



# Planning Commission Agenda

Friday, April 21<sup>st</sup>, 2023

2nd REVISED DRAFT

Room 514, City Hall, 9:00am

*The following Planning Commission meeting will be conducted as a hybrid meeting in accordance with Ohio's Open Meetings Laws as amended by Sub. H.B 19 7. We will be utilizing the WebEx platform. For more information please visit:*

<http://clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/MeetingSchedules>

## APPROVAL OF MINUTES FROM PREVIOUS MEETING

## ZONING MAP TEXT AMENDMENT

1. Townhouse Code Update: Seeking Final Approval  
Presenter: Shannan Leonard, Staff Planner

## LOT CONSOLIDATIONS/SPLITS

1. For PPN# 004-13-017  
Address: 2504 West 10<sup>th</sup> Street  
Representative: Michael Wellman, Weld Architects  
**Note: the Planning Commission Tabled this item on February 17, 2023.**

## CONDITIONAL USE PERMIT IN A PEDESTRIAN RETAIL OVERLAY DISTRICT

1. For: PPN# 001-24-063  
Address: 1407 West 117<sup>th</sup> Street  
Per 343.23 (e)(2)  
B. Driveway across a public sidewalk  
C. Institutional Use  
D. Building-enclosed Use without a public pedestrian entrance from the PRO frontage  
Presenter: Shannan Leonard, Staff Planner

## FAR WEST DESIGN REVIEW

1. FW2023-002 - West 117<sup>th</sup> Urgent Care New Construction: Seeking Final Approval  
Project Address: 1407 West 117<sup>th</sup> Street  
Project Representative: Dave Sambor, Rare Design Studio  
**Note: the Planning Commission granted this item Schematic Design Approval with Conditions on February 17, 2023.** Incorporate the DRAC's comments.



2.	FW2023-007 – Vietnamese Temple Addition New Construction: Seeking Conceptual Design Approval Project Address: 4724 West 130 <sup>th</sup> Street Project Representative: Joey Mannarino, Joey Transitions Management
<b>NEAR WEST DESIGN REVIEW</b>	
1.	NW2022-044 – Lincoln Heights Development: Seeking Final Approval Project Address: 1850 Brevier Avenue Project Representative: Brandon Kline, Geis Companies <b>Note: the Planning Commission granted this item Schematic Design Approval with Conditions on January 6, 2023:</b> Applicant to submit to Planning Commission - a copy of Stormwater Pollution Prevention Plan including a stormwater strategy to provide for usable park space; more details on safety and security for the site; a Tree Preservation Plan; and a Circulation and Access Plan. Furthermore, applicant is to abide by the request of the DRAC.
<b>EAST DESIGN REVIEW</b>	
1.	EAST2023-008 – Proposed Demolition of a 2-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 2919 East 59 <sup>th</sup> Street Project Representative: Brett Parsons, City of Cleveland
2.	EAST2023-010 – Fairfax Market Signage: Seeking Final Approval Project Location: SW corner of Cedar Avenue and East 105 <sup>th</sup> Street Project Representatives: Aaron Hill, Bialosky Brice Hamill, Fairmount Properties Annie Vos, Meijer
<b>EUCLID CORRIDOR DESIGN REVIEW</b>	
1.	EC2022-014 – Chester 82 New Construction: Seeking Final Approval Project Address: 1898 East 82 <sup>nd</sup> Street Project Representatives: Lynn Harlan, Marous Development Group Arne Goldman, Marous Brothers Construction Jon Stephens, Sullivan Bruck Architects Jessica Neal, Sullivan Bruck Architects Lothario Marchmon, Community Career Outreach
<b>MANDATORY REFERRALS</b>	
1.	Ordinance No. 333-2023(Introduced by Councilmember Jones): Designating Advent Evangelical Lutheran Church as a Cleveland Landmark.



2.	Ordinance No. 404-2023(Introduced by Mayor Bibb): Approving the application of ADAPPJR, LLC to establish a Designated Outdoor Refreshment Area on East 4 <sup>th</sup> Street in the City of Cleveland; and establishing requirements to ensure public safety within such area.
3.	Ordinance No. 444-2023(Introduced by Councilmembers McCormack and Griffin – by departmental request): Authorizing the Director of Port Control to enter into a ground lease with Marichaels LTD, dba Jets FBO or wholly-owned subsidiary for property located within the South Campus Area of Cleveland Hopkins International Airport to design, construct, and operate a corporate hangar and flight operation facility, for a term not less than twenty-five years.
4.	Ordinance No. 482-2023(Introduced by Councilmembers Jones, Bishop, Gray, Hairston and Griffin – by departmental request): Authorizing the Director of Economic Development to enter into, or cause to be entered into, one or more agreements to provide economic development assistance for commercial corridor projects in Cleveland’s Southeast Side neighborhoods and other agreements; and authorizing the Director to apply for and accept any gifts, grants or services from any public or private entity.
<b>ADMINISTRATIVE APPROVALS</b>	
1.	Ordinance No. 1276-2022(Introduced by Councilmembers McCormack, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to Il Venetian, LLC to encroach into the public right-of-way of St Clair Avenue by installing, using and maintaining a new trellis structure with retractable canopy awning.
2.	Ordinance No. 399-2023(Introduced by Councilmember Howse): Changing the Use, Area and Height Districts of [a] parcel of land north of Chester [Avenue] between East 81 <sup>st</sup> and East 82 <sup>nd</sup> Street[s] (Map Change 2664).



3.	Ordinance No. 408-2023(Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of constructing and installing replacement sewers and repairing and rehabilitating existing sewers and sewer connections, relining sewers, and constructing and repairing catch basins and manholes at various locations throughout the City on an as-needed basis; and authorizing the Director of Public Utilities to enter into one or more public improvement requirement contracts for the making of the improvement, for a term of one or two years; and authorizing gifts, grants, or loans.
4.	Ordinance No. 409-2023(Introduced by Councilmember Conwell): Changing the Use, Area and Height Districts of parcels of land west of East 93 <sup>rd</sup> Street between Empire Avenue and Parmelee Avenue (Map Change 2661).
5.	Ordinance No. 427-2023(Introduced by Councilmembers Kelly, Spencer, Howse, Bishop and Griffin – by departmental request): Determining the method of making the public improvement of constructing mechanical, electrical and plumbing improvements at Cudell Recreation Center, Thurgood Marshall Recreation Center, and Camp Forbes; and authorizing the Director of Capital Projects to enter into one or more contracts for the making of the improvement.
6.	Ordinance No. 431-2023(Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of constructing improvements at the Pleasant Valley Road Pumping Station; and authorizing the Director of Public Utilities to enter into one or more public improvement contacts for the making of the improvement.
7.	Ordinance No. 445-2023(Introduced by Councilmembers Conwell, Bishop and Griffin – by departmental request): To vacate a portion of Rockhurst Avenue N.E., east of East 105 <sup>th</sup> Street.
8.	Ordinance No. 449-2023(Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of repairing, renewing, and/or replacing transmission water mains, valves, and appurtenances for various projects and related site improvement contracts for the making of the improvement; and to apply for and accept additional funding to implement this ordinance.



**SPECIAL PRESENTATIONS – Public Art**

1. FW2023-008 - Historic 1938 Photo Mural: Seeking Final Approval  
Location: 17119 Lorain Avenue  
Representative: Ross Bassett, West Park Historical Society
2. Maya Temporary (30-Day) Sculpture: Seeking Final Approval  
Location: Greenspace at Huron Road and Ontario Street  
Representative: Dave Biro, Artist
3. DF2023-018 - Toco-Oco in Cleveland: Seeking Final Approval  
Locations: Various locations in the Downtown area  
Representative: Erin Guido, LAND Studio
4. Cleveland Public Art Program Artist Approvals: Seeking Final Approval  
Locations: Various (Buckeye Road; East 140<sup>th</sup> Street)  
Representative: Tarra Petras, Public Art Coordinator, City of Cleveland

**DIRECTOR’S REPORT**

**ADJOURNMENT**