



Planning Commission Agenda

Friday, July 26, 2024

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

CONDITIONAL USE – GROUP HOME

- 1. For: 3368 East 113th Street
 Per §337.08(g) of the Cleveland Codified Ordinances
 Presenter: Xavier Bay, Staff Planner

CONDITIONAL USE – PEDESTRIAN RETAIL OVERLAY

- 1. For PPNs# 113-16-019 & -100
 Addresses: 353 & 357 East 156th Street
 Presenter: Xavier Bay, Staff Planner

NORTHEAST DESIGN REVIEW

- 1. NE2024-006 – Arcade Place Townhomes New Construction: Seeking Final Approval
 Project Addresses: 353 & 357 East 156th Street
 Project Representative: Seth Task, Rebuild Cleveland

LOT CONSOLIDATIONS/SPLITS

- 1. For PPN# 007-02-061
 Address: 4109 Bailey Avenue
 Presenter: Jackson Currie, JMAC Real Estate
- 2. For PPN# 007-08-021
 Address: 2108 West 32nd Street
 Presenter: Michael Horton, Horton Harper Architects



NEAR WEST DESIGN REVIEW

1. NW2024-009 – Urban Community School Rec Center New Construction: Seeking Final Approval
Project Address: 2045 West 47th Street
Project Representative: Chris Kaczmar, Architect

Note: the Planning Commission granted this item Schematic Design Approval on June 7, 2024: Incorporate large growth canopy trees into the site plan; include signage and facade materials for Final Approval.

NORTHEAST DESIGN REVIEW

2. NE2024-009 – Office Building New Construction: Seeking Final Approval
Project Address: 511 East 140th Street
Project Representative: Michael Tomsik, Architect

DOWNTOWN | FLATS DESIGN REVIEW

1. DF2024-033 – Third Floor Tenant Roof Signage: Seeking Final Approval
Project Address: 1250 Old River Road
Project Representative: Iliana Kazandjieff, Agile Sign & Lighting
2. DF2024-035 – Proposed Demolition of a 1 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Addresses: 2007 & 2009 West 17th Street
Project Representative: Brian Kauffman, Modern Smart Homes

SPECIAL PRESENTATIONS – Public Art

1. Tillman Park Sculpture: Seeking Final Approval
Location: Tillman Avenue behind 4600 Detroit Avenue
Presenters: Roni Callahan, Snack Break Studio
Kim Lavery, Snack Break Studio
2. EC2024-016 – Fairfax Neighborhood Utility Box Artwork: Seeking Final Approval
Locations: Seven locations throughout the neighborhood
Presenters: RosaLia Spinner, Cleveland Clinic
Jerilyn Mason, Fairfax DC
3. Friends of Impett Park Pool House Mural: Seeking Final Approval
Location: West 155th Street near Montrose Avenue
Presenter: Nora Kelley, Friends of Impett Park



MANDATORY REFERRALS

1. Ordinance No. 711-2024(Introduced by Councilmembers Kelly, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to Quan Am Temple to encroach into the public right-of-way of Bellaire Road by installing, using and maintaining a roof overhang.
2. Ordinance No. 712-2024(Introduced by Councilmembers McCormack, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to The Rock and Roll Hall of Fame and Museum, Inc. to encroach into the public right-of-way of relocated Erieside Avenue by installing and using an earth retention system.
3. Ordinance No. 713-2024(Introduced by Councilmembers McCormack, Bishop and Griffin – by departmental request): Authorizing the Director of Capital Projects to issue a permit to TREO DEVELOPMENT LLC to encroach into the public right-of-way of Moltke Court and West 25th Street by using and maintaining pre-existing walls, stairs and a building overhang.
4. Ordinance No. 714-2024(Introduced by Councilmembers McCormack, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to TTE Real Estate Group LLC to encroach into the public right-of-way of an unnamed short street between West 7th Street and West 10th Street by using and maintaining an existing driveway for access, parking and handicapped access/parking.



5. Ordinance No. 746-2024(Introduced by Councilmembers Hairston and Griffin – by departmental request): To remove certain parcels from the Shore-to-Core-to-Shore TIF District created by Ordinance No. 38-2024, passed March 25, 2024, pursuant to 5709.40(B); to declare certain improvements to real property to be a public purpose and exempt from taxation pursuant to Section 5709.41 of the Revised Code for an initial period of thirty (30) years; to require the owners of the improvements to make service payments in lieu of the exempt taxes; to determine that the real property is in a blighted area of an impacted city; to determine that the owners of the improvements will make service payments in lieu of taxes in an amount that will exceed one million five hundred thousand dollars in a future year; to extend the exemption from taxation pursuant to Section 5709.51 of the Revised Code for an additional fifteen (15) year period; and authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Cleveland LD, LLC, and/or its designee, to redevelop Cleveland’s riverfront.

ADMINISTRATIVE APPROVALS

1. Ordinance No. 646-2024(Introduced by Councilmembers Bishop and Griffin – by departmental request): Determining the method of making the public improvement of constructing capital repairs and capital improvements to the municipally-owned facility located at 100 Alfred Lerner Way; authorizing one or more public improvement contracts for the making of the improvement; and professional services to design, or in the alternative, to reimburse or accept the gift of design and other services from the Cleveland Browns Stadium Company LLC.
2. Ordinance No. 708-2024(Introduced by Councilmembers Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply for and accept one or more grants from Team NEO to support activities associated with the reconstruction of Redwood Road; determining the method of making the public improvement; authorizing the Director to enter into one or more public improvement contracts, professional services, and other agreements; and authorizing the Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes any real property and easements necessary for the improvement.



3.	Ordinance No. 743-2024(Introduced by Councilmembers Howse-Jones, Hairston and Griffin – by departmental request): To amend Section 1 of Ordinance No. 406-2024, passed May 6, 2024, relating to the sale of certain City-owned properties no longer needed for the City’s public use located at 1848 East 101 st Street and 9910 Woodward Avenue to Gordon Crossing Land Co., LLC for purposes of future development.
4.	Ordinance No. 744-2024(Introduced by Councilmembers Bishop and Griffin – by departmental request): To amend the title and Sections 1, 5, 5a, 5b and 6 of Ordinance No. 683-2021, passed September 27, 2021, as amended by Ordinance No. 581-2024, passed June 3, 2024, and to supplement the ordinance by adding new Section 5d, relating to the Lakefront Pedestrian Bridge and authorizing contracts.
DIRECTOR’S REPORT	
ADJOURNMENT	