



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann
Director

CITY PLANNING COMMISSION

Friday, October 3, 2025

DRAFT

Room 514, City Hall, 9:15am

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 USES

1. Pedestrian Retail Overlay – W25th Retail & Townhomes

Project Address: 1468 West 25th St

Ward 3: Council Member McCormack

SPA: Ohio City

Presenter: Shannan Leonard, Chief Zoning Administrator

Project Representatives: Bryan Daily & Denver Brooker

SPECIAL PRESENTATIONS – PUBLIC ART

1. EC2025-027 – Huntington Bank Buckeye Branch Mural

Project Address: 11623 Buckeye Road

Ward 6: Council Member Griffin

SPA: Buckeye-Shaker Square

Type: Public Art – Mural

Project Representative: Ahlon Gonzalez, LAND Studio

Approval: Final

LOT SPLITS / CONSOLIDATIONS

1. Lot Split @ 1935 E 123rd St

Project Address: 1935 East 123rd Street





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P.P.N.: 120-320-09

Ward 6: Council Member Griffin

SPA: University

Project Representatives: Emigert Gerti Memeti (owner) & Jim Pegoraro (surveyor)

This item has been removed from the agenda as a variance is not required**EUCLID CORRIDOR BUCKEYE DESIGN REVIEW****1. EC2024-035 – 9014 Cedar Ave. Demolition**

Project Address: 9014 Cedar Avenue

Ward 6: Council Member Griffin

SPA: Fairfax

Type: Demolition

Project Representatives: Brian Bauer, Bauer Architecture, Jim Doerschuk, MCG Architecture, & Brent Wehage, KLM Trucking and Excavating

Approval: Final

2. EC2025-022 – 8114 Euclid Demolition

Project Address: 8114 Euclid Ave

Ward 6: Council Member Griffin

SPA: Fairfax

Type: Demolition

Project Representative: Jonathan Evans, Evans Engineering

Approval: Final

3. EC2025-018 – New Chipotle Restaurant

Project Address: 8114 Euclid Ave

Ward 6: Council Member Griffin

SPA: Fairfax

Type: New Construction – Commercial

Project Representative: Jonathan Evans, Evans Engineering

Approval: Final

4. EC2025-032 – African Town Retail

Project Address: Cedar Avenue between E 77th and E 78th

Ward 5: Council Member Starr





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SPA: Fairfax

Type: New Construction – Commercial

Project Representatives: Joe Myers, Joseph Myers Architects, James Sosan, Developer

Approval: Conceptual

MANDATORY REFERRALS

1. **Ord. No. 1083-2025** (introduced by Council Member Starr) Designating Former Cleveland Fire Department Engine Company 26 Station House as a Cleveland Landmark.
2. **Ord. No. 1084-2025** (introduced by Council Member Spencer) Designating the Tamir Rice Butterfly Memorial as a Cleveland Landmark.
3. **Res. No. 1095-2025** (introduced by Council Members Howse-Jones, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of Packard Court.
4. **Res. No. 1096-2025** (introduced by Council Members Bishop and Hairston – by departmental request) Declaring the intent to vacate a portion of East 81st Street.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 1215-2025** (introduced by Council Members Hairston, Polensek, and Griffin – by departmental request; as a substitute for Ord. No. 808-2025) To supplement the Codified Ordinances of Cleveland Ohio, 1976, by enacting new Section 401.711, relating to the definition of under-speed vehicles; and to enact new Sections 450.01 to 450.08 and 450.99 relating to under-speed vehicles.
2. **Ord. No. 1218-2025** (introduced by Council Members Hairston, Bishop, and Griffin – by departmental request) Determining the method of making the public improvement of constructing high-comfort pedestrian and bicycle improvements at various locations; authorizing the Director of the City Planning Commission, Public Works, and/or Capital Projects, as appropriate, to enter into one or more public improvement and professional services contracts needed for the improvement; authorizing the Mayor and the





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Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes real property and easements; authorizing the Director to accept rights-of-entry from private property owners; authorizing the Director to enter into various written standard purchase and requirement contracts needed to effectuate this ordinance, including vehicles and equipment; and to enter into other agreements or execute documents necessary to conduct the program.

3. **Ord. No. 1219-2025** (introduced by Council Members Kazy and Griffin – by departmental request) Determining the method of making the public improvement of constructing and installing replacement sewers and repairing and rehabilitating existing sewers and manholes at various locations throughout the City on an as-needed basis; and authorizing the Director of Public Utilities to enter into one or more public improvement requirement contracts for the making of the improvement; and authorizing gifts, grants, or loans, for a term of one or two years.
4. **Ord. No. 1220-2025** (introduced by Council Members Kazy and Griffin – by departmental request) Determining the method of making the public improvement of constructing the East 185th Street, East 68th Street, East 113th Street, East 151st Street/Shore Acres Drive, Chatfield Avenue, Chatfield Avenue/Melgrave Avenue, and Grimsby Avenue/Sobieski Avenue area sewer replacement or rehabilitation projects; authorizing the Director of Public Utilities to enter into one or more public improvement contracts; authorizing the Director to employ one or more professional consultants necessary to design the improvement; and authorizing the Director to apply for and accept any loans or grants from any public or private entity.
5. **Ord. No. 1223-2025** (introduced by Council Members Hairston and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located on East 90th Street to Ortho School Properties LLC, or its designee, for purposes of developing a hotel.

SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)

1. **Billboard Regulations** – Shannan Leonard, Chief Zoning Administrator





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DIRECTOR'S REPORT

Adam Davenport, Neighborhood Planning Manager

ADJOURNMENT

NEXT MEETING: Friday, October 17, 2025 at 9:15 AM

To access the files for the October 3, 2025 meeting, please use this Dropbox link: [CPC Dropbox Link 10.03.25](#)

