



# CITY PLANNING COMMISSION

Friday, December 6<sup>th</sup>, 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

## LOT SPLITS & CONSOLIDATIONS

1. Project Address: 4612 Stickney Ave.  
Parcel Number: PPN 012-16-055  
Type: *Lot split for new houses*  
Project Representative: Paul Beegan, Beegan Architectural Design
2. Project Address: 789 Lakeview Rd.  
Parcel Number: PPN 110-18-019 & 020  
Type: *New parking lot for existing business*  
Project Representative: John Watkins
3. Project Address: West 30<sup>th</sup> and York Avenue  
Parcel Numbers: PPN 007-12-037, 047 & 048  
Type: *Lot split and Consolidation for yard expansion*  
Project Representative: Andrew Matos

## NEAR WEST DESIGN REVIEW

1. **NW2024-030 2434 Pearl Rd. Demolitions**  
Project Address: 3434 Memphis Avenue and 4206 Pearl Rd.  
Type: *Demolish three existing buildings*





Project Representative: Lucas Reeves, Old Brooklyn CDC, Geoff Aiken, Desmone  
Approval Level: Final

**NORTHEAST DESIGN REVIEW**

**1. NE2024-006 Arcade Place**

Project Address: 353 & 357 E. 156<sup>th</sup> Street  
Type: *New Construction*  
Project Representative: Seth Task, Rebuild Cleveland LLC  
Approval Level: Final

**2. NE2024-024 6901 St. Clair Ave. Demolition**

Project Address: 6901 St. Clair Ave.  
Type: *Demolition*  
Project Representative: Rebecca McGlynn, C&J Contractors  
Approval Level: Final

**3. NE2024-025 Garret Square Senior Apartments Signage**

Project Address: 12417 Superior Ave.  
Type: *Signage – variance required*  
Project Representative: Mark Branovic, Advanced Installation & Sign Service  
Approval Level: Final

**4. NE2024-016 Churchill Gateway II LLC**

Project Address: 10700 Churchill Ave.  
Type: *New Construction*  
Project Representative: Rolando Matias, MA Design  
Approval Level: Final

**FAR WEST DESIGN REVIEW**





**CITY PLANNING**

**JOYCE PAN HUANG**  
Director

**1. FW2024-012 6400 Herman Ave. Development**

Project Address: 6400 Herman Avenue

Type: *New 135 unit mixed-use building*

Project Representative: Justin Strizzi, Heirloom Company

Approval Level: Schematic

**EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**

**1. ECB2024-xxx 9014 Cedar Ave. Demolition**

Project Address: 9014 Cedar Ave.

Type: *Demolition*

Project Representative: Cedar Health Realty, LLC

Approval Level: Final

**This item has been postponed.**

**2. ECB2024-036**

Project Address: Various Locations

Type: *Signage*

Project Representative: Michael Bruder, CWRU

Approval Level: Schematic

**SPECIAL PRESENTATIONS – PUBLIC ART**

**1. NW2024-029 Total Eclipse Cleveland Mural**

Project Address: 3815 Clark Ave.

Project Representative: Greg Mankis, Artist

Approval Level: Final (Retroactive)

**2. Grow Wizard Mural**

Project Address: 5700 Denison Ave.

Project Representative: Luis Rivas, Metro West CDO

Approval Level: Final (Retroactive)

**3. The Art Garden TAF Mural #1**

Project Address: 3382 W. 44<sup>th</sup> Street





Project Representative: Ariel Vergez, Artist  
Approval Level: Final

**MANDATORY REFERRALS**

1. **Ord. xxxx-2025** (By departmental request): Shoreway Tower LLC Tax Increment Financing legislation.
2. **Ord. No. 1320-2024** (Introduced by Council Members Hairston, Bishop and Griffin – by departmental request) To amend the title and Section 1 of Ordinance No. 531-2023, passed May 31, 2023, as amended by Ordinance No. 564-2024, passed May 13, 2024, relating to the authorizing the Director of Capital Projects and/or Port Control, as appropriate, to enter into one or more contracts for the detailed design and/or construction of the Early Implementation Phase of the Cleveland Harbor Eastern Embayment Resilience Strategy project.
3. **Res. No. 1324-2024** (Introduced by Council Members Maurer, Bishop and Hairston – by departmental request) Declaring the intent to vacate a portion of Redman Avenue S.W.

**ADMINISTRATIVE APPROVALS**

1. **Ord. No. 1238-2024** (Introduced by Council Members Bishop and Griffin – by departmental request) To amend the title of Ordinance No. 643-2024, passed July 10, 2024 and to supplement the ordinance by adding new Sections 2a and 2b relating to designing and constructing , rehabilitating, renovating, replacing or otherwise improving recreation facilities, ancillary recreation buildings, parks playgrounds, and other similar structures or amenities on City-owned and City-leased properties, including site improvements and appurtenances.





2. **Ord. No. 1244-2024** (introduced by Council Members Conwell, Hairston and Griffin – by departmental request) Authorizing the Director of Community Development to enter into a development agreement with Ryte 2 Development Corp. LLC or its designee, for the sale and redevelopment of City-owned parcels which are currently in the Land Reutilization Program and located on Superior Avenue near East 105<sup>th</sup> Street for the Glen H.A.V.E.N. development project; and authorizing the Mayor and the Commissioner of Purchases and Supplies to sell City-owned properties no longer needed for public use to Ryte 2 Development Corp., LLC, or its designee.
  
3. **Ord. No. 1245-2024** (Introduced by Council Members Polensek, Bishop and Griffin – by departmental request) Authorizing the Director of Capital Projects to issue one or more permits to the Cuyahoga County Department of Public Works to encroach into the public rights-of-way of East 156<sup>th</sup> Street and Shore Acres Drive installing, using and maintaining a 10'-wide asphalt multi-purpose trail.
  
4. **Ord. No. 1246-2024** (Introduced by Council Members McCormack, Bishop, and Griffin – departmental request) Authorizing the Director of Capital Projects to issue a permit to fundamental Parking, LLC to encroach into the public right-of-way of Scranton Road by installing, using and maintaining the foundation and northern building wall of the Cleveland Clinic Global Peak Performance Center.
  
5. **Ord. No. 1247-2024** (Introduced by Council Members McCormack, Bishop and Griffin – by departmental request) Authorizing the Director of Capital Projects to issue a permit to Huron Holdings, LLC to encroach into the public right-of-way of Scranton Road by installing, using and maintaining the foundation and southern building wall of the Cleveland Clinic Global Peak Performance Center.
  
6. **Ord. No. 1250-2024** (Introduced by Council Members McCormack and Griffin – by departmental request) Determining the method of making





the public improvements 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.

7. **Res. No. 1254-2024** (Introduced by Council Members McCormack, Bishop and Griffin – by departmental request) Declaring the intent to vacate all of Joy Court and Day Alley.
  
8. **Ord. No. 1274-2024** (Introduced by Council Members Slife, Bishop, Kazy and Griffin – by departmental request) Determining the method of making the public improvements of both designing and installing an on-site solar photovoltaic and battery energy storage-ready system at the Gunning Park recreation Center; authorizing the Director of Capital Projects, on behalf of the Office of Sustainability, to enter into one of more contracts with Ameresco, Inc. for the purpose and also for operating and maintaining the system after installation; and authorizing the purchase of materials, equipment, supplies and services to implement the improvement.
  
9. **Ord. No. 1308-2024** (introduced by Council Members Polensek, Bishop and Griffin – by departmental request) Authorizing the Director of Public Works to accept a donation of real estate located at 15891 East 159<sup>th</sup> Street, from McDonald's Real Estate Company for use by the Department of Public Works.
  
10. **Ord. No. 1311-2024** (Introduced by Council Members Spencer, Hairston and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Shoreway Tower LLC, and/or its designee, located at 1200 West 76<sup>th</sup> Street, Cleveland OH 44102 for purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Shoreway Tower, LLC Project.





**CITY OF CLEVELAND**

Mayor Justin M. Bibb

**CITY PLANNING**

**JOYCE PAN HUANG**

Director

**SPECIAL PRESENTATION (FOR INFORMATION ONLY)**

1. Zoning Text Change to require site plan dimensions and other requirements

Presenter: Shannan Leonard, Chief Zoning Administrator

2. Design Review guidance for level of review

Presenter: Joyce Pan Huang, Director

**DIRECTOR'S REPORT**

1. 2024 Operational Hearing & Accomplishments update

**ADJOURNMENT**

**NEXT MEETING: Friday, December 20, 2024 at 9:00 AM**

To access the files for the December 6, 2024 meeting, please use this  
Dropbox link: [CPC Dropbox Link 12.6.24](#)

