to Detroit Ave
11	Athens Ave	Bike boulevard	Morrison Ave to Halstead Ave
12	Delaware Ave	Bike boulevard	Glenbury Ave to Brown Rd
13	Franklin Ave	Buffered bike lane	Hilliard Rd to West 117th St
14	Granger Ave	Bike boulevard	Detroit Ave to proposed railroad path (route project 24)
15	Hall Ave	Bike boulevard	Lake Rd to Detroit Ave
16	Lake Rd	Shared use path	Cove Ave to West 117th St
17	Lake Rd	Buffered bike lane or bike boulevard	Clifton Blvd to Webb Rd
18	Lakewood Heights Blvd	Bike boulevard	Riverside Drive to McKinley Ave
19	Larchmont Ave	Bike boulevard	Detroit Ave to Madison Ave
20	Lincoln Ave	Bike boulevard	Madison Ave to Delaware Ave
21	McKinley Ave	Bike boulevard	Madison Ave to Rocky River Dr
22	Morrison Ave	Bike boulevard	Madison Ave to Delaware Ave
23	Nicholson Ave	Bike boulevard	Edgewater Rd to Detroit Ave
24	Railroad Path	Shared use path	Cove Ave to Webb Rd

Level of Traffic Stress (LTS)	Type of Facility	Description
LTS 1	Bicycle Boulevard 	Where traffic volumes and speeds are low, many bicyclists can comfortably share lanes with motor vehicles. Shared lane markings and signs are added to inform people driving that bicyclists may operate in the lane and where to expect bicyclists. Wayfinding signage, traffic calming, and intersection treatments need to be incorporated into bicycle boulevards to increase user comfort and prioritize bicycle travel.
LTS 2	Bike Lane / Buffered Bike Lane 	Bike lanes and buffered bike lanes are one-way facilities within the roadway demarcated with painted lane lines. Standard bike lanes provide some improvements to bicyclist safety, and can be enhanced with painted buffers, bike lane extensions through intersections, green colored pavement, and regulatory signs.
LTS 3 and LTS 4	Separated Bike Lane 	A separated bike lane is a one- or two-way facility within the roadway and physically separated from adjacent travel lanes with vertical elements such as a curb, flex posts or on-street parking. Such facilities reduce the risk of injury and can increase bicycle ridership due to increased safety and comfort. Separated bike lanes and/or parking protected bike lanes can accommodate bicyclists on multimodal corridors through improvements such as floating bus stops (see Figure 39).

Table 10. Prioritized Infrastructure Project List - Routes

Project ID	Roadway	Project Extents	Facility Type	Priority Level
5	Bunts Rd	Detroit Ave to Madison Ave	Shared use path	Priority 1
10	Cove Ave	Lake Rd to Detroit Ave	Bike boulevard	Priority 1
25	Ridgewood Ave	Detroit Ave to Madison Ave	Bike boulevard	Priority 1
34	Waterbury Rd	Detroit Ave to Lakewood Heights Blvd	Bike boulevard	Priority 1
23	Nicholson Ave	Edgewater Rd to Detroit Ave	Bike boulevard	Priority 1

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City of Lakewood

Dêr ărtñ êntôí P̄blyc Wôrl ê Engîneerîng & Cōnstr̄uçîôn

Mărl K̄s P̄ar l êr P̄E' CPEŠC
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Table 6. Route project ATP recommendations

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Bicycle Boulevard Criteria

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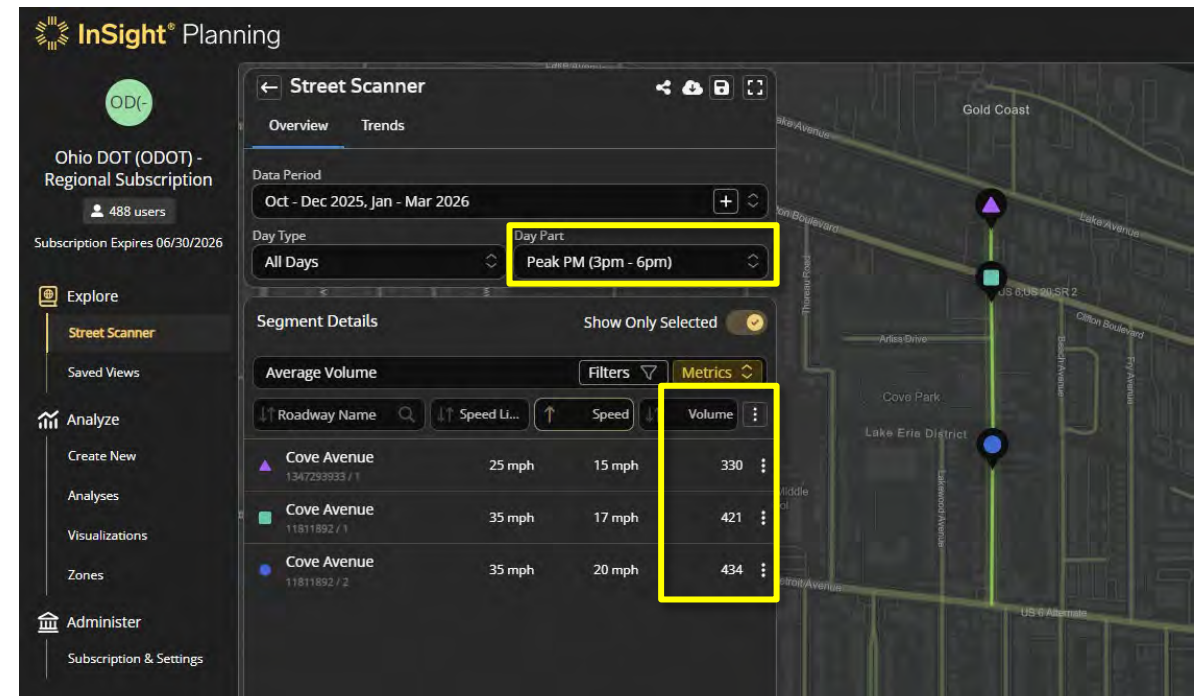
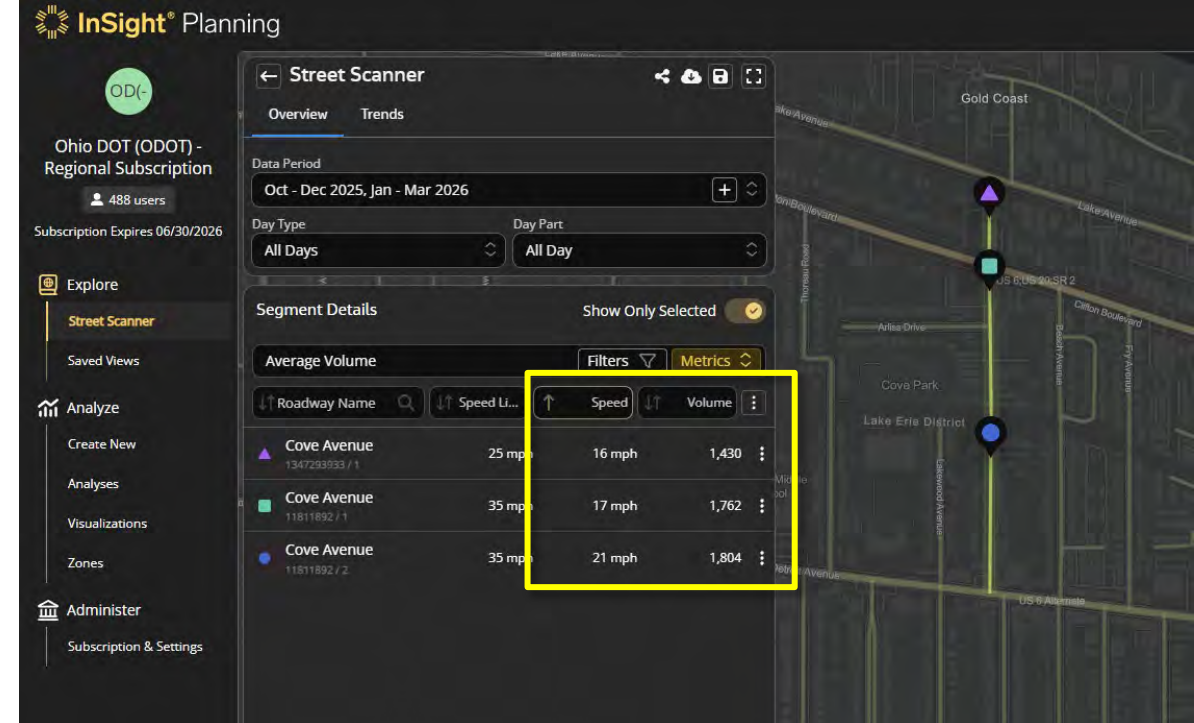
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Table 6-1: Bicycle Boulevard Motorized Traffic Volume and Speed Performance Criteria

Minimize Motorized Through Traffic Volumes and Speed

	Peak Hourly Traffic Volume* (vehicles/hr)	Average Daily Traffic Volume (ADT)	Operating Speed (mph)
Preferred	150	1,000	15
Acceptable	300	2,000	20
Maximum	450	3,000	25

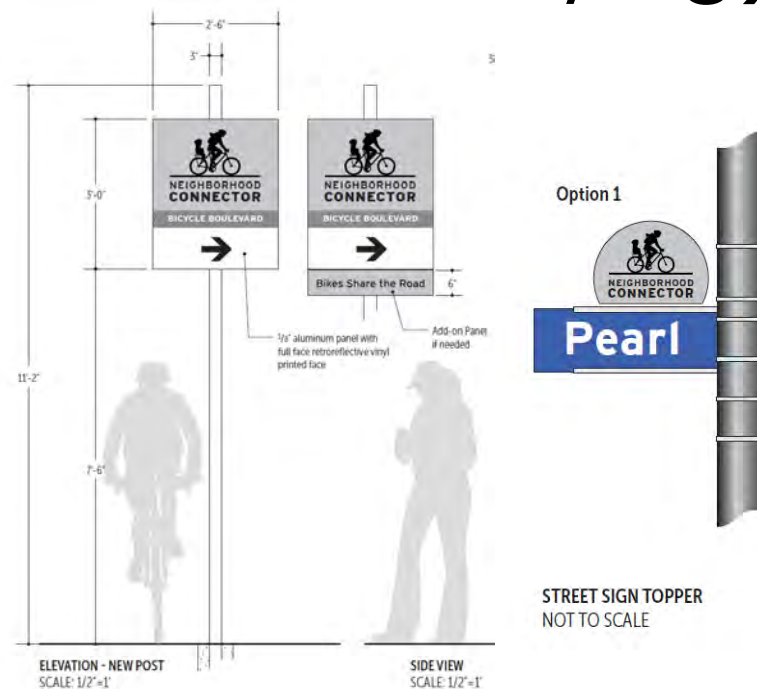
*Assumed to be 15% of ADT



Wā'indīng ānd Rēgūlātōr Ōsīgn's Ō Dēsīgn Gūīdēlīnēs



R9-20



Ōrīgīnāl Clēzēlānd Ōlāl ēz ōōd^
Bīl ē Blīzd Dēsīgn S'chēn ānc')) ÷



Clēzēlānd Gṛēn'z ān' sīgn's^
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Thē^ BICŶCLĒS ALLŌWED ŪSE ŌF FŪLL^
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Centered in Each Travel Lane - Offset

10' Travel Ln

10' Travel Ln

8' Pkg Ln

★ Install Colored Concrete High Visible Crosswalk



RR Tracé s

225' to next
Set across RR

250'

250'

250'

915'

Detroit Ave

Côze Azê Clifton Ave to RR Track & Wide Prior to Signal & Sharrows & Lanes



Centered in Each Travel Lane



8' Pkg Ln

10' Travel Ln

10' Travel Ln

8' Pkg Ln



Install Colored Concrete High Visible Crosswalk



225'

65'

195'

195'

20'

700'

Côze Azê Clifton Ave to Lãl e Azê Pôr ôsed Sign e Shãrôz s Lãl Nuyt



Centered in Each Travel Lane

12.5' Travel Ln

12.5' Travel Ln

8' Pkg Ln



178'

356'

178'

☆ Stripe High Visible Crosswalk – Ladder Style

Questions & Comments

City of Lakewood Contact:

Mark K. Papke, PE, CPESC

City Engineer

(216) 529-6807

Mark.papke@lakewoodoh.gov

Thank You!



Note: Concept is presented herein for informational purposes only and is not for planning discussion or for construction.

Recommendation (07-20-26) Cove Avenue Proposed Improvements between Lake Avenue and Detroit Avenue

Today : Planning Commission will review the concept and make any recommendations for the proposal for improvements to Cove Avenue per the Complete Streets Legislation pursuant to as part of Stage 1.

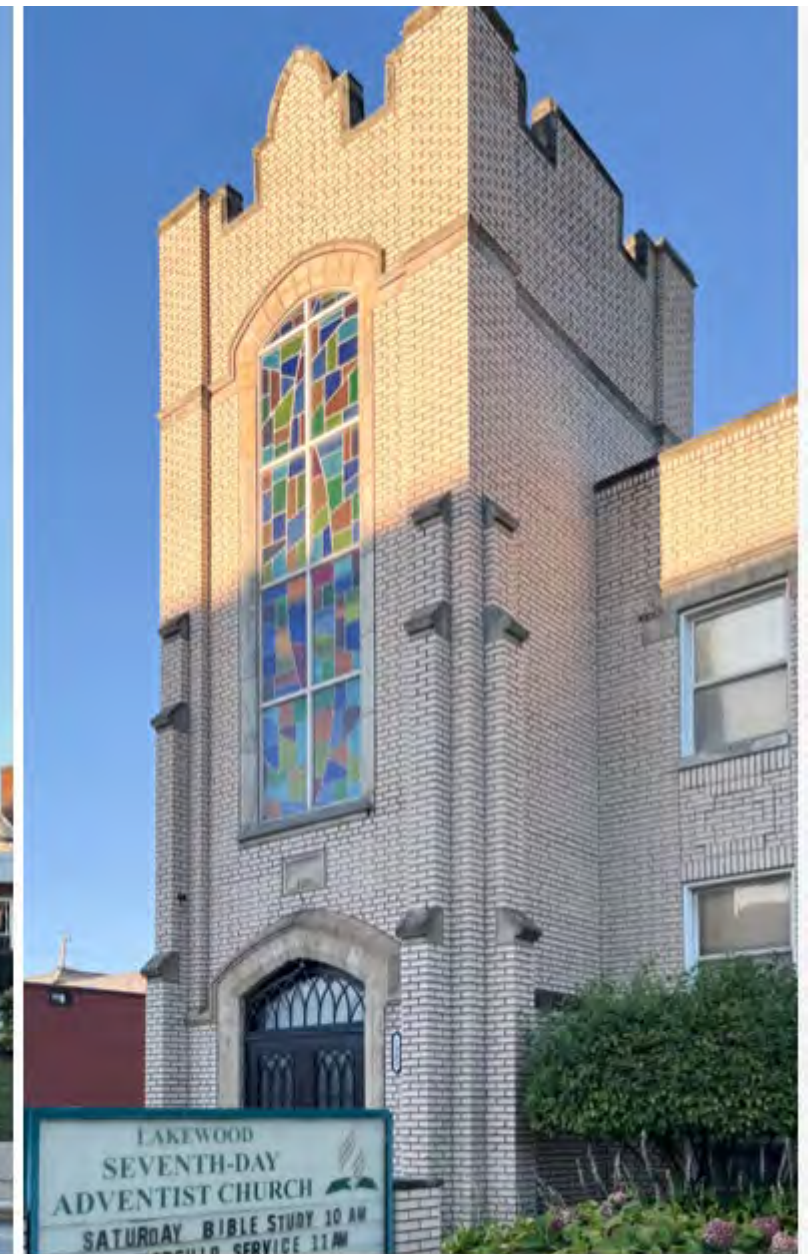
Planning Commission will review again as part of the Stage Two process, and at that time will receive and file the document.



Docket 07-21-26 – Lot Consolidation

DOCKET NO.07-21-26 LOT CONSOLIDATION Seventh Day Adventist Church 1380 Arthur and 1382 Arthur, presented by Michael Horton, Horton Harper Architects





EAST ELEVATION OF SANCTUARY BUILDING

Request (07-21-26)

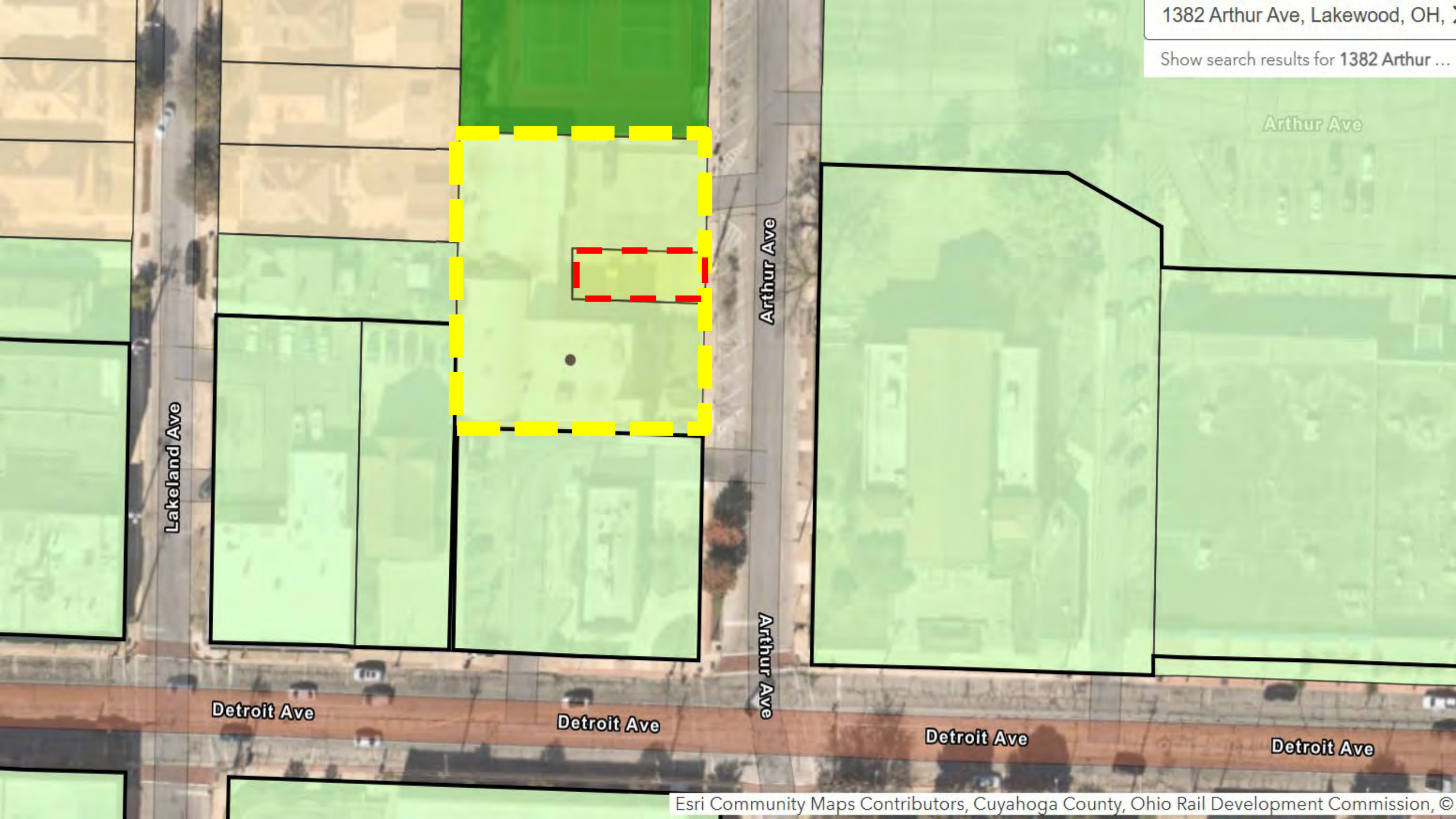
The review of a **Lot Consolidation** pursuant to:

- Chapter 1155 (Subdivision Regulations)

Property is in the C2 (Commercial, Retail) District

Design approval provided at ABR March 2026 meeting





Lakeland Ave

Arthur Ave

Arthur Ave

Detroit Ave

Detroit Ave

Detroit Ave

Detroit Ave

1382 Arth...



Untitled Project 12 MN

Property

ARTHUR AVE LAKEWOOD OH
44107 US

41.485700, -81.805420

41° 29' 9", -81° 48' 20"



Parcel Details

Area: 17194.7 ft²

FIPS Code: 39035

Locality: LAKEWOOD

Parcel APN: 31214098

Postal Code: 44107

State: OH

1382

Nearmap

Imagery © 2026 Nearmap, HERE

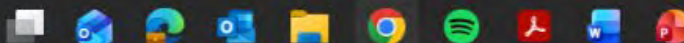
10 ft

Vertical

< Fri Apr 17 2026 >



Search





1155.06 PROCEDURES FOR LOT CONSOLIDATIONS AND RESUBDIVISIONS.

- (a) Application. A preliminary plan and plat complying with the requirements set forth in Section [1155.03](#) shall be prepared for each lot consolidation or resubdivision and submitted with an application for approval to the Director, except, at the discretion of the Director, the preliminary plan may be waived, prior to the deadline established by the Commission by rule. The purposes of the preliminary plan are to determine if it qualifies as a lot consolidation or resubdivision, its relation to adjacent lot consolidations or resubdivisions, and compliance with other **City** codes.
- (b) Review by Engineer. The Director shall submit the preliminary plan and plat to the Engineer for review and if it is satisfactory, the Engineer shall so certify the approval thereon.
- (c) Approval. The Commission shall review all required maps and the report of the Engineer for compliance with the applicable sections of this Chapter and the **Code**. The Chairman and Secretary of the Commission shall make an approval notation on the preliminary plan and the plat.
- (1) If any proposed lot or parcel does not fully conform with the provisions of the **Code**, the Commission shall refer the application to the Board with the request that the Board determine whether the applicant should be entitled to a variance from strict compliance with the provisions of the **Code** which the proposed lot consolidation or resubdivision violates. Upon review and the decision of the Board, the proposed lot consolidation or resubdivision shall be returned to the Commission for its final review and approval, disapproval or modification.
- (2) The Commission may disapprove the plan where it finds that the proposed use is not consistent with the **Vision**; findings supporting such disapproval shall be stated on the record and forwarded to the applicant within fourteen (14) calendar days.
- (3) Upon approval by the Commission, the applicant has 180 days to provide a final plat to the Engineer. Failure to provide the aforementioned plat will cause the decision of the Commission to be null and void. The Commission for good cause may extend the aforesaid 180-day period.
- (d) Recording. The approved plat shall be filed and recorded in the offices of the County Auditor and County Recorder by an authorized representative of the **City** with thirty (30) days after final approval.
- (e) Fees. A review and recording fee, established pursuant to Section [1173.06](#) shall be included with the application.
- (Ord. 24-98. Passed 5-18-1998.)
- (f) Notice Procedures. Where a lot consolidation or resubdivision is requested, notice of the public hearing held pursuant to Section [1171.03](#)(i) shall be made in a newspaper of general circulation no less than seven (7) days before the hearing; said notice shall state the time and place of the hearing in accordance with Chapter [107](#) (Publication of Legal Notices) of the Ordinances.

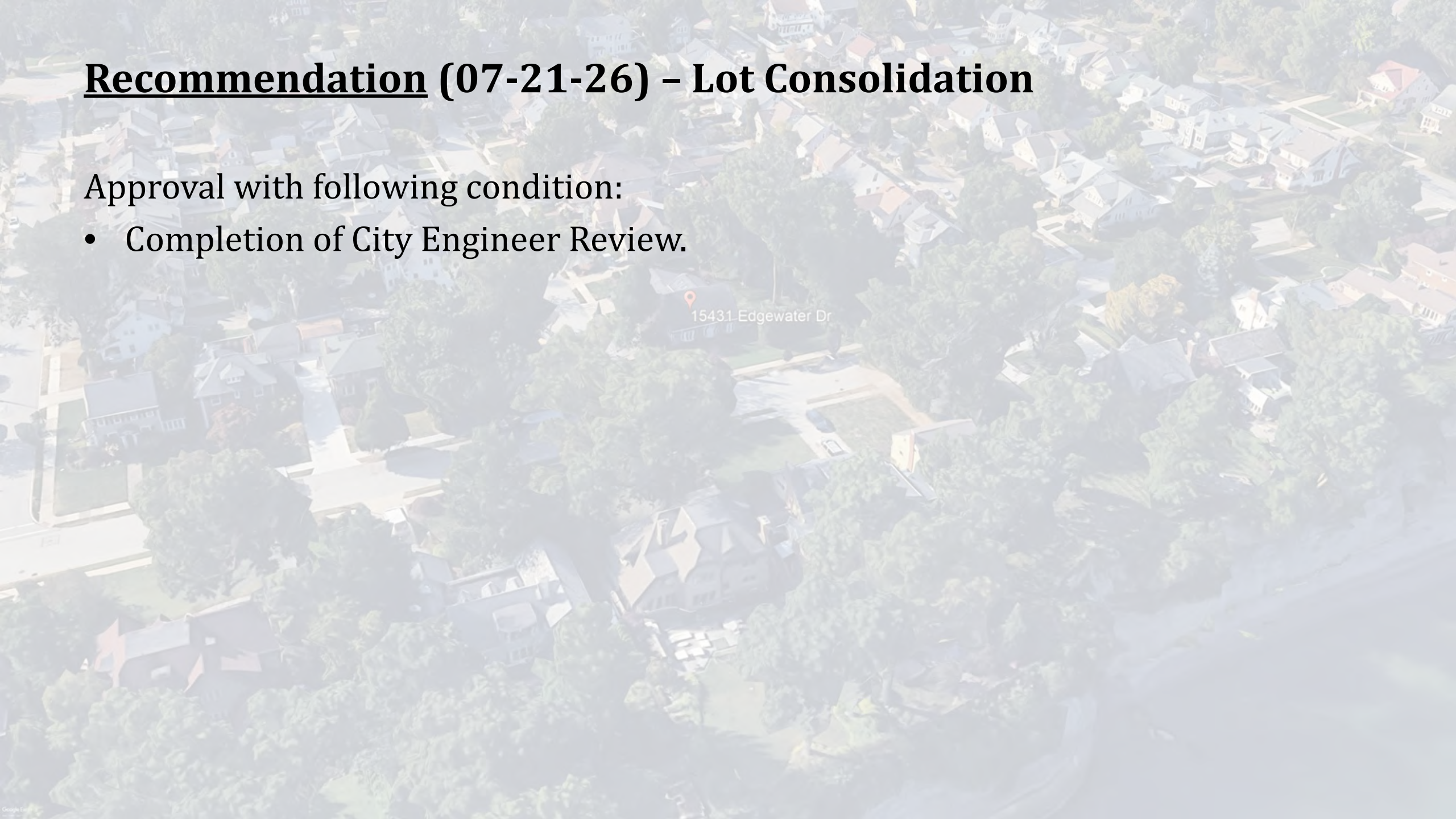
(Ord. 124-05. Passed 2-6-2006.)

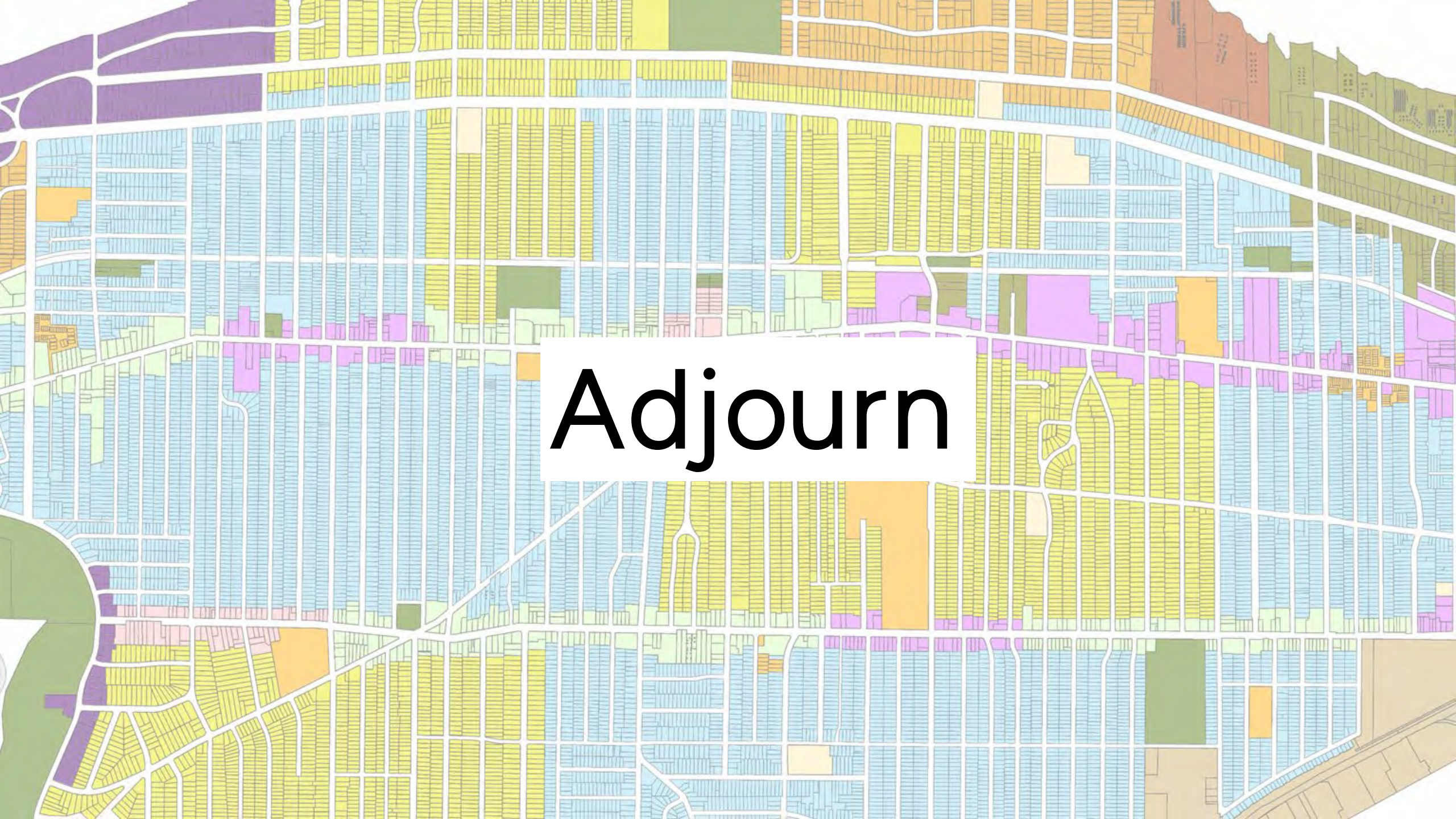


Recommendation (07-21-26) – Lot Consolidation

Approval with following condition:

- Completion of City Engineer Review.



A stylized, colorful map of a city grid. The map features a dense network of streets and blocks, each filled with a different color. The colors include shades of blue, yellow, orange, green, purple, and pink. The blocks are arranged in a grid-like pattern, with some larger, irregular shapes interspersed. The overall effect is a vibrant, abstract representation of a city layout.

Adjourn



Planning Commission

May 7, 2026

