City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
THURSDAY
November 5, 2026

PRE-REVIEW MEETING
5:30 P.M.
AUDITORIUM

REVIEW DOCKET ITEMS

REVIEW MEETING
6:00 P.M.
AUDITORIUM

1. ROLL CALL

2. APPROVE THE MINUTES OF THE THURSDAY, September 3, 2026 MEETING

3. OPENING REMARKS

<u>OLD BUSINESS</u>

<u>NEW BUSINESS</u>

<u>LOT SPLIT</u>

4. Docket No. 11-27-26
   13465 Franklin Blvd.

   Peter Olson, applicant requests the review and approval for a lot split of PPN 315-05-121 pursuant to section 1155.07 –Procedures for lot splits. The property is in the C4, Commercial-Public School District.

5. Docket No. 11-28-26
   18414 Detroit Ave.
   North Coast Enterprise

   Timothy George, applicant and business owner, requests the review and approval of a conditional use permit to operate two golf simulators in the 1,200 sq. Ft ground level retail space. Indoor commercial recreation is a conditional use in the C2 Commercial Retail District. Pursuant to section 1129.02 Permitted Uses in the Commercial District. (Ord. 31-17. Passed 11-20-2017; Ord. 32-17. Passed 10-2-2017; Ord. 42- 2023. Passed 6-3-24; Ord. 39-2025. Passed 3-2-26.) Property is in the C2-Commercial-Retail District.

ADJOURN

"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 ."

City of Lakewood
Planning Commission

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Application Cover Page

Docket No.: 11-27-26

Permit No.: PC26-000028

Applicant Name: Peter Olson

Project Address: 13465 Franklin Blvd.

Project Name: Lot Split

Proposal: The review and approval of a lot split of PPN 315-05-121 pursuant to section 1155.07-Proceudres for lot splits. The property is in the C4, Commercial-Public School District.

AUTHORIZATION FOR PROPERTY ACCESS

I, DAVID FOX, Member of Inner Peace Cleveland, LLC (the "Owner") hereby authorize the employees, representatives, and agents of City of Lakewood, Ohio, Department of Planning and Development (the "City") to access the property located at 13465 Franklin Boulevard, Lakewood, Ohio, for purposes of review of Owner's application for a Lot Split of current Permanent Parcel No. 315-05-121, provided that the City has supplied Owner with reasonable advance notice of the timing and extent of its access.

Inner Peace Cleveland, LLC:

David Fox

By: DAVID FOX

Its: Member

Doc ID: 28bbea7cd620bbb397e2db10256e545d3691d7a8

Title	AUTHORIZATION FOR PROPERTY ACCESS.pdf
File name	AUTHORIZATION%20F...ERTY%20ACCESS.pdf
Document ID	28bbea7cd620bbb397e2db10256e545d3691d7a8
Audit trail date format	MM / DD / YYYY
Status	Signed

This document was requested from app.clio.com

Document History

SENT	**10 / 19 / 2026** 14:04:52 UTC	Sent for signature to Inner Peace Cleveland, LLC (davidfox@innerpeacecleveland.com) by services@clio.com acting on behalf of polson@ssandplaw.com IP: 184.175.144.197
VIEWED	**10 / 19 / 2026** 14:37:28 UTC	Viewed by Inner Peace Cleveland, LLC (davidfox@innerpeacecleveland.com) IP: 204.156.208.250
SIGNED	**10 / 19 / 2026** 14:37:56 UTC	Signed by Inner Peace Cleveland, LLC (davidfox@innerpeacecleveland.com) IP: 204.156.208.250
COMPLETED	**10 / 19 / 2026** 14:37:56 UTC	The document has been completed.

PPN: 315-05-121
INNER PEACE CLEVELAND LLC
AMT $775,000.00
CONV $3100.00
25-73457

202509040442 DEED
09/04/2025 02:55 PM
RCPT# 20250904000323
PAID BY OHIO REAL

Michael Chambers
CUYAHOGA COUNTY FISCAL OFFICE

QUIT-CLAIM DEED

BOARD OF EDUCATION OF THE VILLAGE OF LAKEWOOD, nka LAKEWOOD CITY SCHOOL DISTRICT, for valuable consideration paid, quit claims to **INNER PEACE CLEVELAND, LLC, AN OHIO LIMITED LIABILITY COMPANY**, the following real property:

Situated in the Village of Lakewood, County of Cuyahoga and State of Ohio:

Being a part of Section 21, Rockport Township now in said Lakewood Village. Beginning at the point of intersection of the center line of Franklin Avenue produced westerly in line with monuments at Grace and Clarence Aves., with the east line of land conveyed by Ezra Nicholson to W.S. Bailey by warranty deed dated November 6th, 1906, and recorded in Volume 996 on Page 632, Cuyahoga County Deed Records, said east line of said land so conveyed to W.S. Bailey being the east line of Bailey, Brewer and French's Subdivision, (proposed) according to the plat thereof made by F.B. Krause, surveyor, dated August 2nd, 1906; thence South along the east line of said Subdivision, four hundred and seventy-six and twenty-eight one hundredths (476.28) feet; thence east two hundred and forty-eight and eleven one-hundredths (248.11) feet to the center line of a proposed sixty foot street; thence North along the center line of said proposed street, one hundred and twenty-eight and seventy-eight one hundredths (128.78) feet; thence northwesterly along the center line of said proposed street three hundred and forty-two and one tenth (342.1) feet curving to the left on an arc the radius of which is eight hundred and forty and eighty-three one hundredths (840.83) feet, and the chord of which extends north 11 degrees 39 min., 20 sec. West, three hundred and thirty nine and seventy-four one hundredths (339.74) feet to a point in the center line of said Franklin Avenue, produced, which point bears South 85 degrees 37 min. East, one hundred and eighty (180) feet from the place of beginning; thence North 85 degrees 37 min. West in the center line of Franklin Ave., produced, one hundred and eighty (180) feet to the place of beginning containing two and one-half (2-1/2) acres of land according to the survey made by F.B. Krause in July, 1907. Be the same more or less, but subject to all legal highways.

Tax Mailing Address: 500 First Ave 4th Floor Pittsburgh PA 15219

This Legal Description Complies with The Cuyahoga Transfer and Conveyance Standards and is approved for transfer

SEP 04 /2025

MR

OHIO REAL TITLE
214967

Permanent Parcel Number: 315-05-121
Prior Instrument Number: Book 1066, Page 389
Property Address: 13465 Franklin Boulevard, Lakewood, OH 44107

Executed by **KENT R. ZEMAN, CFO/TREASURER** of **LAKEWOOD CITY SCHOOL DISTRICT**, this the 3rd day of September, 2025.

LAKEWOOD CITY SCHOOL DISTRICT

By: **KENT R. ZEMAN**
Its: **CFO/TREASURER**

State of OH

County of Cuyahoga

This is an acknowledgment clause. No oath or affirmation was administered to the signer.

The foregoing instrument was acknowledged before me this 3rd day of September, 2025 by **KENT R. ZEMAN, CFO/TREASURER** of **LAKEWOOD CITY SCHOOL DISTRICT**, on behalf of the company.

NOTARY PUBLIC

THOMAS J BLUE JR
NOTARY PUBLIC
STATE OF OHIO
My Comm. Expires April 8, 2028

This document was prepared by:
Leonard A. Cuilli
Sandhu Law Group, LLC
1213 Prospect Ave., STE 300
Cleveland, OH 44115
(216) 373-1001
25-07210-214967

verdantas

8150 Sterling Court
Mentor, Ohio 44060
440-951-9000

September 15, 2026

Description of Lot Split A

0.538 Acres

of

PPN: 315-05-121

Situated in the State of Ohio, the County of Cuyahoga, the City of Lakewood, and being known as part of Section 21, Rockport Township, now in said City of Lakewood and more particularly being a port of the premises conveyed to Inner Peace Cleveland, LLC an Ohio Limited Liability Company, by an Instrument Number 202509040442 recorded on September 4th, 2025, at the Cuyahoga County Records and being further bound as follows:

PRINCIPAL POINT OF BEGINNING at a 3/4-inch iron pin found in a monument box at the intersection of the centerline of Franklin Boulevard., (60 feet width), and the centerline of Lewis Drive, (50 feet width), at a distant of S 18°31'29" E 352.66 feet from a 3/4-inch iron pin found a monument box at the intersection of the centerline of said Franklin Boulevard and the centerline of Chesterland Avenue (50 feet width);

COURSE I Thence along the centerline of said Franklin Boulevard 117.59 feet along the arc of a curve, deflecting to the RIGHT, (said curve having a radius of 827.29 feet, an included angle 8°08'39", a chord length of 117.49 feet, which bears South 18°33'11" East, to a point in the centerline of said Lewis Drive;

COURSE II Thence North 89°14'29" West, passing over a drill hole set at 25.94 feet, 218.34 feet in all, to an iron pin set on the eastern line of Sublot 99 of the Baily, Brewer and French's Subdivision, Volume 52, Page 34, Cuyahoga County Map Records;

COURSE III Thence North 00°45'54" East, passing by a 3/4" iron pin found at 94.21 feet, 0.24 feet due east of line, 124.60 feet in all, along said eastern line of said Baily, Brewer and French's Subdivision, to a point in the centerline of said Franklin Boulevard;

COURSE IV Thence South 84°51'51" East, 180.00 feet along the centerline of said Franklin Boulevard, to the said point being the PRINCIPAL

verdantas

8150 Sterling Court
Mentor, Ohio 44060
440-951-9000

September 15, 2026

Description of Lot Split B

1.954 Acres

of

PPN: 315-05-121

Situated in the State of Ohio, the County of Cuyahoga, the City of Lakewood, and being known as part of Section 21, Rockport Township, now in said City of Lakewood and more particularly being a port of the premises conveyed to Inner Peace Cleveland, LLC an Ohio Limited Liability Company, by an Instrument Number 202509040442 recorded on September 4th, 2025, at the Cuyahoga County Records and being further bound as follows:

BEGINNING at a 3/4-inch iron pin found in a monument box at the intersection of the centerline of Franklin Boulevard., (60 feet width), and the centerline of Lewis Drive, (50 feet width), at a distant of S 18°31'29" E 352.66 feet from a 3/4-inch iron pin found a monument box at the intersection of the centerline of said Franklin Boulevard and the centerline of Chesterland Avenue (50 feet width);

Thence along the centerline of said Franklin Boulevard 117.59 feet along the arc of a curve, deflecting to the RIGHT, (said curve having a radius of 827.29 feet, an included angle 8°08'39", a chord length of 117.49 feet, which bears South 18°33'11" East, to a point in the centerline of said Lewis Drive and PRINCIPAL POINT OF BEGINNING;

COURSE I Thence along the centerline of said Franklin Boulevard 224.53 feet along the arc of a curve, deflecting to the RIGHT, (said curve having a radius of 840.93 feet, an included angle 15°17'52", a chord length of 223.86 feet, which bears South 6°53'51" East, to a point in the centerline of said Lewis Drive

COURSE II Thence South 00°47'35" West, along the centerline of said Lewis Drive, 129.84 feet to a 3/4" iron pin found in a monument box at the centerline of said Lewis Drive;

COURSE III Thence N 89°14'06" W, passing over a 3/4" iron pin found at 25.17-feet and 0.21 feet due north of line, and being the northeast corner Sublot No. 160 of Waterbury Heights Subdivision No.2, recorded plat, Volume 56, Page 37, Cuyahoga County Map Records,

continuing along the northern line of said Sublot No. 160, in all 248.13 feet, to an iron pin set on the eastern line of Baily, Brewer and French's Subdivision, Volume 52, Page 34, Cuyahoga County Map Records;

COURSE IV Thence N 00°45'54" E, along the eastern line of said Baily, Brewer and French's Subdivision 351.68 feet to an iron pin set in the eastern line of said Baily, Brewer and French's Subdivision;

COURSE IV Thence South 89°14'29" East, passing over a drill hole set at 192.40 feet, in all 218.34 feet, to the PRINCIPAL POINT OF BEGINNING, and containing **1.954 Acres** (85,100 Square Feet) total of which 0.203 Acres is in Franklin Avenue and Lewis D rive Right of Way leaving a Net Acreage of **1.751 Acres**, of land surveyed and described September 2026 by Thomas M. Meeks, Ohio Registered Surveyor No. 8674 of Verdantas LLC. and is subject to all legal highways and easements of record.

Bearing contained herein are based upon Ohio State Plane (North Zone) Coordinates, Horizontal Datum NAD83 (2011).

Where indicated hereon, all iron pins set 5/8-inch diameter rebar, 30 inches in length, having a yellow cap bearing the inscription "VERDANTAS".

The above-described Lot B is a part of Cuyahoga County Parcel No. 315-05-121.

STATE OF OHIO
THOMAS M. MEEKS
S-8674
REGISTERED
PROFESSIONAL SURVEYOR

Thomas M. Meeks
Ohio Registered Surveyor No. 8674
September 15th, 2026

POINT OF BEGINNING, and containing **0.538 Acres** (23,435 Square Feet) total of which 0.177 Acres is in Franklin Avenue and Lewis Drive Right of Way leaving a Net Acreage of **0.361 Acres**, of land surveyed and described September 2026 by Thomas M. Meeks, Ohio Registered Surveyor No. 8674 of Verdantas LLC. and is subject to all legal highways and easements of record.

Bearing contained herein are based upon Ohio State Plane (North Zone) Coordinates, Horizontal Datum NAD83 (2011).

Where indicated hereon, all iron pins set 5/8-inch diameter rebar, 30 inches in length, having a yellow cap bearing the inscription "VERDANTAS".

The above-described Lot A is a part of Cuyahoga County Parcel No. 315-05-121.

STATE OF OHIO
THOMAS M. MEEKS
S-8674
REGISTERED
PROFESSIONAL SURVEYOR

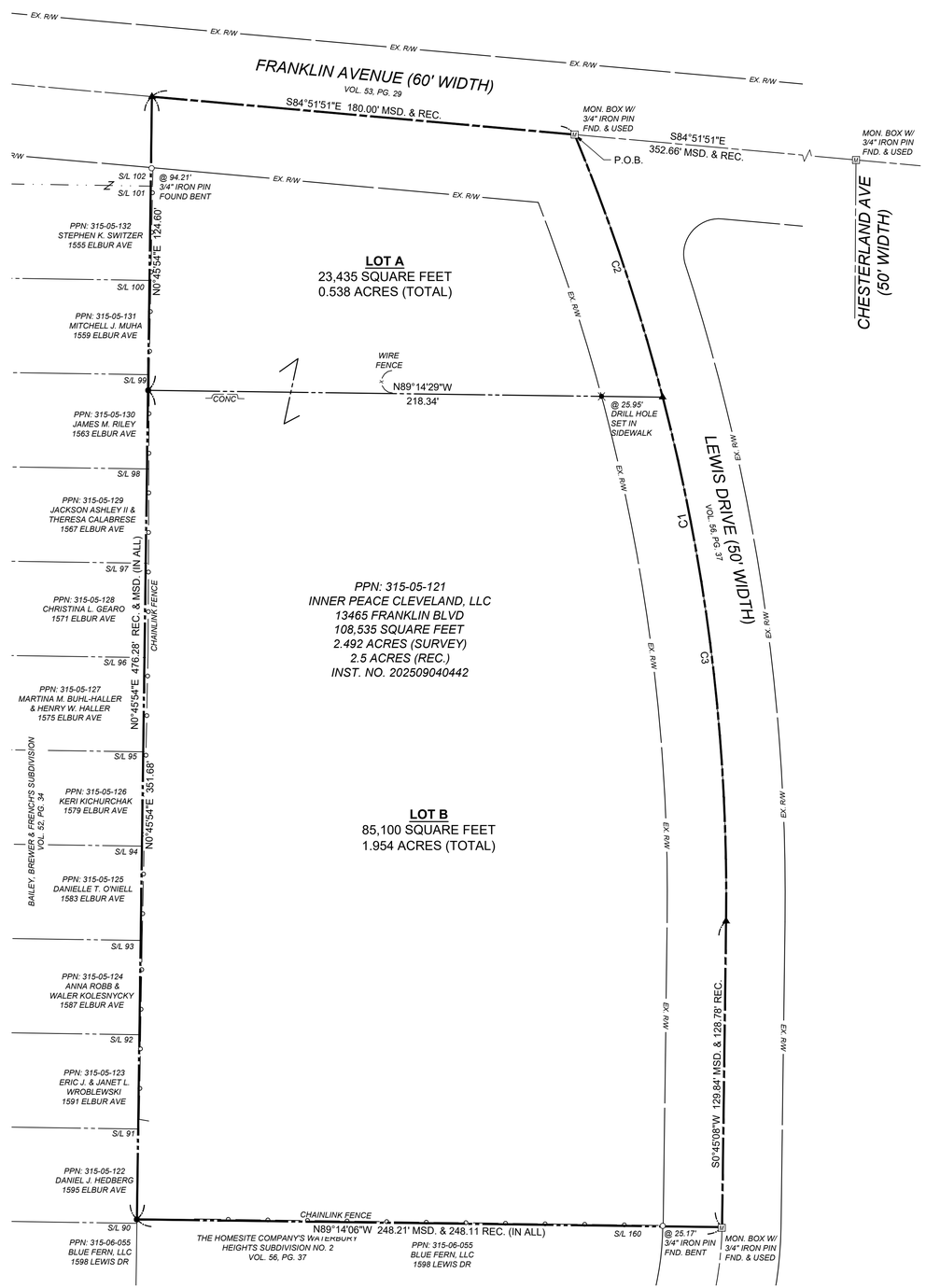
Thomas M. Meeks
Ohio Registered Surveyor No. 8674
September 15th, 2026

LOT SPLIT PLAT

SITUATED IN THE STATE OF OHIO, THE COUNTY OF CUYAHOGA, THE CITY OF LAKEWOOD, AND BEING KNOWN AS PART OF SECTION 21, ROCKPORT TOWNSHIP, NOW IN SAID CITY OF LAKEWOOD AND MORE PARTICULARLY BEING A PORT OF THE PREMISES CONVEYED TO INNER PEACE CLEVELAND, LLC AN OHIO LIMITED LIABILITY COMPANY, BY AN INSTRUMENT NUMBER 202509040442 RECORDED ON SEPTEMBER 4, 2025, AT THE CUYAHOGA COUNTY RECORDS

30 0 30 60
DRAWING SCALE 1" = 30'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BRG	CHD DIST
C1	23° 18' 40"	840.83'	342.09'	S10° 54' 11"E	339.74'
C2	8° 08' 39"	827.29'	117.59'	S18° 33' 11"E	117.49'
C3	15° 17' 52"	840.93'	224.53'	S6° 53' 51"E	223.86'



AREA OF TABULATION

- **LOT A**
  - TOTAL ACREAGE: 0.538 ACRES
  - AREA IN RIGHT OF WAY: 0.177 ACRES
  - NET AREA: 0.361 ACRES
- **LOT B**
  - TOTAL ACREAGE: 1.954 ACRES
  - AREA IN RIGHT OF WAY: 0.203 ACRES
  - NET AREA: 1.751 ACRES

NOTES

1. THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
2. THE PROJECT CONTROL CO0RDINATE SYSTEM IS BASED UPON THE FOLLOWING:
   - HORIZONTAL DATUM: PROJECT CONTROL C0ORDINATES FOR THIS PROJECT HAVE BEEN ESTABLISHED BY GPS/RTK OBSERVATIONS UTILIZING THE OHIO COORDINATE SYSTEM OF 1983 (ZONE 3401-OHIO NORTH). OHIO STATE PLANE GRID COORDINATE VALUES ARE EXPRESSED IN UNITS OF U.S. SURVEY FEET.
3. AN ALTA/NSPS LAND TITLE SURVEY WAS NOT PERFORMED.
4. ALL DIMENSIONS GIVEN ARE EXPRESSED IN US SURVEY FEET
5. IRON PINS SET, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAPS BEARING THE INSCRIPTION "VERDANTAS"
6. EASEMENTS AND/OR RIGHT OF WAYS WERE NOT ADDRESSED DURING THIS SURVEY UNLESS OTHER THAN SHOWN HEREON.
7. EXISTING FENCE IS ONLINE OR APPROXIMATELY 0.50-FEET ON THE SUBJECT PROPERTY.

LEGEND

- EX. CENTERLINE OF RIGHT-OF-WAY
- EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
- EX. SUBLOT LINE
- PR. PROPERTY LINE
- EX. EDGE OF PAVEMENT
- EX. CHAINLINK FENCE
- EX. WIRE FENCE
- EX. MONUMENT BOX FOUND (AS DESCRIBED)
- EX. IRON PIN FOUND (AS DESCRIBED)
- IRON PIN SET
- DRILL HOLE SET
- MSD. OR REC. MEASURED OR RECORD DISTANCE

INTENT OF SURVEY:

THE INTENT OF THIS SURVEY IS SPLIT THE SUBJECT PROPERTY (PPN: 315-05-121) INTO TWO LOTS (LOTS A & B).

OWNERS ACCEPTANCE

THE UNDERSIGNED, INNER PEACE CLEVELAND, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, HEREBY ACCEPTS THIS PLAT OF LOT SPLIT SHOWN HEREON.

INNER PEACE CLEVELAND, LLC

SIGNATURE

David Fox
PRINT NAME

Member
TITLE

NOTARY PUBLIC

COUNTY OF CUYAHOGA
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED THE ABOVE David Fox

THE Member OF INNER PEACE CLEVELAND, LLC AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND HIS/HER FREE ACT AND DEED AS SUCH OFFICER.

IN WITNESS WEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT

_____, OHIO THIS _____ DAY OF _____.

SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVALS

CITY ENGINEER
THIS LOT SPLIT HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD

ON THIS _____ DAY OF _____.

CITY ENGINEER

PLANNING COMMISSION
THIS LOT SPLIT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD

ON THIS _____ DAY OF _____.

CHAIRMAN OF PLANNING COMMISSION

SECRTARY OF PLANNING COMMISSION

CLERK OF COUNCIL
THIS LOT SPLIT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF LAKEWOOD

ON THIS _____ DAY OF _____.

CLERK OF COUNCIL

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING LOT SPLIT PLAT IS BASED ON A SURVEY PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THOMAS M. MEEKS
OHIO REGISTERED SURVEYOR NO. 8674

verdantas
8150 STERLING COURT
MENTOR, OH 44060
TEL. 440.951.9000

THOMAS M. MEEKS
STATE OF OHIO · THOMAS M. MEEKS S-8674 · REGISTERED PROFESSIONAL SURVEYOR
P.S. 86741
OHIO

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
	RAS	TMM	49961

CHK'D BY	DATE	REVISION	No.

CITY OF LAKEWOOD, CUYAHOGA COUNTY, STATE OF OHIO

LOT SPLIT PLAT
13465 FRANKLIN BOULEVARD

CITY OF LAKEWOOD

DATE 09/15/2026

SCALE 1"=30'

SHEET **1 OF 1**

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City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 11-28-26

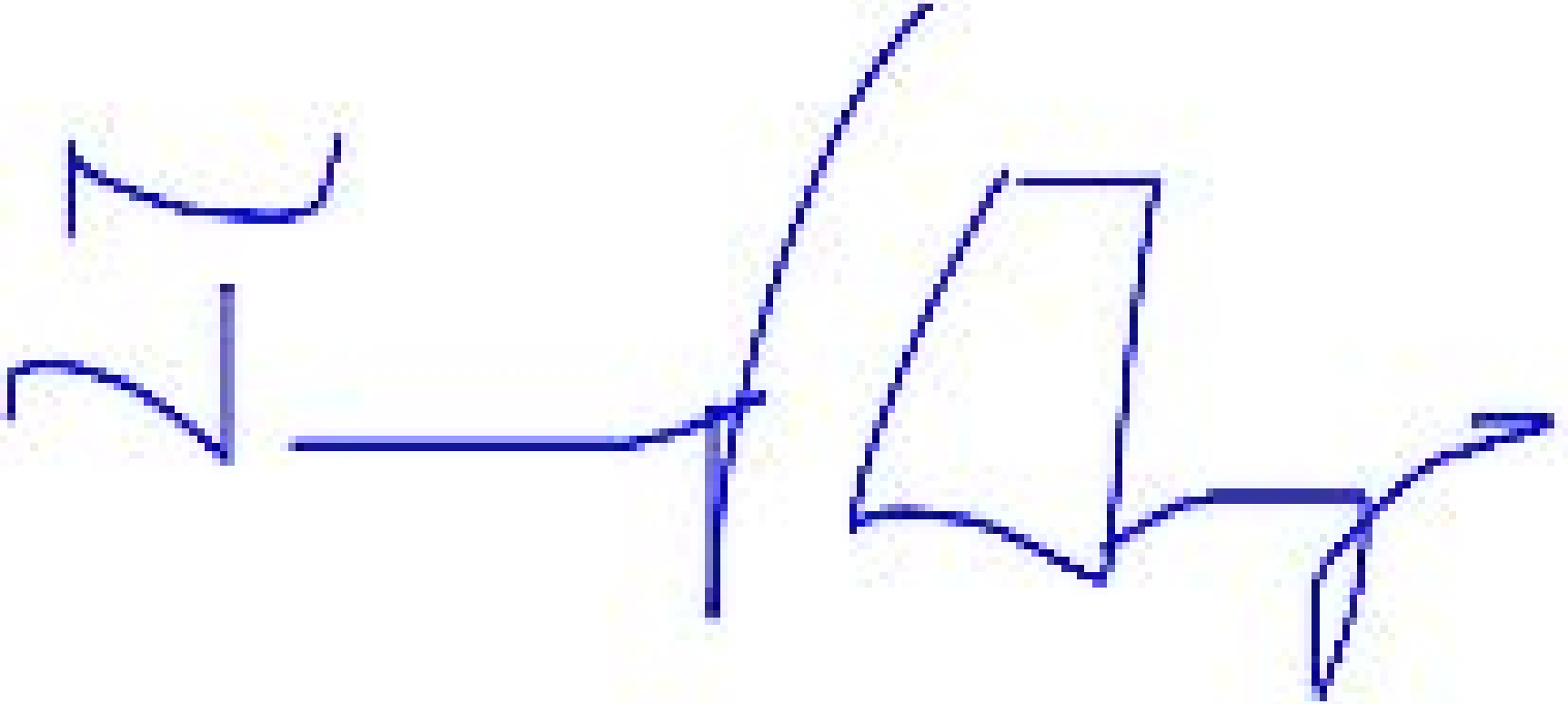
Permit No.: PC26-000029

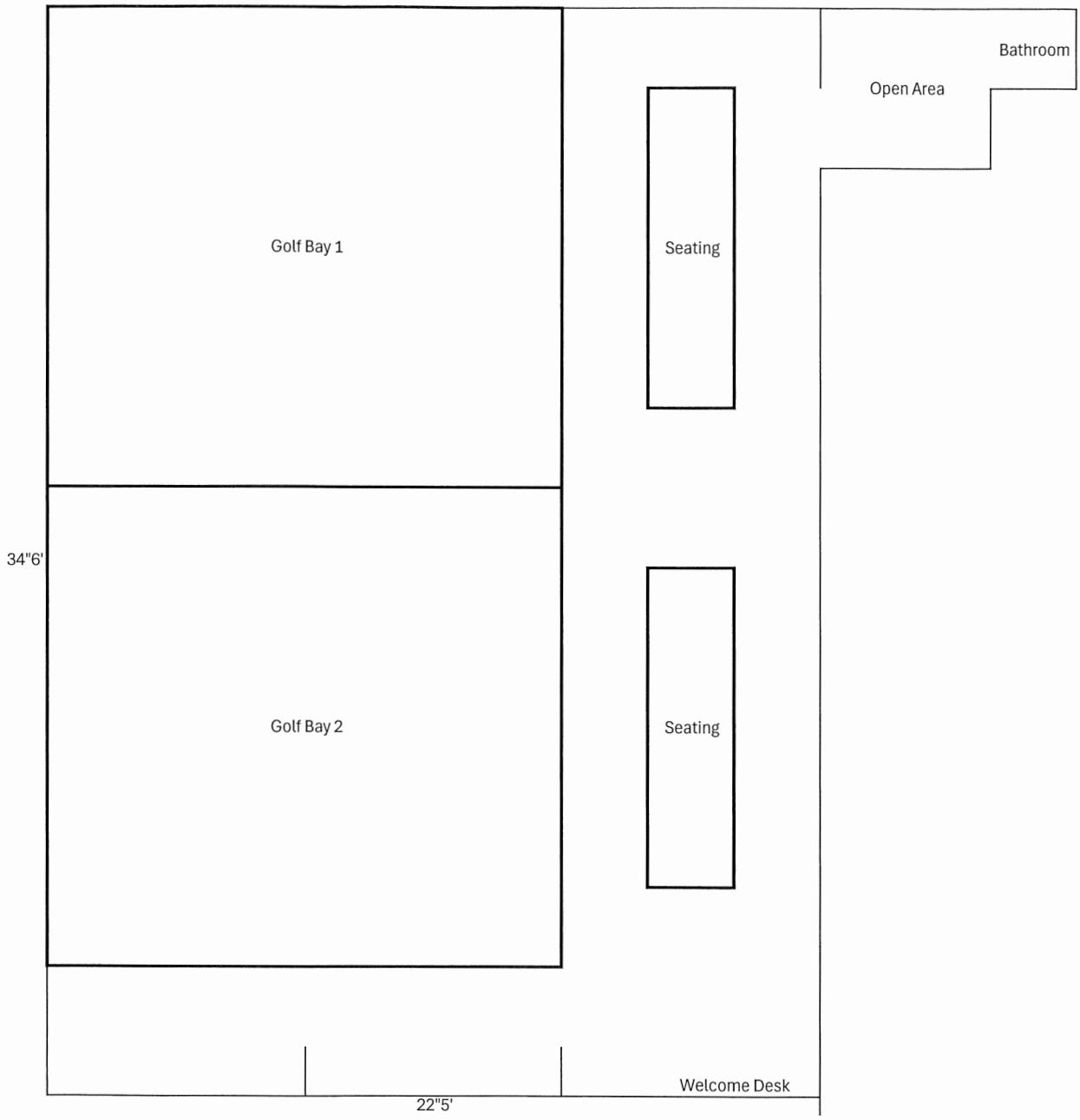
Applicant Name: Timothy George, North Coast Enterprise

Project Address: 18414 Detroit Ave.

Project Name: n/a

Proposal: The review and approval of a conditional use permit to operate two golf simulators in the 1,200 sq. Ft ground level retail space. Indoor commercial recreation is a conditional use in the C2 Commercial Retail District. Pursuant to section 1129.02 Permitted Uses in the Commercial District. (Ord. 31-17. Passed 11-20-2017; Ord. 32-17. Passed 10-2-2017; Ord. 42- 2023. Passed 6-3-24; Ord. 39-2025. Passed 3-2-26.) Property is in the C2-Commercial-Retail District.




Bathroom
Open Area
Golf Bay 1
Seating
34"6'
Golf Bay 2
Seating
Welcome Desk
22"5'