

**AGENDA  
PLANNING COMMISSION  
NOVEMBER 3, 2016  
LAKEWOOD CITY HALL**

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

Review docket items

**REGULAR MEETING  
7:00 P.M.  
AUDITORIUM**

1. Roll Call
2. Approve the Minutes of the October 6, 2016 meeting
3. Opening Remarks

**OLD BUSINESS  
LOT CONSOLIDATION/LOT SPLIT**

4. **Docket No. 10-16-16  
11714 Nelson Court  
EDEN Inc**

Leopold E Wetula, applicant, requests the review and approval of a lot split and consolidation (PPN 315-14-039), pursuant to Section 1155.06 – procedures for lot consolidation; this item was deferred from the meeting in October. (Page 3)

**NEW BUSINESS  
COMMUNICATION**

5. **Docket No. 11-20-16  
Communication Regarding a Report from the Adult Group Home Located at 1635 Alameda Avenue**

Communication will be presented from the Catholic Diocese of Cleveland regarding the operation of an Adult Group Home at 1635 Alameda Avenue. The applicant will be reporting out about the first 6 months in operation, which was a stipulation per the approval by Planning Commission in July 2015. This property is located in an R2, Single and Two Family district. (Page 18)

6. **Docket No. 11-21-16  
Communication Regarding Two Applications to the Cuyahoga County Community Development Supplemental Grant Program**

Communication will be presented regarding two applications to the Cuyahoga County Community Development Supplemental Grant Program. The Commission will hear about applications being put together by both LakewoodAlive and the West End District (WE District). (Page 21)

7. **Docket No. 11-22-16**  
**Communication from Michelle Nochta, Planning and Development Regarding Improvement Plans for the Redesign of Cove and Wagar Parks**

Michelle Nochta of the Planning Department will present the Cove and Wagar Parks Improvement Plans. The design process has been guided by the Community Vision, informed by the Active Living Task Force and enhanced by the Parks Master Plan. The products of these guiding documents and robust community engagement will be discussed. (Page 22)

**ADJOURN**

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL16-001908  
DOCKET No. ~~16-10-16-16~~  
FEE PAID 9/23/16

**APPLICATION**  
**LAKWOOD PLANNING COMMISSION**

*brizzo@thinkgk.com*

Property Address 11714 Nelson Ct. Business/Tenant Name \_\_\_\_\_  
Property Owner Name Emerald Development & Economic Network Owner Phone 216-961-9690  
Owner E-mail info@edeninc.org Zoning R2 Parcel Number 315-14-039

Project Summary Split of existing parcel to provide across driveway to adjacent property.  
For detailed written description of project, see attached Exhibit A.

**Late Applications Will Not Be Accepted.** (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development – (\$500)
- Similar Use – (Commercial \$50, Residential \$25)
- Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance – (Commercial \$50, Residential \$25)
- Parking Plan Review – (Commercial \$50, Residential \$25)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Leopold E. Wetula Company \_\_\_\_\_

Applicant Address: 2195 Warren Road, Lakewood Ohio 44107

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE USE ONLY:** Application Reviewed and Accepted by: BS Date: 9-22-16

File History: \_\_\_\_\_

Bldg. Dept. Remarks: Review an application for a lot split and consolidation

ORD. 124-05 SECTION 1155.06

## AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes  No

**Please Print or Type:**

Owner/Agent Name: EMERALD Development & Economic Network, INC

Property Address: 11710-16 Nelson Ct.

Owner/Agent Phone: 216-961-9690

Property Manager  
 Tenant Name TABITHA BINGER Phone 216-961-9690

*Aimee Collins*  
 Owner/Agent Signature

### 2015 Calendar Planning Commission

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-24-14	Thursday	01-08-15	Thursday	01-08-15
February	Wednesday	01-21-15	Thursday	02-05-15	Thursday	02-05-15
March	Wednesday	02-18-15	Thursday	03-05-15	Thursday	03-05-15
April	Wednesday	03-18-15	Thursday	04-02-15	Thursday	04-02-15
May	Wednesday	04-22-15	Thursday	05-07-15	Thursday	05-07-15
June	Wednesday	05-20-15	Thursday	06-04-15	Thursday	06-04-15
July	Wednesday	06-17-15	Thursday	07-02-15	Thursday	07-02-15
August	Wednesday	07-22-15	Thursday	08-06-15	Thursday	08-06-15
September	Wednesday	08-19-15	Thursday	09-03-15	Thursday	09-03-15
October	Wednesday	09-16-15	Thursday	10-01-15	Thursday	10-01-15
November	Wednesday	10-21-15	Thursday	11-05-15	Thursday	11-05-15
December	Wednesday	11-18-15	Thursday	12-03-15	Thursday	12-03-15

**Pre-Review Meetings** for the Commission commence at 6:30 P.M. in the Council Conference Room.

**Review Meetings** commence at 7:00 P.M. in the Auditorium at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants or a representative (designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review.

### Exhibit A

Emerald Development and Economic Network, Inc. ("EDEN") is the current owner of a parcel of real estate known as 11714 Nelson Court in Lakewood, Ohio, Permanent Parcel Number 315-14-039 ("EDEN Property"). The EDEN Property is described as follows:

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of Sublots Nos. 15 and 16 in a Resubdivision of part of Hiram M. & Charity B. Townsend's Allotment of part of Original Rockport Township Section No. 21, as shown by the recorded plat in Volume 22 of Maps, Page 23 of Cuyahoga County Records, and part of Sublots No. 15 and 16 in T.W. Irvine's Allotment of part of Original Rockport Township Section No. 21, as shown by the recorded plat in Volume 12 of Maps, Page 24 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows:

Beginning in the Easterly line of Coutant Avenue (60 feet wide) at a point distant Southerly (measured along said Easterly line of Coutant Avenue) 10 feet from the Northwesterly corner of said Sublot No. 15 in a Resubdivision of part of Hiram M. and Charity B. Townsend's Allotment; thence Easterly along a line parallel with the Northerly line of said Sublot No. 15 in a Resubdivision of part of Hiram M. and Charity B. Townsend's Allotment, 122 feet to the principal place of beginning of the parcel of land herein intended to be described; thence Easterly along a line parallel with said Northerly line of Sublot No. 15 in a resubdivision of part of Hiram M. and Charity B. Townsend's Allotment, 44.36 feet; thence Northerly, along a line parallel with the Westerly line of Sublot No. 15 in T.M. Irvine's Allotment about 50.33 feet to the Northerly line of said Sublot No. 15; thence Easterly along said Northerly line of Sublot No. 15 in T.M. Irvine's Allotment, 67.50 feet; thence Southerly along a line parallel with the Westerly line of West 117<sup>th</sup> Street, 99 feet; thence Westerly along a line parallel with the Northerly line of said Sublot No. 17 in T.M. Irvine's Allotment, about 112.24 feet to a point distant Easterly, by right angle measurement, 122 feet from said Easterly line of Coutant Avenue; thence Northerly, along a line parallel with said Easterly line of Coutant Avenue, about 49 feet to the principal place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

The EDEN Parcel is designated as Parcel B in the below image.

Adjacent to the EDEN Property is a parcel of property owned by Leopold E. Wetula (“Wetula”) and known as 1485-1487 Coutant Avenue, Lakewood, Ohio, Permanent Parcel Number 315-13-101 (“Wetula Property”). The Wetula Property is described as follows:

And known as being all of Sublot Number 14 and part of Sublot Number 15 in a resubdivision of part of Hiram M. and Charity B. Townsend’s Allotment of part of Original Rockport Township Section Number 21, as shown by the recorded plat of said resubdivision in Volume 22 of Maps, Page 23 of Cuyahoga County Records and part of Original Rockport Township Section Number 21, as shown by the recorded plat in Volume 12 of Maps, Page 24 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows:

Beginning in the Easterly line of Coutant Avenue (60 feet wide), at the Northwestern Corner of said Sublot Number 14;

Thence Southerly along said Easterly line of Coutant Avenue, 50 feet;

Thence Northerly along a long parallel with said Easterly line of Coutant Avenue about 50.33 feet to the Northerly line of said Sublot Number 15 in T.M. Irvin’s Allotment;

Thence Westerly along said Northerly line of Sublot Number 15 in T.M. Irvine’s Allotment;

Thence Southerly along the Westerly line of said Sublot Number 15 in T.M. Irvine’s Allotment, about 0.33 feet to the Northerly corner of said Sublot Number 14;

Thence Westerly along the Northerly line of said Sublot Number 14, 164.04 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

The Wetula Parcel is designated as Parcel A in the image below.

In order to access the parking garage located on the Wetula Property it is necessary to traverse across the western most portion of the EDEN Property via a driveway which is approximately sixteen feet wide and forty eight feet long (“Driveway Parcel”). The Driveway Parcel is circled below in red.



March 18, 2016

**VIA REGULAR U.S. MAIL**

Lakewood Planning Commission  
12650 Detroit Avenue  
Lakewood, Ohio 44107

**Re: Proposed Lot Split for 1485-1487 Coutant Avenue, Lakewood, Ohio**

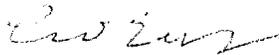
Dear Sir/Madam,

Please allow this letter to serve as my authorization to permit the law firm of Giffen & Kaminski LLC to appear on my behalf before the Lakewood Planning Commission in connection with my application for a lot split of property owned by Emerald Development and Economic Network, Inc. ("EDEN") and known as at 11714 Nelson Court in Lakewood, Ohio. I own property known as 1485-1487 Coutant Avenue, Lakewood, Ohio which is adjacent to the EDEN property and seek to purchase that portion of the EDEN property over which I currently have an easement for access to a garage located on my property. EDEN has agreed to sell me that portion of their property and has consented to the proposed lot split in order to facilitate the sale.

I have reviewed the attached Application to the Lakewood Planning Commission and request that the lot split, as proposed, be approved by this Commission.

Thank you for your time and attention to this matter.

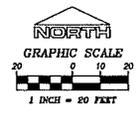
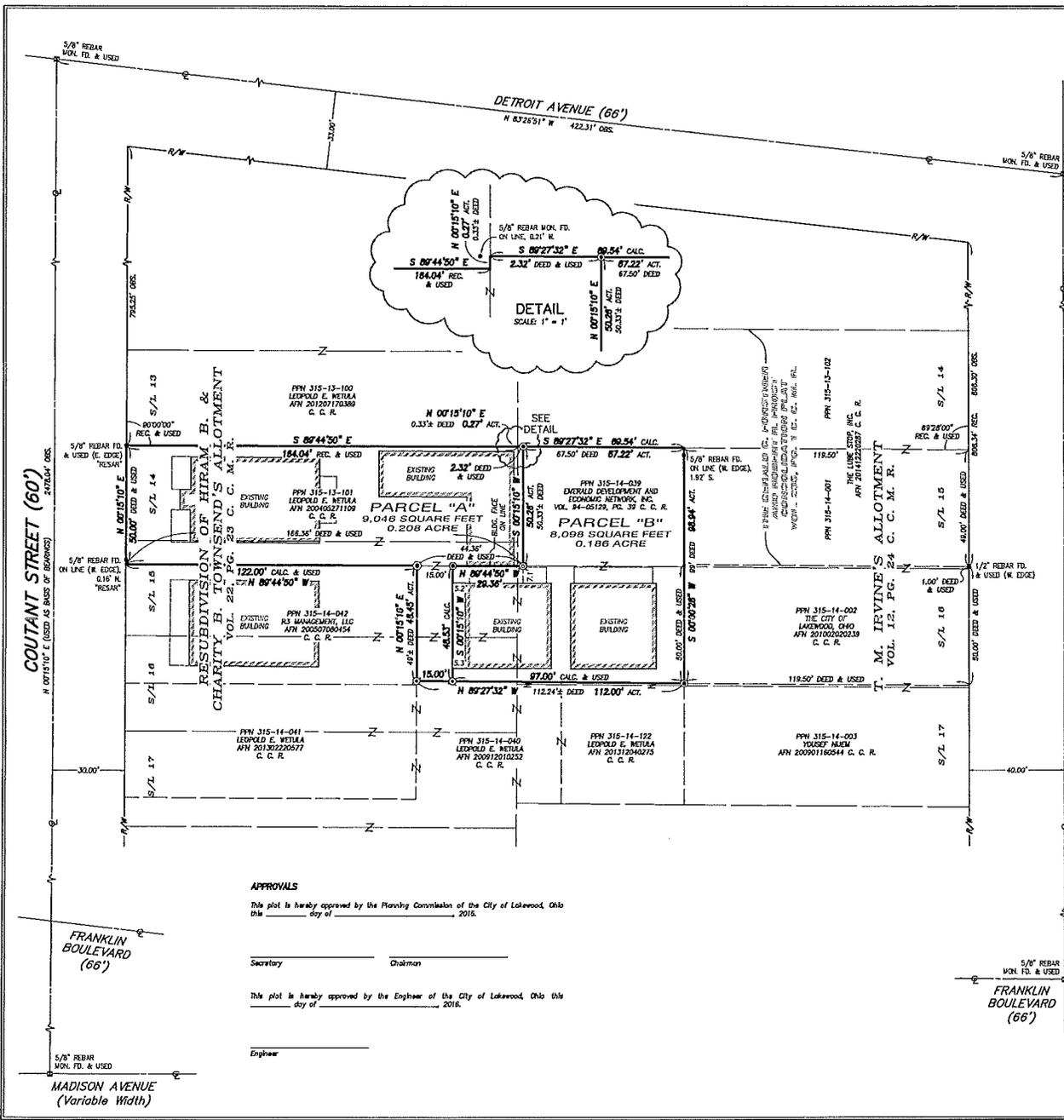
Very truly yours,



Leopold E. Wetula

Enclosure

cc: Kathleen Nitschke, Giffen & Kaminski, LLC



**LOT SPLIT & CONSOLIDATION**  
for  
**1485-1487 COUTANT STREET**

Known as being part of Original Roadmap Township Section No. 21, further known as being part of Sublot Nos. 15 and 16 in M. Irvine's Allotment, as shown by the recorded plat in Volume 12 of Maps, Page 24 of Cuyahoga County Records, and of Sublot Nos. 14 and part of Sublot Nos. 15 and 16 in the Re subdivision of Heers & Cherry's Township's Allotment, as shown by the recorded plat in Volume 22 of Maps, Page 23 of Cuyahoga County Records, now situated in the

**CITY OF LAKEWOOD**  
**COUNTY OF CUYAHOGA - STATE OF OHIO**  
**McSteen & Associates**  
ENGINEERS & SURVEYORS  
1415 East 256th Street  
Westfield, OH 44092  
440.585.8900 Fax 440.585.8902 www.mcsteen.com

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is North 07°15'10" East as the centerline of Coutant Street, as evidenced by monuments found, and in the same bearing as found in a "Map of Survey for Nelson C. Colburn" (Plat No. 11218), by Charles W. Root, Registered Civil Engineer and Surveyor, dated June 1834. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "MCSTEEN CA 98-026".



*Timothy J. Feller*  
TIMOTHY J. FELLER  
REG. PROF. SURV. NO. 7104  
JOB NO. 15-173  
FIELD DATE: August 4, 2015  
SURVEY DATE: August 12, 2015  
LATEST REVISION DATE: March 3, 2016

**ACCEPTANCE**

I, Leopold E. Wetula, owner of the land shown hereon, do hereby accept this lot split and consolidation of the same.

Leopold E. Wetula \_\_\_\_\_

**NOTARY PUBLIC**

COUNTY OF CUYAHOGA  
STATE OF OHIO  
Before me, a Notary Public in and for said County and State, personally appeared the above named Leopold E. Wetula who acknowledged the signing of the foregoing instrument, and that it was of his free act and deed personally. In witness whereof, I have hereunto set my hand and official seal of \_\_\_\_\_ Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**ACCEPTANCE**

I, the undersigned representative of Emerald Development and Economic Network Inc., owner of the land shown hereon, do hereby accept this lot split and consolidation of the same.  
EMERALD DEVELOPMENT AND ECONOMIC NETWORK, INC.  
By: \_\_\_\_\_

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_

**NOTARY PUBLIC**

COUNTY OF CUYAHOGA  
STATE OF OHIO  
Before me, a Notary Public in and for said County and State, personally appeared the above named representative of Emerald Development and Economic Network Inc. who acknowledged the signing of the foregoing instrument, and that it was of his free act and deed personally. In witness whereof, I have hereunto set my hand and official seal of \_\_\_\_\_ Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**APPROVALS**  
This plot is hereby approved by the Planning Commission of the City of Lakewood, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Secretary \_\_\_\_\_ Chairman \_\_\_\_\_

This plot is hereby approved by the Engineer of the City of Lakewood, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Engineer \_\_\_\_\_

FRANKLIN BOULEVARD (66')

FRANKLIN BOULEVARD (66')

MADISON AVENUE (Variable Width)

**Mc Steen & Associates**  
ENGINEERS & SURVEYORS

File No. 15-173  
August 12, 2015  
Rev.: March 21, 2016

**LEGAL DESCRIPTION**  
**Premises to be conveyed from**  
**Emerald Development and Economic Network, Inc.**  
**to Leopold E. Wetula**  
**1485-1487 Coutant Street**  
**Lakewood, Ohio**

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, further known as being part of Sublot Nos. 15 and 16 in the Resubdivision of Hiram B. and Charity B. Townsend's Allotment, as shown by the recorded plat in Volume 22 of Maps, Page 23 of Cuyahoga County Records, being a portion of those lands conveyed to Emerald Development and Economic Network, Inc. by deed recorded in Volume 94-05129, Page 39 of Cuyahoga County Records, said premises being more particularly bounded and described as follows:

Commencing for reference at a 5/8-inch rebar with "Resar" ID cap found on the easterly line of Coutant Street, 60 feet wide, at the northwesterly corner of Sublot No. 14 in the aforementioned Resubdivision; thence South 00°-15'-10" West along the easterly line of Coutant Street, and passing through a 5/8-inch rebar with "Resar" ID cap found at 49.84 feet, a total distance of 50.00 feet to the northwesterly corner of lands conveyed to R3 Management, LLC by deed recorded in AFN 200507080454 of Cuyahoga County Records; thence South 89°-44'-50" East along the northerly line of said R3 Management, LLC lands, a distance of 122.00 feet to a rail road spike set at the northeasterly corner thereof, said point also being a northwesterly corner of the aforementioned Emerald Development and Economic Network, Inc. lands and the **TRUE PLACE OF BEGINNING** of the premises herein described;

**Course No. 1:** thence continuing **South 89°-44'-50" East** along a northerly line of said Emerald Development and Economic Network, Inc. lands, also being the southerly line of lands conveyed to Leopold E. Wetula by deed recorded in AFN 200405271109 of Cuyahoga County Records, a distance of **15.00 feet** to a iron pin set;

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**Corporate Office: 1415 East 286<sup>th</sup> Street Wickliffe, Ohio 44092**

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**440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802**  
**www.mcsteen.com**

**Course No. 2:** thence **South 00°-15'-10" West**, a distance of **48.53 feet** to a "mag nail" set on a southerly line of the aforementioned Emerald Development and Economic Network, Inc. lands;

**Course No. 3:** thence **North 89°-27'-32" West** along a southerly line of said Emerald Development and Economic Network, Inc. lands, also being a northerly line of lands conveyed to Leopold E. Wetula by deed recorded in AFN 200912010252 of Cuyahoga County Records, a distance of **15.00 feet** to a "mag nail" set at the southwesterly corner of the aforementioned Emerald Development and Economic Network, Inc. lands;

**Course No. 4:** thence **North 00°-15'-10" East** along the westerly line of said Emerald Development and Economic Network, Inc. lands, also being an easterly line of the aforementioned R3 Management, LLC lands, a distance of **48.45 feet** to the true place of beginning, said premises containing **727 square feet (0.017 acre)** of land more or less, as surveyed in August of 2015 by Timothy J. Feller, Registered Professional Land Surveyor No. 7104 on behalf of **McSteen & Associates, Inc.** under Project No. 15-173 and being subject to all legal highways and easements of record.

The basis of bearings for this legal description is North 00°-15'-10" East as the centerline of Coutant Street, as evidenced by monuments found, and is the same bearing as found in a "Map of Survey for Nelson C. Cotabish" (File No. 11218) by Charles W. Root, Registered Civil Engineer and Surveyor, dated June 1934. All iron pins set are 30-inch long, 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".

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Timothy J. Feller  
Registered Professional Land Surveyor No. 7104

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**Corporate Office: 1415 East 286<sup>th</sup> Street Wickliffe, Ohio 44092**

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**440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802  
www.mcsteen.com**

**Mc Steen & Associates**  
ENGINEERS & SURVEYORS

File No. 15-173  
August 12, 2015  
Rev: March 21, 2016

**LEGAL DESCRIPTION**  
**Parcel "A"**  
**1485-1487 Coutant Street**  
**Lakewood, Ohio**

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, further known as being Parcel "A" in the Lot Split & Consolidation for 1485-1487 Coutant Street, as shown by the recorded plat in Volume \_\_\_\_\_ of Maps, Page \_\_\_\_\_ of Cuyahoga County Records, said premises containing 9,046 square feet (0.208 acre) of land being the same more or less, but subject to all legal highways and easements of record.

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**Corporate Office: 1415 East 286<sup>th</sup> Street Wickliffe, Ohio 44092**

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**440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802**  
**www.mcsteen.com**

**Mc Steen & Associates**  
ENGINEERS & SURVEYORS

File No. 15-173  
August 12, 2015  
Rev: March, 21-16

**LEGAL DESCRIPTION**  
**Parcel "B"**  
**1485-1487 Coutant Street**  
**Lakewood, Ohio**

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, further known as being Parcel "B" in the Lot Split & Consolidation for 1485-1487 Coutant Street, as shown by the recorded plat in Volume \_\_\_\_\_ of Maps, Page \_\_\_\_\_ of Cuyahoga County Records, said premises containing 8,098 square feet (0.186 acre) of land being the same more or less, but subject to all legal highways and easements of record.

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**Corporate Office: 1415 East 286<sup>th</sup> Street Wickliffe, Ohio 44092**

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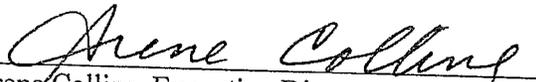
**440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802**  
**www.mcsteen.com**

LETTER OF AUTHORIZATION  
Request for Lot Split

December \_\_\_\_\_, 2015

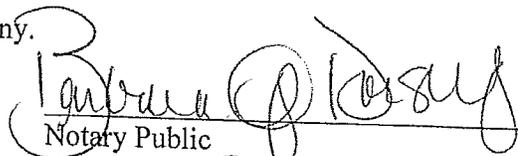
To Whom It May Concern:

I, Irene Collins, the Executive Director of Emerald Development and Economic Network, Inc. hereby authorize and request the Lakewood Planning Commission to process the Lot Split of Parcel 315-14-039 located within the city of Lakewood, Ohio. See attached application and survey information.

  
Irene Collins, Executive Director  
Emerald Development and Economic Network  
7812 Madison Avenue  
Cleveland, Ohio 44102  
216-634-0170  
Fax 216-651-4066  
icollins@edeninc.org

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this December 15, 2015 by Irene Collins, Executive Director of Emerald Development and Economic Network, who acknowledged that she did sign the foregoing instrument on behalf of Emerald Development and Economic Network, that she is duly authorized to do so, and that the same is her free act and deed and the authorized act of the company.

  
Notary Public

Printed Name: BARBARA J. DORSEY  
My Commission Expires: April 16, 2016

BARBARA J. DORSEY  
NOTARY PUBLIC, STATE OF OHIO  
Recorded in Cuyahoga County  
My Comm. Expires Apr. 16, 2016









PLANNING COMMISSION  
BRYCE SYLVESTER  
SECRETARY

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

November 3, 2016

Planning Commission  
Lakewood City Hall  
12650 Detroit Avenue  
Lakewood, Ohio 44107

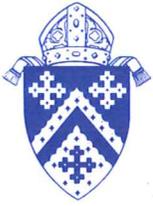
**Re: COMMUNICATION**  
**Communication Regarding a Report from the Adult Group Home Located at 1635 Alameda Avenue**

Dear Members of the Planning Commission:

Communication will be presented from the Catholic Diocese of Cleveland regarding the operation of an Adult Group Home at 1635 Alameda Avenue. The applicant will be reporting out about the first 6 months in operation, which was a stipulation per the approval by Planning Commission in July 2015. This property is located in an R2, Single and Two Family district.

Sincerely,

Bryce Sylvester  
Secretary, Senior City Planner



## Diocese of Cleveland Facilities Services Corporation

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 Catholic Charities | Housing Corporation

September 26, 2016

Lakewood Planning Commission  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107

Re: 1635 Alameda Avenue  
Catholic Diocese of Cleveland  
Conditional Use to Operate an Adult Group Home

Dear Lakewood Planning Commission:

Per your conditional approval of our conditional use permit to operate an Adult Group Home, consisting of a 14-bed, 24-7 staffed residential treatment program for women at the above address, please consider this our official report to you following six months of operations.

We completed the renovations of the convent building at this property and passed inspection in March, 2016. The organization hosted an Open House on Tuesday, March 15, 2016 for referral agencies, residents, parishioners and City officials. Upon the successful inspection of the site by the City of Lakewood, Catholic Charities applied to the State Department of Mental Health and Addiction Services for certification to provide mental health and substance use disorder treatment at the site for a capacity of 14 resident clients. Simultaneously, Catholic Charities sought national accreditation from the Commission on Accreditation of Rehabilitation Facilities (CARF), a State recognized national accreditation organization.

Upon receipt of the certificates and the complete hiring and training of staff, Matt Talbot for Women II opened for business the week of April 11, 2016. We started out with accepting 4 clients. Gradually we have worked up to an average daily census of 12 clients in August.

Since opening and through 8/31/2016 we have served 38 women from a variety of referral sources. Twenty six women have completed their treatment and moved on into outpatient services and sober housing in various communities, including Lakewood. We have provided catered meals and can now prepare meals onsite upon receiving our Food Service License from Cuyahoga County Board of Health in August.

Comments from the clients are that they are satisfied with the services, are grateful for the opportunity to start recovery and enjoy the physical facilities. Our referral sources are thrilled with the expanded capacity to provide treatment for women in the county. We currently employ 15 individuals at the site. In spite of very warm weather, the clients continue to work cooperatively with the staff and we have experienced very few incidents requiring safety services' intervention.

We continue to comply with the conditional requirements set forth in your approval. We thank you for your approval which has allowed us to meet a very great social service need.

Please feel free to contact us if you need further reporting or require us to present directly to your Commission at a meeting. You may reach Maureen Dee at 216.391.2030 x12 or myself at 216.696.6525 x1501.

Sincerely,



Lawrence Murtaugh

cc: Bryce Sylvester, Board Secretary  
Maureen Dee  
Carolyn Schuemann



PLANNING COMMISSION  
BRYCE SYLVESTER  
SECRETARY

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

November 3, 2016

Planning Commission  
Lakewood City Hall  
12650 Detroit Avenue  
Lakewood, Ohio 44107

**Re: COMMUNICATION**  
**Communication Regarding Two Applications to the Cuyahoga County Community Development Supplemental Grant Program**

Dear Members of the Planning Commission:

Communication will be presented regarding two applications to the Cuyahoga County Community Development Supplemental Grant Program. The Commission will hear about applications being put together by both LakewoodAlive and the West End District (WE District).

Sincerely,

Bryce Sylvester  
Secretary, Senior City Planner



PLANNING COMMISSION  
BRYCE SYLVESTER  
SECRETARY

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Planning Commission  
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Lakewood, Ohio 44107

**Re: COMMUNICATION**  
**Communication from Michelle Nochta, Planning and Development Regarding Master Plans for the Redesign of Cove and Wagar Parks**

Dear Members of the Planning Commission:

Michelle Nochta of the Planning Department will present the Cove and Wagar Parks Improvement Plans. The design process has been guided by the Community Vision, informed by the Active Living Task Force and enhanced by the Parks Master Plan. The products of these guiding documents and robust community engagement will be discussed.

Sincerely,

Bryce Sylvester  
Secretary, Senior City Planner



- CENTRAL PLAZA AMENITIES:**
- UNIQUE / VARIOUS SEATING ELEMENTS.
  - SHADE STRUCTURE(S) / ELEMENTS.
  - DEVICE CHARGING STATIONS (PHONE).
  - OUTDOOR KITCHEN.
  - DECORATIVE PAVEMENT.
  - EX. RESTROOM BUILDING PAINTED WITH PUBLIC ART.
  - INTERACTIVE GAMES (CHESS, CHECKERS, TABLE TENNIS).
- EXISTING SHADE TREES
  - PROPOSED SHADE TREES
  - ORNAMENTAL TREES
  - EVERGREEN TREES
  - PLAZA PAVEMENT
  - PLAY AREA PAVEMENT
  - FITNESS STATIONS



- CENTRAL PLAZA AMENITIES:**
- UNIQUE / VARIOUS SEATING ELEMENTS.
  - SHADE STRUCTURE(S) / PAVILION.
  - DEVICE CHARGING STATIONS (PHONE).
  - DECORATIVE PAVEMENT.
  - INTERACTIVE GAMES (CHESS, CHECKERS, TABLE TENNIS).
- PROPOSED SHADE TREES
  - ORNAMENTAL TREES
  - PLAZA PAVEMENT
  - SOFT PLAY AREA PAVEMENT