



CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Planning Commission Agenda

Friday, November 17, 2023  
9:00am

**2<sup>nd</sup> REVISED DRAFT**

Room 514, City Hall,

*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

1. For PPNs# 007-09-111, -112, -043, & -044  
Location: West 30<sup>th</sup> Street and Monroe Avenue  
Presenter: Paul Beegan, Beegan Architectural Design

### SPECIAL PRESENTATIONS – Public Art

1. DF2023-065 – IlluminateCLE Polygon Sculpture: Seeking Final Approval  
Location: West Mall Drive and Rockwell Avenue  
Presenter: Alex Harnocz, Destination Cleveland
2. Murals Across the City Mural: Seeking Final Approval  
Location: 4050 Superior Avenue  
Presenter: Alex Harnocz, Destination Cleveland

### FAR WEST DESIGN REVIEW

1. FW2023-011 – Arby's Restaurant New Construction: Seeking Final Approval  
Project Address: 1421 West 117<sup>th</sup> Street  
Project Representative: Matt Yanda, CESO
2. FW2023-027 – Breakwater Residences New Construction: Seeking Conceptual Approval  
Project Address: 5901 & 6001 Breakwater Avenue  
Project Representative: Paul Glowacki, Dimit Architects



3.	FW2023-028 – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 4240 Rocky River Drive (front) Project Representative: Rebecca McGlynn, C&J Contractors <b>Note: this item was Tabled at Design Review and removed from the agenda.</b>
4.	FW2023-029 – Proposed Demolition of a 1 ½ Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 4240 Rocky River Drive (rear) Project Representative: Rebecca McGlynn, C&J Contractors <b>Note: this item was Tabled at Design Review and removed from the agenda.</b>
5.	FW2023-030 – Proposed Demolition of a 1-Story Outbuilding: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 4240 Rocky River Drive (rear) Project Representative: Rebecca McGlynn, C&J Contractors <b>Note: this item was Tabled at Design Review and removed from the agenda.</b>
<b>EAST DESIGN REVIEW</b>	
1.	EAST2023-023 – Slavic Village Gas Station New Construction: Seeking Final Approval Project Address: 4427 Broadway Avenue Project Representative: CARLETON MOORE!, CWM Services
<b>DOWNTOWN   FLATS DESIGN REVIEW</b>	
1.	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
<b>MANDATORY REFERRALS</b>	
1.	Ordinance No. xxx-2023(Ward 5/Councilmember Starr): Authorizing the Director of Capital Projects to apply for and accept Issue 1 Funds and to enter into one or more contracts in the making of the public improvement of rehabilitating Carnegie Avenue (Phase 3 – from Ontario to East 55 <sup>th</sup> ).



2.	Ordinance No. 1269-2023(Introduced by Councilmembers Hairston, Bishop and Griffin – by departmental request): Authorizing the Director of Capital Projects to enter into one or more agreements with the City of East Cleveland regarding the public improvement of resurfacing Woodworth Avenue between Hayden Avenue to Coit Road, to, among other items, allow East Cleveland to make the public improvement of resurfacing the portions of Woodworth Avenue which are located in the City of Cleveland; and to cause payment to the City of East Cleveland for the City’s portion of the improvement.
3.	Ordinance No. 1273-2023(Introduced by Councilmembers McCormack, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to 1865 W 22 <sup>nd</sup> St., LLC to encroach into the public right-of-way of West 22 <sup>nd</sup> Street by installing, using and maintaining new entrance staircases and an at-grade courtyard.
<b>ADMINISTRATIVE APPROVALS</b>	
1.	Ordinance No. 1258-2023(Introduced by Councilmembers McCormack and Griffin – by departmental request): Determining the method of making the public improvement of designing and constructing various types of structures at Cleveland Hopkins International Airport; authorizing the Director of Port Control to enter into one or more contracts for the making of the improvement.
2.	Ordinance No. 1285-2023(Introduced by Councilmembers Starr, Hairston and Griffin – by departmental request): Authorizing the Director of Community Development to accept a donation of three pieces of real estate from Community Housing Solutions for use by the Department of Community Development.
3.	Resolution No. 1301-2023(Introduced by Councilmembers Polensek, Bishop, Hairston and Griffin – by departmental request): Declaring it necessary to design, inspect, reconstruct, repair and/or install roadways, sidewalks, driveway aprons, curbs (including adjustments of castings and landscaping, if necessary), storm sewer structures, and other necessary appurtenances encroaching upon the public right-of-way of Euclid Beach Boulevard (entire street) and East 159 <sup>th</sup> Street (from Euclid Beach Boulevard to Lakeshore Boulevard).



4. Ordinance No. 1277-2023(Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of maintaining and improving the interior and exterior of various buildings and sites, including but not limited to, roofs and related building and site systems; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; authorizing the Director to employ one or more professional consultants necessary to design the improvement; and authorizing the Director to apply for and accept any grants, including but not limited to, grants from the Northeast Ohio Regional Sewer District for Community Cost-Share Program funding, for a period of two years.

**DIRECTOR'S REPORT**

**ADJOURNMENT**