



CITY OF CLEVELAND
Mayor Justin M. Bibb

Planning Commission Agenda

Friday, December 15, 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:

<https://planning.clevelandohio.gov/designreview/schedule.php>

APPROVAL OF MINUTES FROM PREVIOUS MEETING

LOT CONSOLIDATIONS/SPLITS

- For PPNs# 003-10-122, -123, -124, -125, -126, -121, -120, -119, & -118
Location: South side of Herman Avenue near West 54th Street
Representative: Michael Horton, Horton Harper Architects

FAR WEST DESIGN REVIEW

- FW2023-020 – Warren Road Apartments New Construction: Seeking Final Approval
Project Address: 3272 Warren Road
Project Representative: Brandon Young, Young Design
Note: the Planning Commission granted this item Schematic Design Approval with Conditions: Incorporating the DRAC's comments.
- FW2023-027 – Breakwater Residences New Construction: Seeking Schematic Design Approval
Project Addresses: 5901 & 6001 Breakwater Avenue
Project Representative: Paul Glowacki, Dimit Architects
Note: the Planning Commission granted this item Conceptual Approval with Conditions on November 17, 2023: Incorporating the DRAC's comments; applicant to provide a Tree Preservation [Plan] and existing tree assessment regarding the trees on the southern edge [of the site] adjacent to Herman Park for next phase of the project.



NORTHEAST DESIGN REVIEW

1. NE2023-025 – The Josephine Triplex Community New Construction: Seeking Schematic Design Approval
Project Addresses: 10630, 10702, 10710(?), 10718, 10722, and 10736 Orville Avenue; 10729 & 10731 Lee Avenue
Project Representative: Scott Wallenhurst, The HEART Design Group
2. NE2023-027 – Proposed Demolition of a 2 ½-Story, Two-Family Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 7023 St Clair Avenue
Project Representative: Rebecca McGlynn, C&J Contractors
3. NE2023-028 – The 4-Efficiency Project New Construction: Seeking Conceptual Approval
Project Addresses: 5103, 5107, 5113, 5116(?), 5125, 5129, 5209, 5211, 5217, 5221, 5229 and 5303 Luther Avenue
Project Representative: Packy Hyland, KiloSolar dba PadSmart

EAST DESIGN REVIEW

1. EAST2023-039 – Neon Health Services Digital Sign: Seeking Final Approval
Project Address: 13301 Miles Avenue
Project Representative: Laura Gajdos, Apex Pinnacle Services
2. EAST2023-037 – Apartments on East 93rd New Construction: Seeking Schematic Design Approval
Project Address: 2212 East 93rd Street
Project Representative: Kevin O’Malia, Murphy + Graves + Trimble

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. EC2023-027 – Birthing Beautiful Communities New Construction: Seeking Conceptual Approval
Project Location: Chester Avenue and East 65th Street
Project Representatives: Katie Veasey Gillette, City Architecture
Jazmin Long, Birthing Beautiful Communities
Krys Shefton, Birthing Beautiful Communities



MANDATORY REFERRALS

1. Ordinance No. 1383-2023(Introduced by Councilmember Hairston): Designating the American Gas Association Appliance Testing Laboratory as a Cleveland Landmark.
2. Ordinance No. 1386-2023(Introduced by Councilmembers Spencer, Hairston and Griffin – by departmental request): Authorizing the Directors of Public Works and Community Development to enter into an agreement with Paisano Properties, Inc., for the exchange of properties needed for the City’s Lake Park Improvement Project; and authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and convey the properties.

ADMINISTRATIVE APPROVALS

1. Ordinance No. 1388-2023(Introduced by Councilmembers McCormack, Bishop, Hairston and Griffin – by departmental request): To vacate a portion of the Detroit Superior Viaduct.

SPECIAL PRESENTATIONS

1. Parks and Recreation Master Plan: Community Engagement Update
Presenter: Jay Rauschenbach, City of Cleveland

SPECIAL PRESENTATIONS – Public Art

1. KOBRA Murals: Seeking Final Approval
Locations: 217 West St Clair Avenue and 1213 Prospect Avenue
Representative: Stamy Paul, Graffiti HeArt

DIRECTOR’S REPORT

- Subcommittee Creation

ADJOURNMENT