



CITY OF CLEVELAND
Mayor Justin M. Bibb

Planning Commission Agenda

Friday, December 1, 2023

3rd 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

- Ordinance No. TBD(Ward 5/Councilmember Starr; Ward 7/Councilmember Howse-Jones): To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Title VIIA, Cleveland Neighborhood Form-Based Code, which consists of Chapters 3001 through 3007; and to amend Section 327.01 of the codified ordinances, as enacted by Ordinance No. 546-93, passed June 14, 1993, to reference the new Title VIIA, Cleveland Neighborhood Form-Based Code.

LOT CONSOLIDATIONS/SPLITS

- For PPN# 002-02-049
Address: 1348 West 78th Street
Representative: T. Michael Tomsik, Architect

SOUTHEAST DESIGN REVIEW

- SE2023-006 – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 12412 Miles Avenue
Project Representative: Brett Parsons, City of Cleveland

NORTHEAST DESIGN REVIEW

- NE2023-023 – East 118th Residences New Construction: Seeking Schematic Design Approval
Project Address: 1555 East 118th Street
Project Representative: Kevin Oliver, Architect



2.	NE2023-026 – MLK School Site Development New Construction: Seeking Conceptual Approval Project Address: 1651 East 71 st Street Project Representative: Jesse Sweigart, LDA Architects Note: this item has been removed from the agenda at the request of the applicant.
EAST DESIGN REVIEW	
1.	EAST2023-039 – Neon Health Services Digital Sign: Seeking Final Approval Project Address: 13301 Miles Avenue Project Representatives: Xavier Bay, Staff Planner Laura Gajdos, Apex Pinnacle Services
EUCLID CORRIDOR BUCKEYE DESIGN REVIEW	
1.	EC2023-024 – Woodhill Station East Phase 3: Seeking Conceptual Approval Project Address: 9615 Buckeye Road Project Representative: Alex Pesta, City Architecture
ADMINISTRATIVE APPROVALS	
1.	Ordinance No. 1337-2023(Introduced by Councilmembers Hairston and Griffin – by departmental request): Authorizing the Director of City Planning to enter into an amendment to Contract No. PS 2023*0018 with James Corner Field Operations, LLC to extend the contract for an additional year for additional services required by the City and to amend the name of the consultant from James Corner Field Operations, LLLC to Field Operations, LLC.
2.	Ordinance No. 1338-2023(Introduced by Councilmembers Starr, McCormack, Bishop 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 Carnegie Avenue from Ontario Street to East 55 th Street (Phase 3); to apply for and accept any gifts or grants from any public or private entity; determining the method of making the public improvement; authorizing the Director to enter into one or more contracts to construct and implement the improvement; authorizing the Commissioner of Purchases and Supplies to acquire, accept and record real property and easements that are necessary for the improvement; and authorizing other agreements.



3.	Ordinance No. 1343-2023(Introduced by Councilmembers McCormack, Bishop and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply for and accept funding to implement the Bedrock Development Project, aka, Cleveland Riverfront Masterplan; determining the method of making the public improvement; authorizing the Director of Capital Projects to enter into one or more contracts to construct and implement the improvement; authorizing the Commissioner of Purchases and Supplies to acquire, accept and record real property and easements that are necessary for the improvement; and authorizing other agreements.
4.	Ordinance No. 1358-2023(Introduced by Councilmembers McCormack and Griffin – by departmental request): Authorizing the Director of Port Control to execute a deed of easement granting to The East Ohio Gas Company dba Dominion Energy Ohio certain easement rights in property located at Cleveland Hopkins International Airport, and declaring that the easement rights granted are not needed for the City’s public use.
5.	Ordinance No. 1359-2023(Introduced by Councilmembers McCormack and Griffin – by departmental request): Authorizing the Director of Port Control to enter into a Lease Agreement with United Airlines Inc. for the lease of Building Nos. 213 and 219 on Cargo Road at Cleveland Hopkins International Airport for their administrative offices, and for purposes of maintaining flight operations and ground service equipment owned by United Airlines.
6.	Ordinance No. 1365-2023(Introduced by Councilmembers McCormack and Griffin – by departmental request): Authorizing the Director of Port Control to employ one or more professional consultants to perform various services relating to projects on the Airport Capital Improvement Plan; determining the method of making the public improvement of constructing the stormwater outfall stabilization and safety access project and rehabilitating the tunnel to the Greater Cleveland Regional Transit Authority’s terminal at Cleveland Hopkins International Airport; and authorizing the Director of Port Control to enter into one or more public improvement contracts for the making of the improvement.



7.	Ordinance No. 1366-2023(Introduced by Councilmembers Hairston and Griffin – by departmental request): Approving the addition of certain property to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project, declaring it necessary to conduct the special energy improvement project, [and] providing for the assessment of the cost of such special energy improvement project; and authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.
8.	Ordinance No. 1368-2023(Introduced by Councilmembers Starr, Hairston and Griffin – by departmental request): Authorizing the Director of Economic Development to enter into an Enterprise Zone Agreement with International Food Solutions, and/or its designee, to provide for tax abatement for certain real property improvements to the existing Goodwill building located at 2295 East 55 th Street as an incentive to locate its food manufacturing and processing facility in [the] Cleveland Area Enterprise Zone; and authorizing the Directors of Economic Development and Finance to enter into a Job Creation Income Tax Credit Incentive Program agreement to facilitate the purpose and provisions of this ordinance.
9.	Ordinance No. 1372-2023(Introduced by Councilmember Spencer): Designating West Clinton Avenue from West 58 th Street to West 65 th Street with a secondary and honorary designation of “Judge Raymond L. Pianka Way.”
NORTHEAST DESIGN REVIEW NEW MEMBER NOMINATION	
1.	Gabrielle White, Architectural and Urban Designer
DIRECTOR’S REPORT	
ADJOURNMENT	