



# Planning Commission Agenda

Friday, November 3, 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 CONSOLIDATIONS/SPLITS

- For PPNs# 106-09-060 & -134  
Address: 6902 Zoeter Avenue  
Representative: Carolyn Dawson, Famicos

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

- For PPN# 003-11-010  
Project Address: 4700 Tillman Avenue  
Presenter: Susanne DeGennaro, Property Owner

### EAST DESIGN REVIEW

- EAST2023-031 – Walt Collins Veteran Housing New Construction: Seeking Final Approval  
Project Location: East 95<sup>th</sup> and Harvard Avenue  
Project Representative: Krysta Pesarchick, City Architecture
- EAST2023-040 – Sankofa Village Phase 4 New Construction: Seeking Final Approval  
Project Address: 2390 East 30<sup>th</sup> Street  
Project Representative: Erin Carpenter, City Architecture

### FAR WEST DESIGN REVIEW

- FW2023-025 – Depot on Detroit New Construction: Seeking Schematic Design Approval  
Project Address: 10300 Detroit Avenue  
Project Representative: Katie Veasey Gillette, City Architecture



- 2. FW2023-027 – Breakwater Residences New Construction: Seeking Schematic Design Approval  
Project Address: 5901 & 6001 Breakwater Avenue  
Project Representative: Paul Glowacki, Dimit Architects  
**Note: this item has been removed from the agenda at the request of the applicant.**

**NORTHEAST DESIGN REVIEW**

- 1. NE2023-023 – East 118<sup>th</sup> Residences New Construction: Seeking Schematic Design Approval  
Project Address: 1555 East 118<sup>th</sup> Street  
Project Representative: Kevin Oliver, Architect  
**Note: this item was Tabled at Design Review and has been removed from the agenda.**

**DOWNTOWN | FLATS DESIGN REVIEW**

- 1. DF2023-041 – Globe Iron Building Restoration: Seeking Conceptual Approval  
Project Address: 2325 Elm Street  
Project Representative: Jesse Sweigart, LDA Architects
- 2. DF2023-037 – Proposed Partial Demolition of a 4-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2390 Center Street  
Project Representative: Donna Votaw, Nautica Entertainment
- 3. DF2023-038 – Proposed Demolition of a 1-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2316 Center Street  
Project Representative: Donna Votaw, Nautica Entertainment
- 4. DF2023-039 – Proposed Demolition of a 2-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Location: 2313 Elm Street  
Project Representative: Donna Votaw, Nautica Entertainment
- 5. DF2023-061 – Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2343 Superior Avenue  
Project Representative: Jeff Rivers, Express Demolition



**MANDATORY REFERRALS**

1. Ordinance No. 1088-2023(Introduced by Councilmembers McCormack, Bishop, Hairston and Griffin – by departmental request): Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to demolish and remove the Eagle Avenue lift bridge over the Cuyahoga River in the City of Cleveland; authorizing agreements; and causing payment to the State for the City’s share of the improvement.
2. Ordinance No. 1182-2023(Introduced by Councilmembers Gray, Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply to the District One Public Works Integrating Committee for state funding for constructing improvements to portions of Shaker Boulevard from Buckeye Road to the East corporation line; to apply for and accept any gifts or grants for this purpose from any public or private entity; authorizing professional services, agreements with public and private entities, and any relative agreements; and authorizing the Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes and real property and easements necessary to make the improvement.
3. Ordinance No. 1195-2023(Introduced by Councilmembers Spencer, Bishop, Hairston and Griffin – by departmental request): Authorizing the Commissioner of Purchases and Supplies to sell City-owned air-rights interest no longer needed for the City’s public use located on Detroit Avenue adjacent to the West Boulevard-Cudell Rapid Transit Station to Flaherty & Collins Development, LLC for future residential development.

**ADMINISTRATIVE APPROVALS**

1. Ordinance No. 1187-2023(Introduced by Councilmembers McCormack, Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply for and accept a grant from the United States Department of Transportation for the Reconnecting Cleveland I-90 Program; and authorizing the Director to employ one or more professional consultants to implement the grant.



2.	Ordinance No. 1193-2023(Introduced by Councilmembers Jones, Bishop and Griffin – by departmental request): Determining the method of making the public improvement of reconstructing Johnston Parkway from the Garfield Heights City limits to Velma Avenue; authorizing the Director of Capital Projects to enter into one or more public improvement contracts for the making of the improvement; accepting any gifts or grants; authorizing the Commissioner of Purchases and Supplies to acquire, accept and record for right-of-way purposes any real property and easements necessary to make the improvement; and authorizing other agreements.
3.	Ordinance No. 1194-2023(Introduced by Council Members Kazy and Griffin – by departmental request): Determining the method of making the public improvement of constructing various improvements to the Parma Pump Station; and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.
4.	Ordinance No. 1200-2023(Introduced by Councilmembers Hairston and Griffin – by departmental request): Authorizing the Director of City Planning to employ one or more professional consultants to provide on-call planning services for a period of one year, with three one-year options to renew, exercisable by the Director of City Planning.
5.	Ordinance No. 1255-2023(Introduced by Councilmembers Bishop and Hairston – by departmental request): Authorizing the Director of Public Works to execute a deed of easement granting to the West Creek Conservancy, or the entity identified to accept conservation easements, for certain easement rights in property located at the Cleveland Enterprise Park in the Village of Highland Hills and declaring that the easement rights granted are not needed for public use; and authorizing the City to enter into one or more agreements with the West Creek Conservancy, or the entity identified to accept conservation easements, to administer the conservation easement.
<b>SPECIAL PRESENTATIONS – Public Art</b>	
1.	NE2023-022 – St Clair Superior DC Quick Win Placemaking Project: Seeking Final Approval Location: 6517, 6400 & 6510 St. Clair – and 4 utility poles between E. 64th and Addison Presenter: Joe Lanzilotta, LAND <b>Note: the Planning Commission granted this item Conceptual Approval with Conditions on October 20, 2023.</b> Return for Final Approval, incorporating the DRAC's comments



**FAR WEST DESIGN REVIEW NEW MEMBER NOMINATION**

1. Patrick Hewitt, Cuyahoga County Planning Commission

**DIRECTOR'S REPORT**

**ADJOURNMENT**