



# CITY PLANNING COMMISSION

Friday, November 1, 2024  
Room 514, City Hall, 9:00am

**DRAFT**

*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

### ZONING MAP CHANGE

1. Map Change 2687 - Changing the Use, Area and Height Districts of parcels of land east of East 105th Street between Churchill Avenue and Orville Avenue.  
Presenter: Xavier Bay, Zoning Planner

### CONDITIONAL USE

1. **Large State Licensed Residential Facility** – 12 Resident Group Home  
Project Address: 756 E. 105<sup>th</sup> Street  
*New Group Home*  
Presenter: Shannan Leonard, Chief Zoning Administrator
2. **Pedestrian Retail Overlay** – Institutional Use in a PRO  
Project Address: 7960 Lorain Ave  
*New admin office/adult daycare facility in a Pedestrian Retail Overlay*  
Presenter: Xavier Bay, Zoning Planner
3. **Townhouse in a 2F District** – Jefferson Hill Townhomes  
Project Address: W. 5th Street and Jefferson Avenue  
*Townhomes in a split-zoned SI and 2F district*  
Presenter: Shannan Leonard, Chief Zoning Administrator





**NEAR WEST DESIGN REVIEW**

1. **NW2024-016** Jefferson Hill Townhomes – Schematic Review  
Project Address: W. 5<sup>th</sup> Street and Jefferson Avenue  
*New construction of 12-unit townhomes*  
Project Representative: Jeff Foster, Payto Architects
  
2. **NW2024-024** Stanford Townhomes – Final Review  
Project Address: Stanford Avenue  
*New construction of 6-unit townhomes*  
Project Representative: Frank Camardo, Greenlight Builders

**EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**

1. **EC2024-030** Woodland Avenue Billboard Project – Variance Required  
Project Address: 9525 Woodland Avenue  
*New construction of a billboard*  
Project Representative: Shannan Leonard, Chief Zoning Administrator;  
David Bowen, Bowen+ Associates

**CENTRAL SOUTHEAST DESIGN REVIEW**

1. **CSE2024-034** 2782 E. 75<sup>th</sup> Street Billboard Project – Variance Required  
Project Address: 2782 E. 75<sup>th</sup> Street  
*New construction of a billboard*  
Project Representative: Shannan Leonard, Chief Zoning Administrator;  
David Bowen, Bowen+ Associates
  
2. **CSE2024-018** Sisters of Charity Women’s Religious Archive Center  
seeking Schematic Approval  
Project Address: 2940 E. 22<sup>nd</sup> Street  
*New Construction of Archive Center*  
Project Representative: Judy McGlinchy, Bostwick Design Partnership





### FAR WEST DESIGN REVIEW

1. **FW2023-28** Residential Demolition seeking Final Approval  
4240 Rocky River Drive (FRONT)  
*Demolition of a residential structure in a design review district*  
Project Representative: Becca McGlynn, C&J Contractors
2. **FW2023-29** Residential Demolition seeking Final Approval  
4240 Rocky River Drive (REAR)  
*Demolition of a residential structure in a design review district*  
Project Representative: Becca McGlynn, C&J Contractors

### DOWNTOWN/FLATS DESIGN REVIEW

1. **DF 2024-033** - Further Signage  
Project Address: 1250 Old River Road Suite 300  
*Signage – Variance Required: Roof Signage*  
Project Representative: Iliana Kazandziev, Agile Sign & Lighting Maintenance Inc  
**\*\*Postponed** at the request of the Applicant.

### MANDATORY REFERRALS

1. **Ord. No. 1142-2024** (Introduced by Council Members Conwell, Hairston and Griffin – by departmental request) Authorizing the Director of Community Development to enter into a development agreement with Bequest Builders Inc., or its designee, relating to the sale and redevelopment of City-owned properties currently in the City’s Land Reutilization Program which are located in the Glenville Circle North neighborhood; and authorizing the Commissioner of Purchases and Supplies to sell City-owned property no longer needed for public use.
2. **Ord No. 1145-2024** (Introduced by Council Members Polensek, Bishop and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio for resurfacing a portion of Villaview Road; authorizing the Director of





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**JOYCE PAN HUANG**  
Director

Capital Projects to employ one or more professional consultants to design the improvement; to apply for and accept any gifts or grants from any public or private entity; authorizing any relative agreements; and causing payment of the City's share to the State for the cost of the improvement.

**3. Ord. No. 1170-2024** (Introduced by Council Members Polensek, Hairston and Griffin – by departmental request) Authorizing the Director of Economic Development and the Commissioner of Purchases and Supplies to enter into a purchase agreement with Qasim Properties LLC, or its designee; and authorizing the Commissioner of Purchases and Supplies to purchase property located at 15900 Lakeshore Boulevard which will be placed into the City's Land Reutilization Program for future redevelopment, for the Department of Economic Development.

**4. Res. No. 1176-2024** (Introduced by Council Members Polensek, Bishop and Hairston – by departmental request) Declaring the intent to vacate a portion of East 166<sup>th</sup> Street.

**ADMINISTRATIVE APPROVALS**

**1. Ord. No. 1167-2024** (Introduced by Council Members Hariston and Griffin – by departmental request) Authorizing the Director of City Planning to exercise the first option to renew Contract No. PS 2024-0030 with Stantec Consulting Services, Inc., to provide professional services for on-call planning services.

**2. Ord. No. 1166-2024** (Introduced by Council Members 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 one or more electric power lines and conduits.





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**3. Ord. No. 1174-2024** (Introduced by Council Members Hairston and Griffin (by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with 1030 East 62<sup>nd</sup> Redevelopment Project to be located at 1030 East 62<sup>nd</sup> Street; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

**SPECIAL PRESENTATIONS**

**1.** Economic Incentive Scorecard  
Presenter: Kate Warren, Asst. to the Chief of Integrated Development

**DIRECTOR'S REPORT**

**ADJOURNMENT**

**NEXT MEETING: Friday, November 15, 2024 at 9:00 AM**

To access the files for the November 1, 2024 meeting, please use this Dropbox link: [CPC 110124 - Dropbox](#)

