



CITY PLANNING COMMISSION

Friday, March 7th, 2025

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>

NOMINATION OF CALLEY MERSMANN AS DIRECTOR OF CITY PLANNING

APPROVAL OF MINUTES FROM PREVIOUS MEETING

LOT SPLITS & CONSOLIDATIONS

1. P.P.N.s: 00719040 and 00719041 – splitting into two lots
Project Address: 3422 Seymour Ave, Cleveland, OH, 44113
Project Representative: Joe Wallace

ZONING TEXT AMENDMENTS

1. **Ord. No. 188-2025** (introduced by Council Members Conwell, Griffin, Santana, Kazy, and Jones – by departmental request) To enact new Section 347.21 of the Codified Ordinances of Cleveland, Ohio, 1976, relating to smoke shops.
2. **Ord. No. 189-2025** (introduced by Council Members Conwell, Griffin, Santana, and Kazy – by departmental request) To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Section 350.121 relating to window sign coverage limitation and to amend Section 3104.02 of the codified ordinances, as amended by Ordinance No. 388-2024, passed April 1, 2024, relating to civil offenses.





CONDITIONAL USES

1. **Townhomes in a 2F District** – West Tech Townhomes

Project Address: Tucks Track Dr & West Tech Way

Ward: 15

Presenter: Xavier Bay, Zoning Planner

FAR WEST DESIGN REVIEW

1. **FW2024-13** – West Tech Townhome Development

Project Address: Tucks Track Dr & West Tech Way

Ward: 15

Type: New Construction townhomes

Project Representative: John Wagner, City Architecture

Approval: Final

2. **FW2025-01** – Age Line Health Facility

Project Address: 4350 Rocky River Drive

Ward: 17

Type: New Construction Addition

Project Representative: Perry Hall Sr., HallsMark Management

Approval: Schematic

This item has been postponed.

3. **FW2024-01** – 54th and Bridge Single Family Homes

Project Address: 1843 West 54th St

Ward: 15

Type: New Construction

Project Representative: Andrew Gotlieb, Keystate Homes

Approval: Conceptual

NEAR WEST DESIGN REVIEW

1. **NW2024-034** – 2915 West 14th Street Development

Project Address: 2915 West 14th Street

Ward: 3

Type: New construction of SF home development

Project Representative: Graham Post, Jim Clarke; Sixmo Arch.





Approval: Schematic

CENTRAL SOUTHEAST DESIGN REVIEW

1. **CSE2025-010** – 4814 Finn Ave Demolition

Project Address: 4814 Finn Ave

Ward: 5

Type: Demolition

Project Representative: Caylen Payne, Cuyahoga Land Bank

Approval: Final

2. **CSE2025-011** – 2826 E. 79th St Demolition

Project Address: 2826 E. 79th St

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

3. **CSE2025-013** – 2806 E. 79th St Demolition

Project Address: 2806 E. 79th St

Ward: 5

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. **EC2025-003** – 10523 Norman Ave. demolition

Project Address: 10523 Norman Avenue

Ward: 6

Type: Residential Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

2. **EC2025-004** – 10512 Hudson Ave. demolition

Project Address: 10512 Hudson Ave.

Ward: 6

Type: Residential Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final





CITY PLANNING

Marka Fields
Interim Director

3. EC2025-005 – 10524 Hudson Ave. demolition

Project Address: 10524 Hudson Ave.

Ward: 6

Type: Residential Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

4. EC2025-006 – 10525 Hudson Ave. demolition

Project Address: 10525 Hudson Ave.

Ward: 6

Type: Residential Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

5. EC2025-002 – Warner & Swasey

Project Address: 5701 Carnegie Avenue

Ward: 5

Type: Repurpose from vacant factory to Mixed Use

Project Representative: Nicholas Slaughterbeck, Moody Nolan

Approval: Schematic

6. Shaker Square Vision Plan

Project Address: Shaker Blvd, Cleveland, OH, 44120

Ward: 4

Type: Vision Plan

Project Representative: Allen Penniman & Cory Riordan, Cleveland

Neighborhood Progress

Approval: Final

NORTHEAST DESIGN REVIEW

1. NE2024-021 – NORA Housing project

Project Address: 5342-5360 Stanard Ave

Ward: 10

Type: Residential New Construction

Project Representative: Amy Kunkle, Design/Signature Building

Concepts, LLC and D.J. Keehan, Guardian Structural Technologies, LLC

Approval: Schematic





SPECIAL PRESENTATIONS – PUBLIC ART

1. **NE2025-004** – St. Clair Superior CDC I-90 Overpass Bridge @ E. 72nd St. Mural

Project Address: I-90 Bridge on E. 72nd St.

Ward: 10

Type: Mural

Project Representative: Nancy Boylan, L.A.N.D. Studio, Inc.

Approval: Final

This item has been postponed.

MANDATORY REFERRALS

1. **Ord. No. 246-2025** (introduced by Council Members Jones, Bishop, Hairston, and Griffin – by departmental request) Authorizing the Directors of Parks and Recreation and Community Development to enter into a property exchange agreement with the Board of Education of the Cleveland Municipal School District for the transfer of various properties between the parties to facilitate the efficient use of real estate for public purposes including construction of the new JFK High School Athletic Stadium at property near the new JFK High School and City-owned JFK Recreation Center; authorizing the Mayor and Commissioner of Purchases and Supplies to acquire and convey the properties; and authorizing one or more agreements between the Cleveland Municipal School District and the Director of Parks and Recreation relating to the construction and shared use of the new stadium, for a term of fifteen years and renewing automatically from year to year thereafter until terminated by either party.
2. **Ord. No. 251-2025** (introduced by Council Members McCormack, Bishop, and Griffin – by departmental request) Authorizing the Director of the Mayor's Office of Capital Projects to sell City-owned air-rights interest no longer needed for the City's public use located at the right-of-way of Scranton Road aka Eagle Avenue, to GPP Medical Facility LLC for the purpose of constructing a building and; Enter into an agreement for the construction, operation, maintenance, inspection, and repair of the overhead structure within the air-rights parcel above the Scranton Road right-of-way.

ADMINISTRATIVE APPROVALS





1. **Ord. No. 233-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvements for the grinding of pavement for the local resurfacing of city streets and authorizing the Director of Public Works to enter into one or more public improvement requirement contracts for the making of the improvement, for a period up to one year, with two one-year options to renew, exercisable by the Director of Public Works.
2. **Ord. No. 240-2025** (introduced by Council Members McCormack and Griffin – by departmental request) To repeal Ordinance No. 828-2024, passed September 23, 2024, relating to the purchase of up to thirteen passenger-boarding bridges at Cleveland Hopkins International Airport; and determining the method of making the public improvement of purchasing, installing, disposing, designing and constructing of up to thirteen passenger boarding bridges and appurtenances; and authorizing the Director of Port Control to enter into one or more public improvement contracts for the making of the improvement.
3. **Ord. No. 242-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Approving the addition of certain property located at 2164-2214 West 25th Street to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project; declaring it necessary to conduct the special energy improvement project; providing for the assessment of the cost of such special energy improvement project; authorizing the Director of Economic Development to enter into a Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.
4. **Ord. No. 250-2025** (introduced by Council Member Griffin) To exempt certain property parcels from Strong Market Area tax abatement policies under Ordinance No. 482-2022, passed May 25, 2022, relating to establishing the entire City of Cleveland as a Community Reinvestment Area.
5. **Res. No. 298-2025** (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of East 70th Street.





CITY PLANNING

Marka Fields
Interim Director

- 6. **Res. No. 299-2025** (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of East 71st Place.
- 7. **Res. No. 300-2025** (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of East 73rd Street.
- 8. **Res. No. 301-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of Hancock Avenue.

SPECIAL PRESENTATION (FOR INFORMATION ONLY)

- 1. **Groundtruthing** – Matthew Moss, Strategic Planning Initiatives
This item has been postponed.

DIRECTOR’S REPORT

ADJOURNMENT

NEXT MEETING: Friday, March 21st, 2025 at 9:00 AM

The presentation file for the March 7, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

