



CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Planning Commission Agenda

Friday, July 7<sup>th</sup>, 2023

4<sup>th</sup> 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

### LOT SPLITS AND CONSOLIDATIONS

- For PPNs# 004-17-082 & -081  
Addresses: 2444 & 2450 Professor Ave.  
Presenter: Wes Harper, Horton Harper Architects

### CONDITIONAL USE - TOWNHOUSE IN A TWO-FAMILY DISTRICT

- For PPN# 002-05-123  
Address: 1376 West 74<sup>th</sup> Street  
Presenters: Shannan Leonard, Staff Planner  
Garrett Allen, Allen Development Consultants LLC
- For PPN# 004-19-182 - ParaPrin Townhouses  
Address: 615 Jefferson Ave.  
Presenters: Shannan Leonard, Staff Planner  
David Craun, Bialosky Architects

### CONDITIONAL USE – SURFACE PARKING LOT

- DF2023-032 –New Surface Parking Lot: Seeking Final Approval  
Address: 611 Huron Road  
Presenters: Shannan Leonard, Staff Planner  
Jon-Michael C. Lemon, Osborn Engineering



**DOWNTOWN | FLATS DESIGN REVIEW**

1. DF2023-031 – Proposed Demolition of a 6-Story Parking Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 611 Huron Road  
Project Representative: Jon-Michael C. Lemon, Osborn Engineering
2. DF2023-004 – Rock & Roll Hall of Fame Expansion: Seeking Final Approval  
Project Address: 1100 E. 9<sup>th</sup> Street  
Project Representative: Tim Offtermatt, Rock & Roll Hall of Fame  
**Note: The Planning Commission granted this item Schematic Design Approval with Conditions on May 19<sup>th</sup>, 2023:** Incorporating the DRAC's comments.
3. DF2023-030 – Harry Buffalo Billboard (Sign Variance Needed): Seeking Final Approval  
Project Address: 2130 High Avenue  
Project Representatives: Shannan Leonard, Staff Planner  
David Bowen, Richard L. Bowen And Associates

**FAR WEST DESIGN REVIEW**

1. FW2022-012 – West 73<sup>rd</sup> Street Apartments New Construction: Seeking Final Approval  
Project Address: 1325 West 73<sup>rd</sup> Street  
Project Representative: Westleigh Harper, Horton Harper Architects  
**Note: The Planning Commission granted this item Schematic Design Approval with Conditions on September 16, 2022.** Incorporating the DRAC's comments and the concerns of the neighbor with the adjacent drive.
2. FW2023-007 – Vietnamese Temple Addition New Construction: Seeking Final Approval  
Project Address: 4724 West 130<sup>th</sup> Street  
Project Representative: Joey Mannarino, TMG  
**Note: The Planning Commission granted this project Conceptual Approval with Conditions on May 5, 2023.** Conceptual Approval incorporating the DRAC's comments.

**NEAR WEST DESIGN REVIEW**

1. NW2023-004 – West 56<sup>th</sup> Homes at Hope Commons: Seeking Final Approval  
Project Address: 3160 West 56<sup>th</sup> Street  
Project Representative: Jeff Stredney, Building Hope in the City



**EAST DESIGN REVIEW**

1. EAST2023-020 – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2171 East 83<sup>rd</sup> Street  
Project Representative: Rebecca Zimmer, C&J Contractors
2. EAST2023-022 – Proposed Demolition of a 1 & ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 3872 East 65<sup>th</sup> Street  
Project Representative: Steve Billington, County Land Bank
3. EAST2023-024 – Slavic Village Projecting Sign (Sign Variance Needed): Seeking Final Approval  
Project Address: 5001 Fleet Avenue  
Project Representatives: Xavier Bay, Staff Planner  
Anthony Andreoli, MasterCraftman Contracting

**EUCLID CORRIDOR DESIGN REVIEW**

1. EC2023-011 – The Company Inc. New Construction: Seeking Schematic Design Approval  
Project Address: 4420 Payne Avenue  
Project Representative: Leon Sampat, LS Architects  
**Note: this project has been removed from the agenda at the request of the applicant.**
2. EC2023-017 – Interdisciplinary Science & Engineering Building New Construction: Seeking Conceptual Approval  
Project Address: 2049 Martin Luther King Jr. Drive  
Project Representative: Meredith Hayes Gordon, HGA

**MANDATORY REFERRALS**

1. Ordinance No. 244-2022(Introduced by Councilmembers Starr, Bishop and Griffin – by departmental request): Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct Central Interchange improvements; and authorizing agreements.  
**Note: the Planning Commission Tabled this item on March 18, 2022.**



**ADMINISTRATIVE APPROVALS**

1. Ordinance No. 681-2023(Introduced by Councilmembers McCormack and Griffin – by departmental request): Authorizing the Director of Port Control to enter into an absolute triple net Lease Agreement with South Shore Cable Construction, Inc., or its designee, for certain property located at 6400 Kolthoff Road in the City of Brook Park, for the purpose of supporting their general business and light industrial manufacturing, for a term of two years, with three one-year options to renew, exercisable by the Director of Port Control.
2. Ordinance No. 682-2023(Introduced by Councilmembers McCormack and Griffin – by departmental request): Authorizing the Director of Port Control to enter into one or more Master Leases and Agreements with various signatory airlines and cargo carriers for the use and occupancy of certain City-owned spaces located at Cleveland Hopkins International Airport, for a period not to exceed twelve years.
3. Ordinance No. 706-2023 (Introduced by Councilmembers Kazy and Griffin – by departmental request): Authorizing the Director of Public Utilities to execute a deed of sidewalk easement and a deed of temporary construction easement granting to the City of Brecksville certain easement rights in property needed for its Oakes Road Sidewalk Improvement Project at the City’s Blossom Hill Water Towers property; and declaring the easement rights not needed for the City’s public use.

**SPECIAL PRESENTATIONS – Public Art**

1. EAST2023-025 – Samone’s Restaurant Mural: Seeking Final Approval  
Location: 3705 East 116<sup>th</sup> Street  
Representative: Artrice Smith, Union Miles DC
2. DF2023-033 – E. 12<sup>th</sup> Place Alley Murals: Seeking Final Approval  
Location: East 12<sup>th</sup> Place Alley, between Euclid and Huron (1228 Euclid Ave. – Halle Building and 1118 Euclid – Athlon building)  
Representative: Drew Crawford, Downtown Cleveland Alliance

**DIRECTOR’S REPORT**

**ADJOURNMENT**